

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CA

CRA/LA AGENDA FOR JANUARY 7, 2010

This Agenda was posted on, or before Thursday, December 31, 2009 at 5:00 p.m. 354 South Spring Street in the Main Lobby, as well as the 6th and 8th Floor Lobbies. Copies of this Agenda will be available at the CRA/LA Records Department on the 5th floor.

CRA/LA'S AGENDA AVAILABLE ON LA CITYLINK COMPUTER BULLETIN BOARD SYSTEM (TEL: 213 237-0974) AND THE CRA/LA'S WEB SITE ON CITY'S WORLD WIDE WEB HOME PAGE SITE ON THE INTERNET AT <http://www.cityofla.org/CRA>

10:00 A.M.

**354 S. Spring Street 6th Floor, Board Room
Los Angeles, California**

Board meeting to consider Agenda Items

Board of Commissioners

Bruce D. Ackerman, Chairman
Madeline Janis, Vice Chair
Joan Ling, Treasurer
Dr. Lula Ballton
Kenneth H. Fearn
Alejandro Ortiz
David Sickler

Calvin E. Hollis, Interim Chief Executive Officer

Rules for Public Participation have been provided on the reverse side of this page.

ROLL CALL

CONSENT ITEMS**EASTSIDE REGION**

1. INCREASE PURCHASE ORDER BY \$101,500 (FROM \$70,250 TO \$171,750) FOR LEGAL SERVICES FOR CRA/LA'S CHALLENGE TO CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCE CONTROL'S ISSUANCE OF A PERMIT FOR OPERATION OF A HAZARDOUS WASTE FACILITY AT 1700 SOUTH SOTO STREET IN THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA (Councilmember Huizar – CD #14)

Presenters: David Riccitiello / Donna Debruhl-Hemer / Catrina Archuleta

2. ENVIRONMENTAL ACTION AND AMEND AND RESTATE A LOAN AGREEMENT WITH EAST LA COMMUNITY CORPORATION TO INCREASE THE AMOUNT OF A PREDEVELOPMENT AND CONSTRUCTION/PERMANENT LOAN FROM \$2,000,000 TO \$3,000,000 TO FUND DEVELOPMENT OF THE 51-UNIT BOYLE HOTEL APARTMENTS LOCATED AT 101 NORTH BOYLE AVENUE IN THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA (Councilmember Huizar – CD #14)

Presenters: David Riccitiello / Josh Rohmer / Armando Pena

EAST VALLEY REGION

3. VARIOUS ACTIONS RELATING TO APPLICATION FOR A \$3,000,000 ECONOMIC DEVELOPMENT ADMINISTRATION ("EDA") GRANT FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS WITHIN COUNCIL DISTRICT 6 IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 7 (Councilmember Cárdenas – CD #6)

Presenters: Margarita H. De Escontrias / Duran Villegas / Dora Huerta

EAST VALLEY, DOWNTOWN & SOUTH LA REGIONS

4. APPROVE LOAN AGREEMENTS WITH LOS ANGELES FAMILY HOUSING CORPORATION TO RESTRUCTURE FOUR AGENCY LOANS IN THE EAST VALLEY, DOWNTOWN AND SOUTH LOS ANGELES REGIONS

Presenter: Stanley Lefkowitz

HOLLYWOOD AND CENTRAL REGION

5. INCREASE LOAN AMOUNT FROM \$5,200,000 TO \$5,325,227 FOR A LOAN TO AMCAL MOSAIC FUND, L.P., FOR THE PROPOSED MOSAIC AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 1521 WEST PICO BOULEVARD IN PICO UNION 1 REDEVELOPMENT PROJECT AREA

Presenters: Leslie Lambert / Kenyon Price

ACTION ITEMS**LA HARBOR REGION**

6. APPROPRIATION OF \$542,781 (COMPRISED OF \$400,000 IN CRA/LA GENERAL REVENUE AND \$142,781 IN AB1290 FUNDS) AND ADOPTION OF FINDINGS FOR DESIGN AND ENGINEERING SERVICES OF FULL STREET IMPROVEMENTS FOR SEGMENTS OF UNIMPROVED STREETS IN THE WILMINGTON INDUSTRIAL PARK, LOS ANGELES HARBOR INDUSTRIAL CENTER REDEVELOPMENT PROJECT AREA

Presenters: Barron McCoy / Susan Totaro

GENERAL

7. [SUBMISSION OF AN AMERICAN RECOVERY AND REINVESTMENT ACT GRANT APPLICATION IN THE AMOUNT OF \\$5 MILLION FOR THE MUNICIPAL FINANCING DISTRICT PROGRAM UNDER THE STATE ENERGY PROGRAM AND AUTHORIZATION TO DEVELOP, ESTABLISH AND ADMINISTER THE COMMERCIAL RETROFIT MUNICIPAL FINANCING DISTRICT PROGRAM FOR THE CITY OF LOS ANGELES \(CD's 1-15\)](#)
Presenters: Jina Yoon / Sandra Padilla
8. [FUNDING OF \\$500,000 TO TEN NON-PROFIT ORGANIZATIONS FOR ADMINISTRATION OF AFFORDABLE HOUSING PROGRAMS \(VARIOUS REGIONS\)](#)
Presenter: Dalila Sotelo
9. ORAL REPORT ON CONDUIT BOND ISSUANCES (BENEFITS AND RISKS)
Presenters: Raymond Fors / Michael Miller / Edwin Gibson II
10. ORAL REPORT ON PROPOSAL REGARDING PARKING STRUCTURES, INCLUDING CINERAMA DOME PARKING STRUCTURE (1400 IVAR AVENUE)
Presenter: Glenn Wasserman
11. CHIEF EXECUTIVE OFFICER'S REPORT
12. CHAIRPERSON'S REPORT
13. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

PUBLIC COMMENT

14. Speaker's form must be filled out and submitted to the Secretary prior to the beginning of Public Comment. Each speaker is limited to 2 minutes unless a time extension is allowed. Members of the public may address any item of interest within the subject matter jurisdiction of the Board.

CLOSED SESSION ITEMS

15. (A) ANTICIPATED LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(b) in order for the Board to confer with its legal counsel regarding one (1) matter of anticipated litigation.

(B) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding CRA/LA v. California Department of Toxic Substances Control, ex rel. Industrial Service Oil Company, Inc. (Los Angeles Superior Court No. BS111277).

(C) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding Razmig Tchobian, et al. v. CRA/LA, Parking Concepts, Inc. (Federal District Court No. SACV09-422 JVS(ANx)).

(D) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding Kimber Livingston v. CRA/LA et at. (Los Angeles Superior Court No. 09K23935).

(E) REAL PROPERTY NEGOTIATIONS: This Closed Session is being held pursuant to Government Code Section 54958 in order for the Board to confer with its real property negotiators regarding the lease of 354 South Spring Street. Agency Negotiators: Cal Hollis, Kevin Sullivan. Lessor: Standard Development, LLC.

(F) REAL PROPERTY NEGOTIATIONS: This Closed Session is being held pursuant to Government Code Section 54956.8 in order for the Board to confer with its real property negotiators regarding the price and terms of payment for the property located at 1400 Ivar Avenue. CRA/LA Negotiators: Cal Hollis, Glenn Wasserman, Leslie Lambert. Buyer: City of Los Angeles.

(G) PUBLIC EMPLOYEE APPOINTMENT: This Closed Session is being held pursuant to Government Code Section 54957 in order for the Board to discuss the appointment of the Chief Executive Officer.

ADJOURNMENT