

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

**CRA/LA SPECIAL MEETING AGENDA
JULY 1, 2010**

This Agenda was posted on or before Friday, June 25, 2010 at 5:00 p.m., at 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>

PLEASE NOTE CHANGE IN LOCATION

10:00 A.M.

MPARK THEATER

3240 Wilshire Blvd, 3rd Floor

Los Angeles, California 90010

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

Christine Essel, Chief Executive Officer

Accommodations such as sign language interpretation and translation services can be provided upon 72 hours notice. Contact Aurora Fernandez @ (213) 977-1803.

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

ROLL CALL

CONSENT ITEMS

MINUTES

1. APPROVAL OF MINUTES OF JUNE 17, 2010

DOWNTOWN REGION

2. AGREEMENTS BETWEEN (1) CRA/LA AND AUTO CENTER, LLC AND (2) CRA/LA, BYD MOTOR CORP AND BYD COMPANY LTD. TO FACILITATE THE LEASE TRANSACTION BETWEEN BYD AND AUTO CENTER LLC TO LOCATE BYD'S LOS ANGELES HEADQUARTERS AT 1800 S. FIGUEROA STREET IN THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)
Presenters: Calvin Hollis / Glenn Wasserman
3. APPOINTMENT OF CALVIN E. HOLLIS AS CRA/LA'S ALTERNATE TO THE LOS ANGELES GRAND AVENUE AUTHORITY
Presenter: David Riccitiello / Len Betz / Sharon Gi

EAST VALLEY REGION

4. MEMORANDUM OF UNDERSTANDING WITH THE LOS ANGELES DEPARTMENT OF WATER AND POWER (LADWP) FOR PAYMENT OF \$665,000 FOR AN ENGINEERING STUDY TO UNDERGROUND UTILITIES ALONG VAN NUYS BOULEVARD WITHIN PACOIMA AND PANORAMA CITY IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 7 (Councilmember Alarcón – CD #7)
Presenters: Margarita H. de Escontrias / Duran Villegas / Oscar Novelo

GENERAL

5. AMENDMENT OF BYLAWS TO CHANGE LOCATION OF BUSINESS OFFICE
Presenter: Donald R. Spivack

PUBLIC HEARING

HOLLYWOOD & CENTRAL REGION

6. PUBLIC HEARING ON THE PROPOSED FIVE-YEAR IMPLEMENTATION PLAN (FY2011 – FY2015) AND ADOPTION OF THE IMPLEMENTATION PLAN BY RESOLUTION FOR THE WILSHIRE CENTER/KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREA (Councilmembers Reyes, LaBonge, Wesson, Jr., Garcetti – CD #1, #4, #10, #13)
Presenters: Leslie Lambert / Michelle Banks-Ordone

ACTION ITEMS

HOLLYWOOD & CENTRAL REGION

7. OWNER PARTICIPATION AGREEMENT WITH DISTRICT SQUARE, LLC, TO PLEDGE FUTURE CRA/LA FUNDS IN THE FORM OF A PROMISSORY NOTE IN THE PRINCIPAL AMOUNT OF UP TO \$6,500,000 (PLUS INTEREST) FOR THE DISTRICT SQUARE RETAIL DEVELOPMENT LOCATED AT 3570-3670 CRENSHAW BOULEVARD IN THE MID-CITY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Wesson, Jr. – CD #10)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Dan Kahn

GENERAL

8. AUTHORIZATION TO IMPLEMENT AN EARLY RETIREMENT INCENTIVE PACKAGE FOR ELIGIBLE EMPLOYEES AS A WORKFORCE REDUCTION INCENTIVE AND AUTHORIZATION FOR THE CALIFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM TO GRANT AN ADDITIONAL TWO YEARS SERVICE CREDIT FOR EMPLOYEES IN CERTAIN DESIGNATED CLASSIFICATIONS
Presenters: Calvin E. Hollis / Steve Valenzuela / Patricia Francisco
- 8.1 ADOPT THE CRA/LA BUDGET AND WORK PROGRAM FOR FY 2010-11
Presenters: Steve Valenzuela / Elsie Lai

REPORTS

9. REPORT ON THE PROPOSED REVISED BOARD MEMORANDUM TEMPLATE
Presenter: Glenn F. Wasserman
10. REPORT ON THE STATUS OF THE WATTSTAR THEATER PROJECT
Presenters: Barron McCoy / Charlotte Brimmer
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 two (2) matters 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:
 - (1) CRA/LA v. Kramer Metals, Inc., et al. (Los Angeles Superior Court No. BC318563, Court of Appeal No. B208726)
 - (2) Kramer Metals, Inc., M&A Gabae v. CRA/LA (Los Angeles Superior Court No. BS113612)
 - (3) Kramer Metals, Inc., M&A Gabae v. CRA/LA (Los Angeles Superior Court No. BS116648)
 - (4) South Central Farmers Action Fund, Kramer Metals, Inc., M&A Gabae v. City of Los Angeles, ex rel. CRA/LA (Los Angeles Superior Court No. BS117561);

(C) CONFERENCE WITH LABOR NEGOTIATORS: This Closed Session is held pursuant to Government Code Section 54957.6 in order for the Board to provide direction to its designated representatives regarding an early retirement benefits package for employees represented by the American Federation of State, County and Municipal Employees Local Nos. 164, 585, 1890 and 2204. Agency Designated Representatives: Calvin E. Hollis, Steve Valenzuela, Patricia Francisco, Errol Griffin.

(D) REAL ESTATE NEGOTIATIONS: This Closed Session is 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: Calvin E. Hollis, Glenn Wasserman, Leslie Lambert. Buyer: City of Los Angeles.

ADJOURNMENT