

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

## **CRA/LA SPECIAL MEETING AGENDA MARCH 4, 2010**

This Agenda was posted on, or before Friday, February 26, 2010 at 5:00 p.m. at 354 South Spring Street in the Main Lobby, as well as the 6<sup>th</sup> and 8<sup>th</sup> Floor Lobbies. Copies of this Agenda will be available at the CRA/LA Records Department on the 5<sup>th</sup> 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.**

Exposition Center  
Comrie Hall, 2<sup>nd</sup> Floor  
3980 S. Menlo Avenue  
Los Angeles, CA 90037

**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

**PUBLIC HEARINGS**

**DOWNTOWN REGION**

**TO BE OPENED AND CONTINUED TO MARCH 18, 2010**

1. PUBLIC HEARING AND AUTHORIZATION TO EXECUTE AN OWNER PARTICIPATION AGREEMENT TO PROVIDE \$2,000,000 TO AVALON PARK PLAZA, LLC AND TO ENTER INTO A FLOAT LOAN AGREEMENT WITH THE LOS ANGELES COMMUNITY DEVELOPMENT DEPARTMENT FOR REHABILITATION AND EXPANSION OF A MANUFACTURING SITE LOCATED AT 6800 AVALON BOULEVARD IN THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD#9)  
Presenters: David Riccitiello / Jenny Scanlin / William Cipes

**SOUTH LA REGION**

2. [PUBLIC HEARING FOR ADOPTION OF THE FY2010 – FY2014 IMPLEMENTATION PLAN FOR THE EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT AREA AND PROPOSED RESOLUTION TO ADOPT THE IMPLEMENTATION PLAN \(Councilmember Parks, Perry – CD #8, #9\)](#)  
Presenters: Carolyn Hull / William Chun
3. [PUBLIC HEARING FOR ADOPTION OF THE FY2010 – FY2012 FINAL IMPLEMENTATION PLAN FOR THE NORMANDIE 5 REDEVELOPMENT PROJECT AREA AND PROPOSED RESOLUTION TO ADOPT THE IMPLEMENTATION PLAN \(Councilmembers Parks, Wesson, Jr. – CD #8, #10\)](#)  
Presenters: Carolyn Hull / William Chun
4. [PUBLIC HEARING FOR ADOPTION OF THE FY2010 – FY2014 IMPLEMENTATION PLAN FOR THE BROADWAY/MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREA AND PROPOSED RESOLUTION TO ADOPT THE IMPLEMENTATION PLAN \(Councilmembers Parks, Perry – CD #8, #9\)](#)  
Presenters: Carolyn Hull / Jennifer Jones Barrera
5. [PUBLIC HEARING FOR ADOPTION OF THE FY2010 – FY2014 IMPLEMENTATION PLAN FOR THE CRENSHAW AND AMENDED CRENSHAW REDEVELOPMENT PROJECT AREAS AND PROPOSED RESOLUTION TO ADOPT THE IMPLEMENTATION PLAN \(Councilmember Parks – CD #8\)](#)  
Presenters: Carolyn Hull / Alvin Jenkins
6. [PUBLIC HEARING FOR ADOPTION OF THE FY2010-FY2014 IMPLEMENTATION PLAN FOR THE WESTERN SLAUSON RECOVERY REDEVELOPMENT PROJECT AREA AND PROPOSED RESOLUTION TO ADOPT THE IMPLEMENTATION PLAN \(Councilmember Parks – CD #8\)](#)  
Presenters: Carolyn Hull / Alvin Jenkins

**CONSENT ITEMS****MINUTES**

7. APPROVAL OF MINUTES OF JANUARY 7, 2010, JANUARY 21, 2010, FEBRUARY 4, 2010 (R) AND FEBRUARY 4, 2010 (S)

**HOLLYWOOD & CENTRAL REGION**

8. [AMENDMENT TO LOAN AGREEMENT WITH 5555 HOLLYWOOD, L.P. ADJUSTING THE AFFORDABILITY LEVELS OF THE UNITS IN AN AFFORDABLE SENIOR HOUSING DEVELOPMENT LOCATED AT 5555 HOLLYWOOD BOULEVARD IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember Garcetti – CD #13\)](#)

Presenters: Leslie Lambert / Neelura Bell / Jerry Hammond

9. [AMENDMENT TO LOAN AGREEMENT WITH SEVENTH AND CORONADO APARTMENTS, LP, INCREASING THE LOAN AMOUNT BY \\$2,500,000 \(FROM \\$1,400,000 TO \\$3,900,000\) FOR THE SEVENTH AND CORONADO PROJECT LOCATED AT 2614 & 2614 ½ WEST 7<sup>TH</sup> STREET AND 717 – 723 SOUTH CORONADO STREET IN THE WESTLAKE RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Reyes – CD #1\)](#)

Presenters: Leslie Lambert / Kenyon Price / Jerry Hammond

**ORAL REPORT**

10. ORAL REPORT ON THE STATUS OF THE FORMER BETHUNE LIBRARY  
Presenters: Carolyn Hull / William Chun
11. ORAL REPORT ON CRA/LA GRANT PROCUREMENT ACTIVITY IN FY2010  
Presenters: Jina Yoon / Sandra Padilla

**GENERAL**

12. CHIEF EXECUTIVE OFFICER'S REPORT
13. CHAIRPERSON'S REPORT
14. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

**PUBLIC COMMENT**

15. 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**

16. (A) ANTICIPATED LITIGATION: This Closed Session is 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 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)).

(C) PENDING LITIGATION: This Closed Session is held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding Los Angeles Unified School District v. County of Los Angeles, CRA/LA, et al. (Los Angeles Superior Court No. BS108180, Court of Appeal No. B213703).

(D) PENDING LITIGATION: This closed Session is held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding California Redevelopment Association, et al. v. Genest, et al. (Sacramento Superior Court No. 34-2009-80000359-CU-WM-GDS).

(E) PENDING LITIGATION: This Closed Session is held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding Kramer Metals, Inc., M&A Gabae v. CRA/LA (Los Angeles Superior Court No. BS113612).

(F) PENDING LITIGATION: This Closed Session is held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding Kramer Metals, Inc., M&A Gabae v. CRA/LA (Los Angeles Superior Court No. BS116648).

(G) PENDING LITIGATION: This Closed Session is held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding 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).

(H) 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 to be offered to 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.

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

ADJOURNMENT