

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

CRA/LA AGENDA FOR MAY 6, 2010

This Agenda was posted on or before Friday, April 30, 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.crala.org>

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

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 APRIL 15, 2010

DOWNTOWN REGION

2. EXECUTION OF A MEMORANDUM OF UNDERSTANDING AND CONDITIONAL LEASE TERMS WITH THE LOS ANGELES DEPARTMENT OF WATER AND POWER TO JOINTLY FUND \$300,000 IN PLANNING AND PROGRAMMING OF THE PROPOSED CLEAN TECHNOLOGY BUSINESS INCUBATOR PROPOSED TO BE LOCATED AT 501 AND 537 SOUTH HEWITT AND 516, 524, AND 542 COLYTON STREETS IN THE CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA AND THE CLEANTECH CORRIDOR (Councilmember Huizar – CD #14)
Presenters: David Riccitiello / Len Betz / Sharon Gi
3. RESCISSION OF CRA/LA BOARD ACTION OF FEBRUARY 7, 2008 UPHOLDING STAFF'S DENIAL OF A REDEVELOPMENT PLAN CONFORMITY FINDING (BUILDING PERMIT SIGN-OFF) AND APPROVAL OF FOUR UNITS OF JOINT LIVING AND WORK QUARTERS ON THE SECOND FLOOR AT 2038 EAST BAY STREET, CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA (Councilmember Huizar – CD #14)
Presenters: David Riccitiello / Len Betz / Dave Neubecker
4. FOURTH IMPLEMENTATION AGREEMENT FOR AN EXTENSION TO THE SCHEDULE OF PERFORMANCE WITH MAGUIRE PROPERTIES – 755 S. FIGUEROA, LLC FOR PHASE III OF THE "CITICORP PLAZA" PROJECT IN THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)
Presenters: David Riccitiello / Lillian Burkenheim

DOWNTOWN & EASTSIDE REGIONS

5. EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH THE LOS ANGELES DEPARTMENT OF WATER AND POWER TO ACCEPT UP TO \$145,000 TO JOINTLY FUND THE URBAN LAND INSTITUTE ADVISORY PANEL TO REVIEW AND STUDY THE PROPOSED CLEANTECH CORRIDOR, PORTIONS OF WHICH ARE LOCATED IN THE ADELANTE EASTSIDE, CENTRAL INDUSTRIAL, AND CHINATOWN REDEVELOPMENT PROJECT AREAS (Councilmembers Reyes, Perry, Huizar – CD #1, #9, #14)
Presenters: David Riccitiello / Jenna Gulager / Sharon Gi

EASTSIDE REGION

6. AUTHORIZATION OF A PURCHASE ORDER IN THE AMOUNT OF \$4,427.92 TO PAY PALMER ADDRESSING AND MAILING FOR SERVICES RENDERED FOR THE PROJECT AREA COMMITTEE ELECTION IN THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA (Councilmember Huizar – CD #14)
Presenters: David Riccitiello / Donna De Bruhl-Hemer / Josh Rohmer
7. PARTICIPATION IN A \$240,000 COUNTY DEPARTMENT OF PUBLIC HEALTH "RENEW" GRANT TO IMPLEMENT THE BOYLE HEIGHTS LIVING STREETS INITIATIVE WITHIN THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA (Councilmember Huizar – CD #14)
Presenters: David Riccitiello / Donna De Bruhl-Hemer / Josh Rohmer

GENERAL

8. AWARD CONTRACTS TO THIRTY-SIX (36) FIRMS TO PROVIDE AS NEEDED REAL ESTATE CONSULTANT SERVICES FOR ACQUISITIONS, APPRAISALS, RELOCATION AND PROPERTY MANAGEMENT SERVICES FOR A TERM OF THREE-YEARS WITH TWO ONE-YEAR OPTIONS TO EXTEND FOR AN AMOUNT NOT TO EXCEED \$2,500,000 OVER THE TERM OF THE CONTRACTS
Presenters: Philip Tondreault / Carol Chiodo
9. FIFTH MODIFICATION TO THE JOINT EXERCISE OF POWERS AGREEMENT FOR THE LOS ANGELES STATE BUILDING AUTHORITY TO FURTHER PROVIDE FOR THE TRANSFER OF THE RONALD REAGAN BUILDING AT 300 SOUTH SPRING STREET AND THE JUNIPERO SERRA BUILDING AT 320 WEST FOURTH STREET TO THE STATE OF CALIFORNIA, CITY CENTER REDEVELOPMENT PROJECT AREA (Councilmembers Perry, Huizar – CD #9, #14)
Presenters: Donald R. Spivack / Lillian Burkenheim

ACTION ITEMS**GENERAL**

10. VARIOUS ACTIONS TO ACCEPT A \$4,676,513 MUNICIPAL FINANCING PROGRAM GRANT FROM THE CALIFORNIA ENERGY COMMISSION UNDER THE STATE ENERGY PROGRAM AND \$3,000,000 ENERGY EFFICIENCY CONSERVATION BLOCK GRANT FROM THE CITY OF LOS ANGELES AND AUTHORIZATION TO DEVELOP AND ADMINISTER THE COMMERCIAL RETROFIT MUNICIPAL FINANCING DISTRICT PROGRAM FOR THE CITY OF LOS ANGELES (CD's #1-15)
Presenters: Jina Yoon / Sandra Padilla
11. APPOINTMENT OF CHIEF EXECUTIVE OFFICER / AGENCY ADMINISTRATOR
Presenter: Bruce D. Ackerman

ORAL REPORT

12. ORAL REPORT ON THE STATUS OF THE RELOCATION OF THE CENTRAL OFFICE TO THE GARLAND CENTER
Presenter: Kevin Sullivan

GENERAL

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

PUBLIC COMMENT

16. 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

17. (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:

(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);

(5) California Redevelopment Association, et al. v. Genest, et al. (Sacramento Superior Court No. 34-2009-80000359-CU-WM-GDS)

(6) Alberto Lopez v. CRA/LA, et al. (Los Angeles Superior Court No. BC384106)

(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) 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