

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

## **CRA/LA SPECIAL MEETING AGENDA**

**AUGUST 19, 2010**

This Agenda was posted on or before Friday, August 13, 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.**

**LANKERSHIM ARTS CENTER  
5108 LANKERSHIM BLVD.  
NORTH HOLLYWOOD, CA 91601**

**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 JULY 15, 2010 AND AUGUST 5, 2010

**EAST VALLEY REGION**

2. [VARIOUS ACTIONS NECESSARY FOR THE AMENDMENT TO THE NORTH HOLLYWOOD REDEVELOPMENT PLAN INCLUDING EXPANSION OF PROJECT AREA BOUNDARIES, REINSTATEMENT OF EMINENT DOMAIN TIME LIMITS, INCREASE IN BONDING CAPACITY AND PROPOSED MERGER WITH THE LAUREL CANYON COMMERCIAL CORRIDOR REDEVELOPMENT PROJECT AREA \(Councilmembers Krekorian, LaBonge – CD #2, #4\)](#)

Presenters: Margarita H. De Escontrias / Gazala Pirzada / Bill Mason

3. [ESTABLISH AND IMPLEMENT THE EAST VALLEY REGION BUSINESS ASSISTANCE PROGRAM WITHIN THE NORTH HOLLYWOOD, LAUREL CANYON, AND PACOIMA/PANORAMA CITY REDEVELOPMENT PROJECT AREAS, IN AN AMOUNT NOT TO EXCEED \\$4,258,697 \(Councilmembers Krekorian, LaBonge, Cárdenas, Alarcón – CD #2, #4, #6, #7\)](#)

Presenters: Margarita H. De Escontrias / Steven Brady

**HOLLYWOOD & CENTRAL REGION**

4. [REVIEW AND CONSIDER THE ENVIRONMENTAL EFFECTS OF THE PROJECT AND LOAN AGREEMENT FOR AN AMOUNT NOT TO EXCEED \\$4,690,000 WITH LTSC COMMUNITY DEVELOPMENT CORPORATION AND LDK SENIOR APARTMENTS, L.P. FOR THE 67-UNIT LDK SENIOR APARTMENTS AFFORDABLE HOUSING PROJECT, LOCATED AT 900-906 S. CRENSHAW BLVD. AND 540-542 S. KINGSLEY DR., WILSHIRE CENTER/KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmembers LaBonge, Wesson Jr. – CD #4, #10\)](#)

Presenters: Leslie Lambert / Michelle Banks-Ordone / Caroline Sim

5. [SERVICE REPAYMENT LOAN AGREEMENT IN THE AMOUNT OF \\$1,910,905 AND A LAND USE COVENANT WITH HOLLYWOOD COMMUNITY HOUSING CORPORATION FOR THE REHABILITATION, ADAPTIVE REUSE, AND OPERATION OF ORCHARD GABLES COTTAGE LOCATED AT 1277 WILCOX AVENUE IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember LaBonge – CD #4\)](#)

Presenters: Leslie Lambert / Neelura Bell / Franco Pacelli / Kip Rudd

**WEST VALLEY REGION**

6. [ADOPTION OF FINDINGS AND AUTHORIZATION TO EXPEND UP TO \\$1,400,000 IN ACCORDANCE WITH HEALTH AND SAFETY CODE SECTION 33445 FOR THE WEST VALLEY ALLEY IMPROVEMENTS PROJECT LOCATED IN THE WINNETKA, RESEDA, AND CANOGA PARK COMMERCIAL DISTRICTS WITHIN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA FOR PORTIONS OF COUNCIL DISTRICT 3 \(Councilmembers Zine, Smith – CD #3, #12\)](#)

Presenters: W. Jay Virata / Brian Pendleton / Edward Rodriguez

**GENERAL**

7. AWARD CONTRACTS ON AN AS-NEEDED BASIS FOR REDEVELOPMENT PLAN ADOPTION AND AMENDMENT CONSULTING SERVICES FOR VARIOUS CRA/LA PROJECT AREAS FOR A THREE-YEAR PERIOD, WITH OPTION TO EXTEND FOR AN ADDITIONAL TWO ONE-YEAR PERIODS, IN AN AMOUNT NOT TO EXCEED \$2.4 MILLION  
Presenter: Dushant Ahuja / Blanca Huerta
8. EXECUTE CONTRACTS AND / OR PURCHASE ORDERS FOR FISCAL AND FINANCIAL CONSULTING SERVICES FOR A THREE-YEAR PERIOD, WITH OPTION TO EXTEND FOR AN ADDITIONAL TWO ONE-YEAR PERIODS IN AN AMOUNT NOT TO EXCEED \$2.5 MILLION  
Presenter: Joe Nocella
9. AUTHORIZE THE PURCHASE AND INSTALLMENT OF PARKING AND SECURITY SURVEILLANCE EQUIPMENT FROM SENTRY CONTROLS, INC. FOR CINERAMA DOME PARKING STRUCTURE FOR \$783,711  
Presenters: Phillip Tondreault / Baudelio Ramirez
10. APPROVAL OF DIRECT APPOINTMENT OF MR. JAMES DANTONA AS ASSISTANT TO THE CHIEF EXECUTIVE OFFICER  
Presenters: Christine Essel / Patricia Francisco

**PUBLIC HEARING****HARBOR REGION**

11. **WATTSTAR THEATRE:** PUBLIC HEARING, ENVIRONMENTAL ACTION AND RELATED ACTIONS TO APPROVE A DISPOSITION AND DEVELOPMENT AGREEMENT WITH WATTS CINEMA AND EDUCATION CENTER FOR DISPOSITION (AT NO COST) AND DEVELOPMENT OF AN EDUCATION CENTER AND FOUR-SCREEN CINEMA ON VACANT CRA/LA-OWNED PROPERTY AT 10341 GRAHAM AVENUE IN THE WATTS REDEVELOPMENT PROJECT AREA (Councilmember Hahn – CD #15)  
Presenters: Barron McCoy / Charlotte Brimmer / Aaron Ledet

**ACTION ITEM****GENERAL**

12. GUIDELINES FOR IMPLEMENTATION OF THE CRA/LA-WIDE ECONOMIC DEVELOPMENT OPPORTUNITY FUND (CRA/LA- WIDE)  
Presenters: Calvin E. Hollis / Jenna Gulager
13. CHIEF EXECUTIVE OFFICER'S REPORT
14. CHAIRPERSON'S REPORT
15. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

**PUBLIC COMMENT**

16. (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 three (3) 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)
- (5) Kramer Metals, Inc. v. CRA/LA, City of Los Angeles (Los Angeles Superior Court No. BS127826)
- (6) CBS Outdoor, Inc. v. CRA/LA (Los Angeles Superior Court No. BC442733)
- (7) Regency Outdoor Systems, Inc. v. CRA/LA (U.S. District Court No. CV-99-10456 GHK)

(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.

ADJOURNMENT