

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

CRA/LA AGENDA FOR JANUARY 20, 2011

This Agenda was posted on or before Friday, January 14, 2011 at 5:00 p.m., at 1200 W. Seventh Street in the Main Lobby, as well as the 1st Floor Lobby. Copies of this Agenda will be available at the CRA/LA Records Department on the 2nd 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>

9:30 A.M.

**THE GARLAND CENTER
1200 W. 7TH Street, 1ST Floor Auditorium
Los Angeles, California**

Board meeting to consider Agenda Items

Board of Commissioners

Kenneth H. Fearn, Chairman
Madeline Janis, Vice Chair
Joan Ling, Treasurer
Dr. Lula Ballton
Dwayne A. Gathers
Alejandro Ortiz

Christine Essel, Chief Executive Officer

Accommodations such as sign language interpretation and translation services can be provided upon 72 hours notice. Contact Sharron Hasley @ (213) 977-1758.

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

ROLL CALL

CONSENT ITEMS**MINUTES**

1. APPROVAL OF MINUTES OF JANUARY 6, 2011

DOWNTOWN REGION

2. CLEANTECH BUSINESS INCUBATOR. CONDITIONAL GRANT CONTRACT FOR SERVICES WITH COMMUNITY PARTNERS ON BEHALF OF CLEANTECH BUSINESS INCUBATOR WITH INITIAL FUNDING OF \$1,000,000 TO ASSIST WITH IMPLEMENTATION OF INCUBATOR BUSINESS PLAN AND PROVIDE PLANNING AND LOCATION SERVICES TO START-UP CLEAN TECH BUSINESSES, AND VARIOUS ACTIONS RELATED TO THE RECEIPT OF UP TO \$4,000,000 IN CDBG FUNDING FOR THE INCUBATOR IN THE CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA (Councilmember Huizar – CD #14)

Presenters: David Riccitiello / Josh Rohmer / Alex Paxton

3. BROAD MUSEUM. APPROVAL OF SCHEMATIC DESIGN DRAWINGS FOR A 120,000 SQUARE FOOT ART MUSEUM LOCATED AT 221 SOUTH GRAND AVENUE (PARCEL L) IN THE BUNKER HILL REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)

Presenters: David Riccitiello / Dennis Hance / Josh Rohmer

4. SLAUSON-WALL PROJECT. SECOND AMENDMENT TO EXCLUSIVE NEGOTIATING AGREEMENT TO EXTEND THE TERM AND RECOGNIZE T.R.U.S.T. SOUTH LA AS THE NEW NAME OF THE FIGUEROA CORRIDOR CLT AND LOAN AGREEMENT FOR THE CRA/LA TO RECEIVE \$500,000 IN PREDEVELOPMENT FUNDS FROM T.R.U.S.T. SOUTH LA AND THE FIGUEROA CORRIDOR LAND COMPANY FOR THE PROPERTY LOCATED AT 5867 S. LOS ANGELES STREET 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

5. SOUTH LOS ANGELES EXTERIOR RESIDENTIAL REHABILITATION PILOT PROGRAM: CONTRACT WITH MDG ASSOCIATES, INC. NOT TO EXCEED \$320,000 FOR PROGRAM ADMINISTRATION SERVICES IN CRENSHAW SLAUSON, EXPOSITION UNIVERSITY PARK, BROADWAY MANCHESTER, NORMANDIE 5, VERMONT MANCHESTER, AND WESTERN SLAUSON REDEVELOPMENT PROJECT AREAS (Councilmembers Parks, Perry and Wesson – CD #8, #9 & #10)

Presenters: Carolyn Hull / Margie Francia

WEST VALLEY REGION

6. DELETED

7. RESEDA THEATER LOFTS. EXCLUSIVE NEGOTIATION AGREEMENT WITH THOMAS SAFRAN & ASSOCIATES FOR THE MIXED USE DEVELOPMENT OF THE RESEDA THEATER SITE LOCATED IN THE DOWNTOWN COMMERCIAL DISTRICT OF RESEDA IN THE RESEDA-CANOGA PARK DISASTER ASSISTANCE PROJECT AREA (Councilmember Zine – CD #3)

Presenters: Margarita de Escontrias / Brian Pendleton / Vicki Gilkey

GENERAL

8. EXPERIENCELA WEB 2.0 AND RELATED SERVICES, INCLUDING POCKET GUIDEBOOKS. PROFESSIONAL SERVICES CONTRACT WITH CIVIC RESOURCE GROUP (AND SUBCONSULTANTS ARELLANO AND ASSOCIATES, MEEMLE, AND LONELY PLANET PUBLICATIONS) NOT TO EXCEED \$648,100, INCLUDING GRANT FUNDING OF \$337,000 TO UPGRADE THE EXPERIENCELA WEBSITE TO FULL WEB 2.0 FUNCTIONALITY AND FOR A MOBILE DEVICE VERSION, INCLUDING MOBILE APPLICATIONS, AND FOR THE PRODUCTION, PRINTING AND DISTRIBUTION OF THREE POCKET GUIDEBOOKS (AND MOBILE APPLICATIONS) FOR DOWNTOWN LOS ANGELES, WILSHIRE-CENTER/KOREATOWN, AND HOLLYWOOD (Councilmembers Reyes, Perry, Wesson, Garcetti and Huizar – CD # 1, 9, 10, 13 and 14)
Presenters: David Riccitiello / Curt Gibbs/ Susan Gray
9. INDUSTRIAL INCENTIVE PROGRAM. MEMORANDUM OF UNDERSTANDING WITH THE LOS ANGELES DEPARTMENT OF WATER AND POWER TO RECEIVE UP TO \$500,000 IN FUNDING TO IMPLEMENT AND EXPAND CERTAIN ASPECTS OF THE CRA/LA'S INDUSTRIAL INCENTIVE PROGRAM
Presenters: Jenna Gulager / Nick Saponara
10. BURKE WILLIAMS & SORENSEN CONTRACT. EXTENSION OF CONTRACT WITH THE LAW FIRM OF BURKE WILLIAMS & SORENSEN TO CONTINUE TO PROVIDE LABOR AND EMPLOYMENT LEGAL SERVICES FROM DECEMBER 31, 2010 TO DECEMBER 31, 2011.
Presenters: Steve Valenzuela / Patricia Francisco / Timothy Chung

ACTION ITEMS**HOLLYWOOD & CENTRAL REGION**

11. MONTECITO APARTMENTS. RESOLUTION APPROVING APPLICATION TO CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE AND VARIOUS ACTIONS RELATING TO RETENTION OF BOND COUNSEL AND FISCAL AGENTS-AND ISSUANCE AND SALE OF NOT TO EXCEED \$8,200,000 OF MULTIFAMILY HOUSING REVENUE BONDS FOR THE MONTECITO APARTMENTS, 6650 FRANKLIN AVENUE IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Labonge – CD #4)
Presenters: Leslie Lambert / Neelura Bell / Michael Miller

ORAL PRESENTATIONS

12. ORAL PRESENTATION ON THE LOS ANGELES DEVELOPMENT FUND (“LADF”) AND THE RECENT KROGER NEW MARKETS TAX CREDIT (“NMTC”) TRANSACTION
Presenters: Jenna Gulager / Sandra Rahimi
13. ORAL PRESENTATION ON VINE STREET OFFICE TOWERS (1601 AND 1605 NORTH VINE STREET)
Presenters: Calvin E. Hollis / Leslie Lambert
14. ORAL PRESENTATION ON THE STATUS OF REDEVELOPMENT PLANNING AND COMMUNITY OUTREACH EFFORTS IN THE NORTHEAST LOS ANGELES (NELA) RIVER CORRIDOR STUDY AREA
Presenters: Leslie Lambert / Neelura Bell / Alison Becker

GENERAL

15. CHIEF EXECUTIVE OFFICER'S REPORT
16. CHAIRPERSON'S REPORT
17. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

PUBLIC COMMENT

18. 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

19. (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.

ADJOURNMENT