

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

CRA/LA AGENDA FOR MARCH 3, 2011

This Agenda was posted on or before Friday, February 25, 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
Gregory N. Lippe

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 FEBRUARY 17, 2011

DOWNTOWN REGION

2. GATEWAYS APARTMENTS. CONSTRUCTION AND PERMANENT LOAN AGREEMENT WITH SINGLE ROOM OCCUPANCY HOUSING CORPORATION IN THE AMOUNT OF \$1,000,000 AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR PROPOSED NEW CONSTRUCTION OF APPROXIMATELY 107 UNITS OF PERMANENT SUPPORTIVE HOUSING AT 505 S. SAN PEDRO STREET IN THE CITY CENTER REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)
Presenters: David Riccitiello / Dave Neubecker
3. WEINGART CENTER ASSOCIATION. CONDITIONAL GRANT AGREEMENT NOT TO EXCEED \$100,000 TO COVER A FISCAL YEAR 2011 FUNDING SHORTFALL FOR THE OPEN DOOR RESIDENTIAL SHELTER PROGRAM OPERATED BY THE WEINGART CENTER ASSOCIATION, LOCATED AT 566 S. SAN PEDRO STREET IN THE CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA (Councilmember Huizar – CD #14)
Presenters: David Riccitiello / Jay Virata / Dave Neubecker
4. EXPERIENCELA WEB 2.0 ECOSYSTEM AND RELATED SERVICES. PROFESSIONAL SERVICES CONTRACT WITH CIVIC RESOURCE GROUP NOT TO EXCEED \$438,100, UTILIZING \$337,000 OF GRANT FUNDING, TO UPGRADE THE EXPERIENCELA.COM WEBSITE TO FULL WEB 2.0 FUNCTIONALITY AND MOBILE DEVICE APPLICATIONS FOR THE DISSEMINATION OF REDEVELOPMENT INFORMATION AND CONTRACT WITH LOS ANGELES COUNTY ARTS COMMISSION NOT TO EXCEED \$10,000 FOR PROJECT ASSISTANCE AND THE TRANSFER OF THE PROJECT UPON COMPLETION OF GRANT-FUNDED PERIOD
Presenters: David Riccitiello / Jay Virata / Curt Gibbs
5. LASTREETCAR CONTRACTS TOTALING \$8.3 MILLION OF BUNKER HILL AND CITY CENTER FUNDS FOR THE DOWNTOWN STREETCAR PROJECT. APPROVE: (1) A \$7.1 MILLION CONTRACT WITH LOS ANGELES STREETCAR INC. FOR THE ESTABLISHMENT OF A COMMUNITY FACILITIES DISTRICT AND PRELIMINARY ENGINEERING; (2) A \$1.2 MILLION CONTRACT AMENDMENT WITH METROPOLITAN TRANSPORTATION AUTHORITY OF LOS ANGELES COUNTY (METRO) FOR PREPARATION OF FEDERAL SMALL START GRANT APPLICATION, CONCEPTUAL AND SPECIAL ENGINEERING SERVICES; (3) APPLICATIONS FOR GRANT FUNDING FOR THE DOWNTOWN LOS ANGELES STREETCAR BEING PREPARED BY METRO; AND OTHER RELATED ACTIONS (Councilmembers Perry and Huizar – CD #8, #14)
Presenters: David Riccitiello / Jay Virata / Curt Gibbs

SOUTH LOS ANGELES REGION

6. DISCRETIONARY LAND USE APPROVAL. FACILITATE AN INSTITUTIONAL USE ON A COMMERCIAL DESIGNATED PARCEL LOCATED AT 2112 W. MANCHESTER AVENUE IN THE VERMONT/MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Parks – CD #8)
Presenters: Carolyn Hull / Jennifer Jones Barrera / Julia Stewart

7. TROLLER MAYER ASSOCIATES CONTRACT INCREASE. AMENDMENT TO CONTRACT WITH TROLLER MAYER IN AN AMOUNT NOT TO EXCEED \$640,000 (FROM \$2,900,384 TO \$3,540,384) FOR STREETScape DESIGN AND ENGINEERING WORK AT TWO LOCATIONS: BILL ROBERTSON LANE (BETWEEN EXPOSITION BOULEVARD AND MARTIN LUTHER KING, JR. BOULEVARD); AND KING BOULEVARD (BETWEEN VERMONT AND AVENUE AND FIGUEROA STREET) IN THE EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT AREA (Councilmembers Parks and Perry – CD's # 8 & 10)
Presenters: Carolyn Hull / Jennifer Jones Barrera / Julia Stewart

HOLLYWOOD & CENTRAL REGION

8. THE GORDON AFFORDABLE HOUSING PROJECT. LOAN AGREEMENT WITH AMERICAN COMMUNITIES, LLC FOR \$1,500,000 FOR THE DEVELOPMENT OF THE GORDON AFFORDABLE HOUSING PROJECT LOCATED AT 1555 NORTH GORDON STREET IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Garcetti – CD #13)
Presenters: Leslie Lambert / Neelura Bell

9. STEP UP ON VINE. LOAN AGREEMENT FOR UP TO \$2,000,000 WITH STEP UP ON SECOND STREET, INC. FOR THE REHABILITATION AND DEVELOPMENT OF THE STEP UP ON VINE PERMANENT SUPPORTIVE HOUSING PROJECT, LOCATED AT 1057 VINE STREET, ADJACENT TO THE HOLLYWOOD REDEVELOPMENT PROJECT AREA (Councilmember Labonge – CD #4)
Presenters: Leslie Lambert / Neelura Bell / Suzan Luu

WEST VALLEY REGION

10. CANBY WOODS. MODIFY AFFORDABILITY MIX FOR PREVIOUSLY APPROVED 98 UNIT CANBY WOODS AFFORDABLE SENIOR HOUSING PROJECT AT 7238 CANBY AVENUE, RESEDA IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 3 PROJECT AREA (Councilmember Zine – CD #3)
Presenters: Margarita H. de Escontrias / Brian Pendleton / Ellen Alderman Comis

GENERAL

11. RESOLUTION AUTHORIZING CERTAIN MANUAL SIGNATURES ON CRA/LA BANK ACCOUNTS
Presenters: Raymond L. Fors

- 11.1 APPROVAL OF REVISED RECOMMENDATIONS REGARDING COOPERATION AGREEMENT WITH CITY OF LOS ANGELES FOR PAYMENT OF UP TO \$930,000,000 FOR COSTS ASSOCIATED WITH CERTAIN CRA/LA FUNDED CAPITAL IMPROVEMENT, PUBLIC IMPROVEMENT AND AFFORDABLE HOUSING PROJECTS LOCATED WITHIN THE CURRENTLY DESIGNATED 31 REDEVELOPMENT PROJECT AREAS
Presenter: Dalila Sotelo

ACTION ITEM

DOWNTOWN REGION

12. DUNBAR VILLAGE. DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT WITH THE CITY OF LOS ANGELES AND DUNBAR VILLAGE, LP FOR DISPOSITION OF PROPERTY FOR A PROMISSORY NOTE IN THE AMOUNT OF \$5,410,000 (CRA/LA PORTION \$852,840) AND A CRA/LA LOAN IN AN AMOUNT NOT TO EXCEED \$1,500,000 AND OPTION AGREEMENT FOR THE DUNBAR VILLAGE MIXED-USE AND AFFORDABLE HOUSING PROJECT, LOCATED AT 4201-4219, 4225-4233 AND 4251-4263 SOUTH CENTRAL AVENUE 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

ORAL PRESENTATIONS

13. ORAL REPORT ON STATUS OF FIGUEROA CORRIDOR STREETScape PROJECT
Presenters: David Riccitiello / Jay Virata / Karen Yamamoto
14. ORAL REPORT ON STATUS OF THE EAST WEST BANK ACQUISITION NOTE USED TO PURCHASE THE CLEANTECH MANUFACTURING CENTER SITE (FORMALLY KNOWN AS THE CROWN COACH SITE)
Presenters: David Riccitiello / Alex Paxton / Christine Kalamaros

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 one (1) matter of anticipated litigation.

ADJOURNMENT