

CRA/LA, A DESIGNATED LOCAL AUTHORITY, AND SUCCESSOR AGENCY TO
THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CA

ANNUAL MEETING AGENDA

THURSDAY, JANUARY 4, 2018

This Agenda was posted on or before Friday, December 29, 2017 at 5:00 p.m., at
500 W. Temple Street at the Main Entrance.

AGENDA AVAILABLE ON THE INTERNET AT

<http://www.crala.org>

9:30 a.m.

KENNETH HAHN HALL OF ADMINISTRATION

**500 W. Temple Street, Room 374-A
Los Angeles, California 90012**

Board meeting to consider Agenda Items

Governing Board Members

Mee Semcken, Chair
Ed P. Reyes, Vice Chair

Steve Valenzuela, Chief Executive Officer

**Accommodations such as sign language interpretation and translation services can be
provided upon 72 hours notice. Contact Barron McCoy @ (213) 977-1600.**

ROLL CALL

1. ELECTION OF OFFICERS

CONSENT ITEMS

2. APPROVAL OF NOVEMBER 2, 2017 REGULAR MEETING MINUTES.
3. LAND USE APPROVAL – NON-MONETARY ACTION. APPROVAL OF A MINOR VARIATION TO ALLOW RESIDENTIAL DEVELOPMENT ON A COMMERCIALY DESIGNATED SITE LOCATED AT 11436 HATTERAS STREET IN THE NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA AND AUTHORIZATION TO EXECUTE AN OWNER PARTICIPATION AGREEMENT.
4. PROPERTIES RETAINED FOR FUTURE DEVELOPMENT. APPROVAL OF AN 18 MONTH EXTENSION TO THE OPTION AGREEMENT WITH THE CITY OF LOS ANGELES (“CITY”) PROVIDING ADDITIONAL TIME FOR THE CITY TO EXERCISE ITS OPTION TO ACQUIRE THE FEE INTEREST IN CRA/LA-OWNED PROPERTY KNOWN AS BUNKER HILL PARCEL Y-1 AND IDENTIFIED AS LONG RANGE PROPERTY MANAGEMENT PLAN (“LRPMP”) ASSET ID NO. 168.
5. PROPERTIES RETAINED FOR FUTURE DEVELOPMENT. APPROVAL OF A 12 MONTH EXTENSION TO THE OPTION AGREEMENT WITH THE CITY OF LOS ANGELES (“CITY”) PROVIDING ADDITIONAL TIME FOR THE CITY TO EXERCISE ITS OPTION TO ACQUIRE THE FEE INTEREST IN CRA/LA-OWNED PROPERTY LOCATED AT 110 S. BOYLE AVENUE AND IDENTIFIED AS LONG RANGE PROPERTY MANGEMENT PLAN (“LRPMP”) ASSET ID NO. 475.
6. TERMINATION OF PARTICIPATION AGREEMENT – CITICORP PLAZA. AUTHORIZATION TO EXECUTE A TERMINATION AGREEMENT REGARDING THE PARTICIPATION AGREEMENT FOR THE DEVELOPMENT KNOWN AS CITICORP PLAZA LOCATED ON S. FIGUEROA STREET BETWEEN 7TH AND 8TH STREETS.
7. SUCCESSOR AGENCY ADMINISTRATION. AMEND PURCHASE ORDERS AND CONTRACTS WITH GOLDFARB & LIPMAN, FOLEY & LARDNER, AND CARDE TEN BY INCREASING CONTRACT AUTHORITY AND EXTENDING TERM THROUGH JUNE 30, 2018, FOR REQUIRED SERVICES TO THE SUCESSOR AGENCY.
8. GRAND AVENUE PROJECT. AUTHORIZE EXECUTION OF FIFTH AMENDMENT TO THE JOINT EXERCISE OF POWERS AGREEMENT WITH COUNTY OF LOS ANGELES (JPA AGREEMENT) TO IMPLEMENT THE DEVELOPMENT OF PHASES IIC AND III OF THE GRAND AVENUE PROJECT IN THE BUNKER HILL REDEVELOPMENT PROJECT AREA.
9. CONVEYANCE OF REAL PROPERTY (GOVERNMENT USE). APPROVAL OF A QUITCLAIM DEED TO THE CITY OF LOS ANGELES FOR A 3,000 SQUARE FOOT SECTION OF PUBLIC RIGHT-OF-WAY ADJACENT TO PRIVATELY-OWNED PROPERTY AT 601 W. PICO BOULEVARD.
10. 3900 JEFFERSON BOULEVARD PROJECT. APPROVAL OF A 120-DAY EXTENSION TO THE NEGOTIATING PERIOD IN THE EXCLUSIVE NEGOTIATING AGREEMENT WITH M&A GABAE, PROVIDING ADDITIONAL TIME TO COMPLETE THE ENVIRONMENTAL ANALYSIS AND CONCLUDE NEGOTIATIONS OF A PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT FOR CRA/LA-OWNED PROPERTY RETAINED FOR AN ENFORCEABLE OBLIGATION AND IDENTIFIED AS LONG RANGE PROPERTY MANAGEMENT PLAN ASSET ID NO 87.

11. [PUBLIC NOTICE ON TWO YEARS' SERVICE CREDIT. RECEIVE AND FILE PROJECTED COST OF GRANTING TWO YEARS OF ADDITIONAL SERVICE CREDIT IN THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM \(CALPERS\) TO CERTAIN DESIGNATED CLASSIFICATIONS SUBJECT TO LAYOFF.](#)

ACTION ITEMS (REQUIRES OVERSIGHT BOARD APPROVAL)

12. [SALE OF REAL PROPERTY. APPROVAL OF PURCHASE AND SALE AGREEMENT WITH 634 ALVARADO, LP TO SELL REAL PROPERTY KNOWN AS THE WESTLAKE THEATRE AND IDENTIFIED AS ASSET ID NO. 243 IN THE LONG RANGE PROPERTY MANAGEMENT PLAN FOR \\$2,000,000.](#)
Presenters: Barron McCoy / Dan Kahn
13. [SALE OF REAL PROPERTY. APPROVAL OF PURCHASE AND SALE AGREEMENT WITH THE CITY OF LOS ANGELES TO SELL REAL PROPERTY KNOWN AS OCEAN SEAFOOD AND IDENTIFIED AS ASSET ID NO. 325 IN THE LONG RANGE PROPERTY MANAGEMENT PLAN FOR \\$3,625,000.](#)
Presenters: Barron McCoy / Dan Kahn
14. [RECOGNIZED OBLIGATION PAYMENT SCHEDULE \(ROPS\). ADOPTION OF ROPS 18-19, COVERING THE PERIOD BETWEEN JULY 1, 2018 THROUGH JUNE 30, 2019, AND ASSOCIATED ADMINISTRATIVE BUDGET.](#)
Presenters: Sylvia Amaya / De Dinh

CHIEF EXECUTIVE OFFICER'S REPORT

15. CHIEF EXECUTIVE OFFICER'S REPORT

PUBLIC COMMENT

16. Speaker's form must be filled out and submitted to the Recording Secretary prior to the beginning of Public Comment. Each speaker is limited to two (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

17. a) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (54956.9(d)(1) of the Govt. Code) - one matter:

United States of America *ex rel.*, Mei Ling, and Fair Housing Council of San Fernando Valley v. City of Los Angeles and CRA/LA (US District Court No. CV-11-00974 PSG (JCx))

18. ADJOURNMENT