

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

REGULAR MEETING AGENDA

THURSDAY, MAY 5, 2016

This Agenda was posted on or before Friday, April 29, 2016 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, 3rd Floor, Hearing Room 374-A
Los Angeles, California 90012

Board meeting to consider Agenda Items

Governing Board Members

Nelson Rising, Chairman
Mee Semcken, Vice Chair

Steve Valenzuela, 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 ITEM

1. [APPROVAL OF APRIL 7, 2016 REGULAR MEETING MINUTES.](#)
- 1a. [GARLAND BUILDING. DELEGATION OF AUTHORITY TO THE CEO OR DESIGNEE TO NEGOTIATE AND APPROVE MATTERS RELATED TO LEASE AND/OR SUBLEASE.](#)
Staff: Barron McCoy

ACTION ITEMS - SUBJECT TO OVERSIGHT BOARD APPROVAL

2. [TAX ALLOCATION BOND REFUNDING PROGRAM. APPROVAL OF LEGAL DOCUMENTS AUTHORIZING THE ISSUANCE AND SALE OF TAX ALLOCATION REFUNDING BONDS BY THE CRA/LA TO THE COUNTY OF L.A. REFUNDING AUTHORITY.](#)
Staff: Sylvia Amaya / Timiko Martinez
3. [SALE OF REAL PROPERTY. APPROVAL OF PURCHASE AND SALE AGREEMENT WITH THE COLBURN SCHOOL FOR THE DISPOSITION OF THE REAL PROPERTY ASSET IDENTIFIED AS ASSET ID NO. 170 IN THE LONG RANGE PROPERTY MANAGEMENT PLAN FOR \\$180,000.](#)
Staff: Barron McCoy / Daniel Kahn
4. [CITY DEPARTMENT OF TRANSPORTATION LOAN. DETERMINE THAT A CITY LOAN IS AN ENFORCEABLE OBLIGATION BY FINDING IT WAS FOR LEGITIMATE REDEVELOPMENT PURPOSES.](#)
Staff: Barron McCoy

OTHER ACTION ITEMS

5. [EXCLUSION OF PROPERTY FROM OWNER PARTICIPATION AGREEMENT. REMOVE AN APPROXIMATELY 5,800 SQUARE FOOT PARCEL LOCATED AT 1327 S. WEST BOULEVARD FROM OBLIGATIONS UNDER THE MIDTOWN CROSSING OWNER PARTICIPATION AGREEMENT, IN CONSIDERATION FOR A \\$184,000 PAYMENT.](#)
Staff: Barron McCoy / Daniel Kahn
6. [LAND USE APPROVAL, 732 S. SPRING STREET – NON-MONETARY ACTION. CONSIDERATION OF MITIGATED NEGATIVE DECLARATION ENV-2015-2631-MND AND APPROVAL OF A DENSITY VARIATION OF 49,999 SQUARE FEET OF FLOOR AREA TO ALLOW THE CONSTRUCTION OF A 24-STORY MIXED-USE DEVELOPMENT, LOCATED AT 732 S. SPRING STREET IN THE CITY CENTER REDEVELOPMENT PROJECT AREA.](#)
Staff: Barron McCoy / Craig Bullock
7. [PALLADIUM RESIDENCES – LAND USE APPROVAL– NON-MONETARY ACTION. REVIEW AND CONSIDER THE ENVIRONMENTAL IMPACT REPORT AND AUTHORIZE EXECUTION OF A LAND USE OWNER PARTICIPATION AGREEMENT WITH CH PALLADIUM, LLC ALLOWING A 6:1 FLOOR AREA RATIO FOR THE DEVELOPMENT OF THE PALLADIUM RESIDENCES, LOCATED AT 6201-6229 SUNSET BOULEVARD IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA.](#)
Staff: Barron McCoy / Craig Bullock

8. THOMPSON HOTEL – LAND USE APPROVAL – NON-MONETARY ACTION. REVIEW AND CONSIDER THE MITIGATED NEGATIVE DECLARATION (ENV-2014-3707-MND) PREPARED FOR THE PROJECT, ADOPT LAND USE FINDINGS, AND AUTHORIZE EXECUTION OF A LAND USE OWNER PARTICIPATION AGREEMENT WITH WILCOX HOTEL, LLC ALLOWING A 6:1 FLOOR AREA RATIO FOR THE DEVELOPMENT OF THE THOMPSON HOTEL AT 1541 NORTH WILCOX AVENUE IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA.
Staff: Barron McCoy / Craig Bullock
9. LAND USE OWNER PARTICIPATION AGREEMENTS. DELEGATION OF AUTHORITY TO THE CEO OR DESIGNEE TO ENTER INTO LAND USE OPA.
Staff: Barron McCoy / Craig Bullock

(FOR INFORMATIONAL PURPOSES)

10. REPORT ON IMPLEMENTATION OF THE WIGGINS SETTLEMENT AGREEMENT: ANNUAL PROGRESS REPORT FOR CALENDAR YEARS 2013, 2014 AND 2015 CITY CENTER AND CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREAS.

CHIEF EXECUTIVE OFFICER'S REPORT

11. CHIEF EXECUTIVE OFFICER'S REPORT

PUBLIC COMMENT

12. 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

13. A. POTENTIAL LITIGATION
1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
(Section 54956.9)(d) of the Govt. Code) (3 cases)
- B. LABOR NEGOTIATIONS
2. CONFERENCE WITH LABOR NEGOTIATORS: (Government Code Section 54957.6(a))

Conference with labor negotiators to receive direction from the Governing Board regarding negotiation of a Memorandum of Understanding with employees represented by the American Federation of State, County and Municipal Employees Local No 585, as well as Confidential and Unrepresented Employees. Designated Representatives: Steve Valenzuela, Barron McCoy and Thomas Webber.

14. ADJOURNMENT