

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

SPECIAL ANNUAL MEETING

JANUARY 17, 2013

This Agenda was posted on or before Friday, January 11, 2013 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 Records Department on the 2nd floor at the Garland Center.

AGENDA AVAILABLE 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

Governing Board Members

Nelson Rising, Chairman
Mee Semcken, Vice Chair
Timothy McOsker, Board Member

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

1. ELECTION OF OFFICERS

CONSENT ITEMS

2. APPROVAL OF NOVEMBER 29, 2012 SPECIAL MEETING MINUTES, NOVEMBER 29, 2012 SUPPLEMENTAL MEETING MINUTES, DECEMBER 20, 2012 REGULAR MEETING MINUTES AND DECEMBER 20, 2012 SPECIAL MEETING MINUTES.

3. UMMA SUBORDINATION AGREEMENT. SUBORDINATION OF CRA/LA DEED OF TRUST TO A LINE OF CREDIT TO FACILITATE EXPANSION OF THE UNIVERSITY MUSLIM MEDICAL ASSOCIATION CLINIC FACILITIES IN AND ADJACENT TO THE COUNCIL DISTRICT NINE CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA (SD 2; CDs 8 and 9)

Staff: Jenny Scanlin / Josh Rohmer

4. DISTRICT SQUARE OWNER PARTICIPATION AGREEMENT – NON-MONETARY APPROVAL. AUTHORIZE EXECUTION OF ESTOPPEL AND AMEND CERTAIN PROVISIONS OF OWNER PARTICIPATION AGREEMENT WITH DISTRICT SQUARE, LLC FOR THE DEVELOPMENT OF THE DISTRICT SQUARE RETAIL PROJECT LOCATED AT 3570-3670 CRENSHAW BOULEVARD IN THE MID-CITY RECOVERY REDEVELOPMENT PROJECT AREA (SD2; CD10)

Staff: Barron McCoy / Daniel Kahn

ACTION ITEMS

5. MERGER CONTRACT WITH CALPERS. RESOLUTION OF INTENTION TO ENTER INTO A CONTRACT WITH THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS) TO PROVIDE FOR A MERGER OF THE CONTRACT OF THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES (PRIOR AGENCY) INTO A NEW CONTRACT WITH THE CRA/LA, A DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA).

Staff: Steve Valenzuela / Patricia Francisco

6. RECOGNIZED OBLIGATION PAYMENT SCHEDULE. ADOPTION OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD COVERING JULY 1, 2013 TO DECEMBER 31, 2013 (ROPS 4) AND ASSOCIATED ADMINISTRATIVE BUDGET, IN ACCORDANCE WITH ASSEMBLY BILLS 1X-26 AND 1484. (SDs 1, 2 and 3; CDs 1, 2, 3, 4, 6, 7, 8, 9, 10, 12, 13, 14 and 15)

Staff: Steve Valenzuela / Nick Saponara / Daisy Pan

7. RECOGNIZED OBLIGATION PAYMENT SCHEDULE – ACTIONS REGARDING THIRD-PARTY CLAIMS. RECOMMENDED ACTIONS TO APPROVE AND DENY SPECIFIED THIRD-PARTY CLAIMS AND TO ADD APPROVED CLAIMS TO THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD COVERING JULY 1, 2013 TO DECEMBER 31, 2013 (ROPS 4) (SDs 1, 2 and 3; CDs 1, 2, 3, 4, 6, 7, 8, 9, 10, 12, 13, 14 and 15.)

Staff: Nick Saponara / Daisy Pan

PRESENTATIONS

8. [REPORT ON SUCCESSOR AGENCY ACTIONS RELATED TO THE FACILITATION OF SALE OF PEOPLE ASSISTING THE HOMELESS \(PATH\)-OWNED PROPERTY LOCATED AT 5105 W. 20TH STREET AND THE RECORDING OF NEW COVENANTS ON THE CHINATOWN METRO PROJECT.](#)
Staff: Jenny Scanlin
9. [REPORT ON USE OF ADMINISTRATION/LITIGATION ENCUMBERED RESERVE PURSUANT TO THE CEO'S DELEGATED AUTHORITY](#)
Staff: Steve Valenzuela / Nick Saponara

PUBLIC COMMENT

10. 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

11. A. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
(Subdivision (b) of Section 54956.9 of the Govt. Code)
 - i. Claims regarding Third Party Claims (5 Pending Claims) – related to Open Session Item No.7
 - ii. Investigation by the U.S. Department of Justice re: Accessible Housing for Individuals with Handicaps
- B. INITIATION OF LITIGATION. This Closed Session is held pursuant to Government Code Section 54956.9(c) to meet with legal counsel to discuss whether to initiate litigation. One case.
- C. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Subdivision (a) of Section 54956.9 of the Govt. Code)
 - i. CRA/LA v. Eli Sasson, et al (LASC Case No. BC 388399)
 - ii. La Mirada Avenue Neighborhood Association of Hollywood v. City of Los Angeles and CRA/LA (LASC No. BS 13726)
- D. REAL PROPERTY NEGOTIATIONS: The Board will meet in Closed Session pursuant to Government Code Section 54956.8 to confer with its real property negotiators regarding the renegotiation of the price and terms of payment of the following real property leases:
 - i. Lease for property located at 3055 Wilshire Boulevard, Suite 1100. CRA/LA Negotiators: Barron McCoy, David Riccitiello and Thomas Webber. Lessor: 3055 Wilshire, LLC [Wilshire].
 - ii. Lease for property located at 1200 West Seventh Street. CRA/LA Negotiators: Barron McCoy, David Riccitiello and Thomas Webber. Lessor: Charter Holdings, Inc. [Central Office].

- E. PUBLIC EMPLOYEE APPOINTMENT: The Board will meet in Closed Session pursuant to Government Code Section 54957 in order to discuss the possible appointment of the Chief Executive Officer

- F. 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 authorization to implement a Reduction-In-Force of employees represented by the American Federation of State, County and Municipal Employees Local Nos. 164, 585, 1890 and 2204 as well as Unrepresented and Confidential Employees. Agency Designated Representatives: Christine Essel, David Riccitiello, Steve Valenzuela, and Patricia Francisco

ADJOURNMENT