

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

CRA/LA AGENDA FOR JUNE 16, 2011

This Agenda was posted on or before Friday, June 10, 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 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
Victor Narro

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

ORAL PRESENTATION

1. [ORAL REPORT ON THE IMPLEMENTATION OF THE INDUSTRIAL INCENTIVE PROGRAM](#)
Presenter: Jenna Gulager

PUBLIC HEARINGS

DOWNTOWN REGION

2. [GREENBAR COLLECTIVE CAPITAL EQUIPMENT PURCHASE. INDUSTRIAL INCENTIVE PROGRAM \(IIP\) SECTION 33444.6 PUBLIC HEARING, RESOLUTION AND FINDINGS PURSUANT TO SECTION 33444.6 TO FUND THE PURCHASE OF CAPITAL EQUIPMENT FOR \\$250,000, PURSUANT TO THE IIP ADMINISTRATIVE GUIDELINES, FOR GREENBAR COLLECTIVE LOCATED AT 2459 EAST EIGHTH STREET IN THE CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA \(Councilmember Huizar – CD #14\)](#)
Presenters: Jenny Scanlin / Alex Paxton / Josh Rohmer

EAST VALLEY REGION

3. [INDUSTRIAL INCENTIVE PROGRAM \(IIP\) SECTION 33444.6 PUBLIC HEARING, RESOLUTION AND FINDINGS PURSUANT TO SECTION 33444.6 TO FUND PURCHASE OF CAPITAL EQUIPMENT IN THE AMOUNT OF \\$206,075, PURSUANT TO IIP ADMINISTRATIVE GUIDELINES, FOR LEVAN INDUSTRIES, LLC, LOCATED AT 5457 CLEON AVENUE IN THE NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember LaBonge – CD #4\)](#)
Presenters: Margarita de Escontrias / Gazala Pirzada / Steven Brady

CONSENT ITEMS

MINUTES

4. APPROVAL OF REGULAR MEETING MINUTES OF MAY 5, 2011 AND SPECIAL MEETING MINUTES OF JUNE 3, 2011.

DOWNTOWN REGION

5. [ARTS DISTRICT PARK. AMENDMENT TO MEMORANDUM OF UNDERSTANDING \(“MOU”\) WITH LOS ANGELES DEPARTMENT OF WATER AND POWER \(“LADWP”\) AND COMMITMENT OF TAX INCREMENT NOT TO EXCEED \\$2,500,000 FOR POTENTIAL DEVELOPMENT OF A PARK ON THE LA KRETZ INNOVATION CAMPUS AT 524 COLYTON STREET IN THE CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA \(Councilmember Huizar – CD #14\)](#)
Presenters: Jenny Scanlin / Alex Paxton / Josh Rohmer
6. [945 E. 12TH STREET. APPROVE A COMMERCIAL USE ON AN INDUSTRIALLY DESIGNATED PROPERTY TO CONVERT THE GROUND FLOOR OF AN EXISTING TWO-STORY LIGHT INDUSTRIAL BUILDING INTO THREE FASHION-RELATED RETAIL/WHOLESALE SPACES IN THE CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA \(Councilmember Huizar – CD #14\)](#)
Presenters: Jenny Scanlin / Alex Paxton / Karen Yamamoto

7. [JAPANESE AMERICAN CULTURAL AND COMMUNITY CENTER. EXECUTE A \\$957,300 COMMERCIAL REHABILITATION LOAN AND SERVICE REPAYMENT CONDITIONAL LOAN RELATED TO THE RENOVATION OF THE JAPANESE AMERICAN CULTURAL AND COMMUNITY CENTER \(JACCC\), 244 S. SAN PEDRO STREET, IN THE LITTLE TOKYO REDEVELOPMENT PROJECT AREA \(Councilmember Perry – CD #9\)](#)
Presenters: Jenny Scanlin / W. Jay Virata / Walter Beaumont
8. [RESTRICTED INDUSTRIAL USE AT 1825 SLAUSON AVENUE. APPROVAL WITH CONDITIONS OF A RESTRICTED INDUSTRIAL USE ON AN INDUSTRIAL-DESIGNATED PARCEL AT 1825 SLAUSON AVENUE IN THE COUNCIL DISTRICT 9 CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Perry – CD #9\)](#)
Presenters: Jenny Scanlin / Jason Neville

HOLLYWOOD/CENTRAL REGION

9. [NATE HOLDEN PERFORMING ARTS CENTER. ADOPTION OF FINDINGS AND AUTHORIZATION TO EXPEND UP TO \\$540,000 IN ACCORDANCE WITH HEALTH AND SAFETY CODE SECTIONS 33445 AND 33679 FOR IMPROVEMENTS TO THE NATE HOLDEN PERFORMING ARTS CENTER \(NHPAC\) IN THE MID-CITY RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Wesson – CD #10\)](#)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Susan Gray
10. [THE SERRANO. LOAN AGREEMENT FOR 979 SERRANO PARTNERS, L.P., NOT TO EXCEED \\$4,000,000 FOR DEVELOPMENT OF THE SERRANO AT 975, 979 AND 983 S. SERRANO AVENUE IN THE WILSHIRE CENTER/KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Wesson – CD #10\)](#)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Jerry Hammond
11. [PURSUANT TO CITY COUNCIL ACTION, APPROVE THE USE OF TAX EXEMPT BOND PROCEEDS, IN AN AMOUNT NOT TO EXCEED \\$6,090,700, TO COVER A PORTION OF THE COST OF ACQUISITION OF PROPERTY LOCATED AT 3670 WILSHIRE BOULEVARD FROM SHINYOUNG 3670, LLC, WILSHIRE CENTER/KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Wesson – CD #10\)](#)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Caroline Sim

GENERAL

12. [DIRECT APPOINTMENT OF ACKLEY PADILLA AS ASSISTANT TO THE CHIEF EXECUTIVE OFFICER](#)
Presenter: Patricia Francisco
13. CHIEF EXECUTIVE OFFICER'S REPORT
14. CHAIRPERSON'S REPORT
15. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

PUBLIC COMMENT

16. 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

17. CONFERENCE WITH LEGAL COUNSEL –EXISTING LITIGATION
(Subdivision (a) of Section 54956.9 of the Govt. Code)
- 1) *Kramer Metals, Inc., M&A Gabae, LP v. CRA/LA* (LASC. No. BS113612)
 - 2) *South Central Farmers Action Fund, et al. v. CRA/LA* (LASC No. BS117561)
 - 3) *Kramer Metals, Inc. v. CRA/LA* (LASC No. BS 127826)
 - 4) *Kramer Metals, Inc. M&A Gabae, LP v. CRA/LA* (LASC No. BS116648)
 - 5) *Kramer Metals, Inc. M&A Gabae, LP v. CRA/LA* (LASC No. BS 129409)

ADJOURNMENT