

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

AGENDA FOR MAY 18, 2006

This Agenda was posted on, or before, Friday, May 12, 2006 at 5:00 p.m. at 354 South Spring Street in the Main Lobby, as well as the 4th and 8th Floor Lobbies. Copies of this Agenda and Memoranda will be available in the Records Department on the 5th floor.

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10:00 A.M.

REGULAR AGENCY MEETING

354 S. Spring Street, 4th Floor, Board Room
Los Angeles, California

Board meeting to consider Agenda Items

Board of Commissioners

William H. Jackson, Chairman
Madeline Janis-Aparicio, Vice Chair
Joan Ling, Treasurer
Bruce D. Ackerman
Alejandro Ortiz
John A. Pérez
Brenda Shockley

Cecilia V. Estolano, Chief Executive Officer

Rules for Public Participation have been provided on the reverse side of this page.

ROLL CALL

PUBLIC HEARINGS**HOLLYWOOD & CENTRAL, EAST VALLEY / WEST VALLEY REGIONS**

1. [PUBLIC HEARING AND ACTIONS RELATING TO THE ISSUANCE AND SALE OF NOT TO EXCEED \\$40 MILLION OF TAX ALLOCATION BONDS OR NOTES, IN ONE OR MORE SERIES, FOR THE EAST HOLLYWOOD/BEVERLY-NORMANDIE EARTHQUAKE DISASTER ASSISTANCE PROJECT \(NOT TO EXCEED \\$8 MILLION\), THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 7 \(PACOIMA / PANORAMA CITY PROJECT\) \(NOT TO EXCEED \\$16 MILLION\), AND THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 3 \(RESEDA/CANOGA PARK PROJECT\) \(NOT TO EXCEED \\$16 MILLION\) \(Councilmembers Greuel, Zine, LaBonge, Cardenas, Padilla and Garcetti, CD #2, 3, 4, 6, 7, and 13\)](#)

Presenters: Helmi Hisserich / Margarita de Escontrias / Leslie Lambert / Joe Nocella

HARBOR / HOLLYWOOD & CENTRAL / SOUTH L.A. REGIONS

2. [PUBLIC HEARING AND ACTIONS RELATING TO THE ISSUANCE AND SALE OF NOT TO EXCEED \\$34.5 MILLION OF TAX ALLOCATION BONDS OR NOTES, IN ONE OR MORE SERIES, FOR THE PACIFIC CORRIDOR REDEVELOPMENT PROJECT \(NOT TO EXCEED \\$5 MILLION\), THE WESTERN/SLAUSON REDEVELOPMENT PROJECT \(NOT TO EXCEED \\$2.5 MILLION\), THE WESTLAKE RECOVERY REDEVELOPMENT PROJECT \(NOT TO EXCEED \\$11 MILLION\) AND THE WILSHIRE CENTER AND KOREATOWN REDEVELOPMENT PROJECT \(NOT TO EXCEED \\$16 MILLION\) \(Councilmembers Reyes, LaBonge, Parks, Wesson Jr., Garcetti and Hahn, CD #1,4, 8, 10, 13 and 15\)](#)

Presenters: Helmi Hisserich / Ricardo Noguera / Steve Valenzuela / Joe Nocella

SOUTH L.A. REGION

3. [PUBLIC HEARING ON THE PROPOSED FIVE-YEAR IMPLEMENTATION PLAN FOR THE PERIOD FY2005 TO FY2009 \(IMPLEMENTATION PLAN\) FOR THE EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT AND RESOLUTION ADOPTING THE IMPLEMENTATION PLAN \(Councilmembers Parks, Perry, CD #8, 9\)](#)

Presenters: Ricardo Noguera / Donna De Bruhl-Hemer

WEST VALLEY REGION

4. [PUBLIC HEARING AND VARIOUS ACTIONS RELATED TO APPROVAL OF THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH CIM/18447 SHERMAN WAY, L.P. FOR DEVELOPMENT OF THE RESEDA THEATER ADAPTIVE REUSE PROJECT ON AGENCY-OWNED PROPERTY LOCATED AT 18447 SHERMAN WAY AND 7217-7227 CANBY STREET, RESEDA, IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 3 \(Councilmember Zine, CD #3\)](#)

Presenters: Leslie Lambert / Dan Kahn

CONSENT ITEMS**DOWNTOWN REGION**

5. [AUTHORIZATION TO INCREASE TWO PURCHASE ORDER AUTHORIZATIONS FOR KANE, BALLMER & BERKMAN BY \\$125,000, FROM \\$446,000 TO \\$571,000, FOR LEGAL SERVICES RELATED TO THE CITY CENTER REDEVELOPMENT PLAN AND CENTRAL INDUSTRIAL REDEVELOPMENT PLAN LITIGATIONS \(Councilmembers Perry, Huizar, CD #9,14\)](#)

Presenter: David Riccitiello

L. A. HARBOR REGION

6. [AUTHORIZATION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF LOS ANGELES DEPARTMENT OF CULTURAL AFFAIRS DEPARTMENT IN AN AMOUNT NOT TO EXCEED \\$100,000 FOR IMPROVEMENTS TO THE WARNER GRAND THEATER, PACIFIC CORRIDOR REDEVELOPMENT PROJECT \(Councilmember Hahn, CD #15\)](#)

Presenters: Steve Valenzuela / Walter Beaumont / Susan Gray

WEST VALLEY REGION

7. [RATIFICATION OF CITY COUNCIL ACTION OF APRIL 28, 2006 PROVIDING AUTHORIZATION TO EXECUTE AN AMENDMENT TO CONTRACT #502751, AS AMENDED, WITH MAIN STREET CANOGA PARK, INCREASING THE AMOUNT BY \\$48,259 FROM \\$119,935 TO \\$ 168,194, TO PROVIDE FOR THE CONTINUATION OF LANDSCAPING AND MAINTENANCE SERVICES AND OTHER PROGRAM \(Councilmember Zine, CD #3\)](#)

Presenters: Leslie Lambert / Craig Bullock

GENERAL

8. DELETED

9. [AUTHORIZATION TO AWARD PURCHASE ORDERS TO XEROX CORPORATION FOR \\$74,374 AND OCE CORPORATION FOR \\$82,016 FOR THE PURCHASE AND MAINTENANCE OF COPIERS](#)

Presenters: Ken Clark / Diane Wren

10. [RATIFICATION OF CITY COUNCIL ACTION RELATING TO CONTRACT BETWEEN THE CITY OF LOS ANGELES AND THE TRANSPORTATION FOUNDATION OF LOS ANGELES \(TFLA\) TO REIMBURSE CITY FOR AGENCY SHARE OF STUDENT INTERNSHIP PROGRAM UP TO \\$200,000](#)

Presenters: Patricia Francisco / Donald Spivack / Jay Virata

11. [APPROVAL OF THE PROPOSED FISCAL YEAR 2006-2007 INTERNAL AUDIT BUDGET](#)

Presenter: Gordon Seaberg

ACTION ITEMS

DOWNTOWN REGION

12. [PRESENTATION OF PARK FIFTH LLC REVISED CONCEPT PLAN AND APPROVAL OF SUBORDINATION OF DEED OF TRUST ON THE DEVELOPMENT OF PARK FIFTH, A MIXED USE PROJECT ON PARCEL NO. 5149-028-003DX LOCATED BETWEEN OLIVE, FOURTH, HILL AND FIFTH STREETS IN THE CITY CENTER REDEVELOPMENT PROJECT AREA \(Councilmember Perry, CD #9\)](#)
Presenters: David Riccitiello / Ed Huang / Lillian Burkenheim

EAST VALLEY REGION

13. [AUTHORIZATION TO EXECUTE A CONDITIONAL GRANT AGREEMENT IN THE AMOUNT OF \\$500,000 OF TAX-INCREMENT FUNDS WITH MEETING EACH NEED WITH DIGNITY \(M.E.N.D.\) FOR OFFSITE IMPROVEMENTS ASSOCIATED WITH A NEW 40,000 SQUARE FOOT HEADQUARTERS FACILITY LOCATED WITHIN THE PACOIMA/PANORAMA CITY EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 7 \(Councilmember Padilla, CD #7\)](#)
Presenters: Margarita De Escontrias / Alex Andrade

HOLLYWOOD & CENTRAL REGION

14. DELETED

L. A. HARBOR REGION

15. [AUTHORIZATION TO IMPLEMENT AN AFFORDABLE HOUSING SOFT SECOND LOAN PROGRAM AT THE CENTRE STREET LOFTS MIXED USE DEVELOPMENT AT 660 WEST 6TH STREET, BEACON STREET REDEVELOPMENT PROJECT AREA \(Councilmember Hahn, CD #15\)](#)
Presenters: Steve Valenzuela / Susan Totaro

SOUTH L.A. REGION

16. [APPROVAL AND AUTHORIZATION TO EXECUTE COOPERATION AGREEMENTS WITH THE LOS ANGELES MEMORIAL COLISEUM COMMISSION WITH THE CITY OF LOS ANGELES FOR THE FUNDING OF A PORTION OF THE COST OF ENUMERATED PUBLIC INFRASTRUCTURE IMPROVEMENTS VALUED AT APPROXIMATELY \\$130 MILLION IN CONNECTION WITH THE RENOVATION OF THE LOS ANGELES MEMORIAL COLISEUM, EXPOSITION PARK AND VICINITY FOR THE EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT \(Councilmembers Parks, Perry, CD #8 & 9\)](#)
Presenters: Ricardo Noguera / Donna De Bruhl-Hemer
17. ORAL REPORT ON THE STATUS OF THE APPEAL FILED BY CHRISTIAN'S COMMUNITY CHURCH REGARDING THE APPROVAL OF AN EXCLUSIVE NEGOTIATING AGREEMENT (ENA) FOR THE DEVELOPMENT OF A COMMERCIAL SHOPPING CENTER AT THE SOUTHWEST CORNER OF THE BROADWAY AND MANCHESTER AVENUE INTERSECTION AND RELATED PARCEL ON THE EAST SIDE OF BROADWAY, BROADWAY MANCHESTER RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Parks, CD #8)
Presenters: Ricardo Noguera / Michelle Banks-Ordone / Ken Clark

GENERAL

18. [AUTHORIZATION TO EXECUTE A COOPERATION AGREEMENT AMONG THE AGENCY, LOS ANGELES HOUSING DEPARTMENT, HOUSING AUTHORITY OF THE CITY OF LOS ANGELES AND LOS ANGELES DEPARTMENT OF WATER AND POWER FOR THE CRA TO PROVIDE \\$10,000,000 FOR THE CITY'S \\$50,000,000 PERMANENT SUPPORTIVE HOUSING FUND](#)
Presenters: Don Spivack / Sergio Barajas
19. [MODIFICATIONS TO THE PROPOSED BUDGET AND WORK PROGRAM FOR THE FISCAL YEAR ENDING JUNE 30, 2007](#)
Presenters: Jay Virata
20. [AUTHORIZATION TO ENTER INTO A COOPERATION AGREEMENT WITH THE CITY OF LOS ANGELES, OFFICE OF THE CITY ADMINISTRATIVE OFFICER TO PROVIDE SERVICES IN REGARD TO THE NEGOTIATION OF THE AGENCY'S COLLECTIVE BARGAINING AGREEMENTS FOR A PERIOD NOT TO EXCEED ONE \(1\) YEAR](#)
Presenter: Patricia Francisco
21. ORAL PRESENTATION ON TECHNICAL AND ADMINISTRATIVE DEPARTMENT BUDGET PRESENTATIONS
Presenter: Jay Virata
22. CHIEF EXECUTIVE OFFICER'S REPORT
23. CHAIRPERSON'S REPORT
24. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

CLOSED SESSION ITEMS

25. (A) CONFERENCE WITH LABOR NEGOTIATORS: This Closed Session is being held pursuant to Government Code Section 54957.6 in order for the Board to provide direction to its designated representative regarding salary and/or compensation of Association of Federal, State, County and Municipal Employees (AFSCME Nos. 164, 585, 1890 and 2204). Agency Designated Representative: Patricia Francisco, Director of Human Resources.

(B) 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 two (2) matters of anticipated litigation.

(C) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9 in order for the Board to confer with its legal counsel regarding CRA v. Dome Entertainment Center, Inc. and Nationwide Theatres Corporation (Los Angeles Superior Court No. BC343396).

(D) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9 in order for the Board to confer with its legal counsel regarding CRA

v. M&A Gabae (Los Angeles Superior Court Case No. BC 312351) and CRA v. Kramer Metals, et al. (Los Angeles Superior Court Case No. BC 318563).

PUBLIC COMMENT

26. **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.**

ADJOURNMENT