

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

REVISED
***Adding 10 (E) & (F)**

AGENDA FOR FEBRUARY 9, 2006

This Agenda was posted on, or before, Monday, February 6, 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.

CRA'S AGENDA AVAILABLE ON LA CITYLINK COMPUTER BULLETIN BOARD SYSTEM (TEL: 213 237-0974) AND THE CRA'S WEB SITE ON CITY'S WORLD WIDE WEB HOME PAGE SITE ON THE INTERNET AT
<http://www.cityofla.org/CRA>

10:00 A.M.

SPECIAL 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

Richard L. Benbow, Acting Chief Executive Officer

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

ROLL CALL

CONSENT ITEMS

DOWNTOWN REGION

1. [ENVIRONMENTAL ACTION AND APPROVAL OF THE CONVERSION OF SEVEN WAREHOUSE BUILDINGS INTO A MIXED-USE PROJECT, INCLUDING 297 JOINT LIVE/WORK ARTIST-IN-RESIDENCE CONDOMINIUM UNITS, ON INDUSTRIAL-DESIGNATED PARCELS LOCATED AT 530 S. HEWITT STREET IN THE CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA \(Councilmember Huizar, CD #14\)](#)
Presenters: David Riccitiello / Len Betz / Karen Yamamoto
2. [AUTHORIZATION TO PURCHASE PROPERTY AT 6901 AND 6905 S. MAIN STREET FOR HOMEOWNERSHIP OPPORTUNITY SITES PROGRAM, COUNCIL DISTRICT 9 CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Perry, CD #9\)](#)
Presenters: David Riccitiello / Jenna Gulager / Ed Robles

ACTION ITEMS

HOLLYWOOD REGION

3. [AUTHORIZATION TO ENTER INTO CONTRACTS WITH HAWKINS, DELAFIELD & WOOD LLP, FULBRIGHT AND JAWORSKI L.L.P., GARDNER, UNDERWOOD AND BACON LLC, AND US BANK NATIONAL ASSOCIATION, AMEND BUDGET, AND ISSUE AND SELL UP TO \\$16.5 MILLION OF TAX ALLOCATION BONDS, IN ONE OR MORE SERIES FOR HOLLYWOOD REDEVELOPMENT PROJECT \(Councilmembers LaBonge, Garcetti, CD #4, #13\)](#)
Presenters: Helmi Hisserich / Joe Nocella

HOLLYWOOD / EAST VALLEY AND WEST VALLEY REGIONS

4. [AUTHORIZATION TO ENTER INTO CONTRACTS WITH ROBINSON & PEARMAN LLP, THE LAW OFFICES OF ELIZABETH C. GREEN, AND U.S. BANK NATIONAL ASSOCIATION, EXECUTE A BOND PURCHASE AGREEMENT WITH SUTTER SECURITIES INCORPORATED AND BACKSTROM MCCARLEY BERRY & CO., LLC, AMEND CONTRACT WITH KATZ HOLLIS, INC., AMEND BUDGET, AND ISSUE AND SELL UP TO \\$40 MILLION OF TAX ALLOCATION BONDS OR NOTES, IN ONE OR MORE SERIES, FOR THE EAST HOLLYWOOD/BEVERLY-NORMANDIE EARTHQUAKE DISASTER ASSISTANCE PROJECT \(UP TO \\$8 MILLION\), THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 7 \(PACOIMA/PANORAMA CITY PROJECT\) \(UP TO \\$16 MILLION\), AND THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 3 \(RESEDA/CANOGA PARK PROJECT\) \(UP TO \\$16 MILLION\) \(Councilmembers Greuel, Zine, LaBonge, Cardenas, Padilla and Garcetti, CD #2, #3, #4, #6, #7 and #13\)](#)
Presenters: Helmi Hisserich / Margarita De Escontrias / Leslie Lambert / Joe Nocella

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

5. [AUTHORIZATION TO ENTER INTO CONTRACT WITH SWITH ORRICK, HERRINGTON & SUTCLIFFE LLP, THE LAW OFFICES OF ELIZABETH C. GREEN, AND THE BANK OF NEW YORK TRUST COMPANY, NA, EXECUTE A BOND PURCHASE AGREEMENT WITH E.J. DE LA ROSA & CO., INC AND STONE & YOUNGBERT, LLC, AMEND BUDGET, AND ISSUE AND SELL UP TO \\$34.5 MILLION OF TAX ALLOCATION BONDS OR NOTES, IN ONE OR MORE SERIES, FOR THE PACIFIC CORRIDOR REDEVELOPMENT PROJECT \(UP TO \\$5 MILLION\), THE WESTERN/SLAUSON REDEVELOPMENT PROJECT \(UP TO \\$2.5 MILLION\), THE WESTLAKE RECOVERY REDEVELOPMENT PROJECT \(UP TO \\$11 MILLION\) AND THE WILSHIRE CENTER AND KOREATOWN REDEVELOPMENT PROJECT \(UP TO \\$16 MILLION\) \(Councilmembers Reyes, LaBonge, Parks, Wesson, Garcetti and Hahn, CD #1, #4, #8, #10, #13 and #15\)](#)
Presenters: Helmi Hisserich / Ricardo Noguera / Steve Valenzuela / Joe Nocella

EAST VALLEY REGION

6. [AUTHORIZATION TO ENTER CONTRACTS WITH FULBRIGHT & JAWORSKI L.L.P., ROBINSON & PEARMAN LLP, MUNICIPAL CAPITAL MANAGEMENT, INC., AND U.S. BANK NATIONAL ASSOCIATION, AMEND BUDGET, AND ISSUE AND SELL UP TO \\$11.5 MILLION OF TAX ALLOCATION BONDS AND REFUNDING BONDS, IN ONE OR MORE SERIES, FOR THE NORTH HOLLYWOOD REDEVELOPMENT PROJECT \(Councilmember Greuel, CD #2\)](#)
Presenters: Margarita De Escontrias / Joe Nocella
7. CHIEF EXECUTIVE OFFICER'S REPORT
8. CHAIRPERSON'S REPORT
9. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

CLOSED SESSION ITEMS

10. (A) 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 Mani Brothers Real Estate Group and 8th & Francisco, LLC v. CRA (Los Angeles Superior Court No. BS101354)
- (B) 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 Larry and Melissa Shields v. CRA (Los Angeles Superior Court No. BC346249)
- (C) 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 the salary and/or compensation of Association of Federal, State, County and Municipal Employees (AFSCME Nos. 164, 585, 2204 and 1890). Agency Designated Representative: Patricia Francisco, Director of Human Resources
- (D) REAL PROPERTY NEGOTIATIONS: This Closed Session is being held pursuant to Government Code section 54956.8 in order for the Board to grant authority to its negotiators regarding the price and terms of payment for the acquisition of the real property

located at 6901 and 6905 South Main Street, Los Angeles. Agency Negotiators: David Riccitiello, Jenna Gulager. Owner: Sadley Properties.

*(E) Public Employee Discipline/Dismissal/Release: This Closed Session is being held pursuant to Government Code Section 54957 regarding one (1) employee.

(F) 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 one (1) matter of anticipated litigation.

PUBLIC COMMENT

11. **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