

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

AGENDA FOR MARCH 1, 2007

This Agenda was posted on, or before, Friday, February 23, 2007 at 5:00 p.m. at 354 South Spring Street in the Main Lobby, as well as the 6th 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.

354 S. Spring Street, 6th Floor, Board Room
Los Angeles, California

Board meeting to consider Agenda Items

Board of Commissioners

William H. Jackson, Chairman
Madeline Janis, 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

CONSENT ITEMS**MINUTES**

1. APPROVAL OF MINUTES OF APRIL 6, 2006, MAY 4, 2006, MAY 18, 2006 (R), MAY 18, 2006(S) AND JUNE 15, 2006 (S).

DOWNTOWN REGION

2. [AUTHORIZATION TO EXECUTE AN ACQUISITION LOAN AGREEMENT WITH LTSC COMMUNITY DEVELOPMENT CORPORATION IN AN AMOUNT NOT TO EXCEED \\$300,000 FOR THE SITE LOCATED AT 4775 SOUTH BROADWAY, COUNCIL DISTRICT 9 CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Perry – CD #9\)](#)
Presenters: David Riccitiello / Jenny Scanlin / John Lujan
3. [APPROVE SETTLEMENT AGREEMENT WITH 111 ZUMA CORPORATION REGARDING THE RENOVATION OF THE FRONTIER HOTEL AT 111 WEST 5TH STREET, CITY CENTER REDEVELOPMENT PROJECT AREA \(Councilmember Perry – CD #9\)](#)
Presenters: David Riccitiello / Lillian Burkenheim / Timothy Chung

EAST VALLEY REGION

4. [AUTHORIZATION TO COMMIT UP TO \\$2.8 MILLION OF HOUSING TRUST FUNDS FOR AGENCY DEFERRED SUBORDINATED PURCHASE ASSISTANCE LOANS OF UP TO \\$200,000 EACH TO ELIGIBLE HOUSEHOLDS TO PURCHASE 16 HOME IN NORTH HILLS VILLAS AND OTHER RELATED ACTIONS ASSOCIATED WITH A NEW 30 UNIT, MIXED INCOME DEVELOPMENT PROJECT LOCATED AT 8844 BURNETT AVENUE AND 15140 RAYEN STREET IN NORTH HILLS IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR PORTIONS OF COUNCIL DISTRICT 7 REDEVELOPMENT AREA \(Councilmember Padilla – CD #7\)](#)
Presenters: Margarita De Escontrias / Jose Amador / Michael Cracraft

HOLLYWOOD / CENTRAL REGION

5. [AUTHORIZATION TO EXECUTE A LETTER OF PERMANENT LOAN COMMITMENT IN THE AMOUNT OF \\$600,000 TO MACARTHUR PARK METRO APARTMENTS, L.P. FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PROPERTY OWNED BY THE METROPOLITAN TRANSPORTATION AUTHORITY \(MTA\) LOCATED AT SEVENTH STREET, BONNIE BRAE STREET AND WESTLAKE AVENUE, WESTLAKE RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Reyes – CD #1\)](#)
Presenters: Helmi Hisserich / Maxine Chavez
6. [AUTHORIZATION TO EXECUTE A LETTER OF LOAN COMMITMENT WITH ARDMORE 959 PARTNERS, L.P. IN AN AMOUNT NOT TO EXCEED \\$1,600,000 FOR THE ARDMORE AFFORDABLE HOUSING PROJECT LOCATED AT 959 SOUTH ARDMORE AVENUE, WILSHIRE CENTER/KOREATOWN REDEVELOPMENT PROJECT AREA \(Councilmember Wesson, Jr. – CD #10\)](#)
Presenters: Helmi Hisserich / Caroline Sim / Sergio Barajas

7. [APPROVAL OF SETTLEMENT AGREEMENT WITH PATRICIA MACFADDEN IN THE AMOUNT OF \\$15,300 REGARDING LITIGATION BASED ON THE CALIFORNIA PUBLIC RECORDS ACT, HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember Garcetti - CD #13\)](#)

Presenters: Helmi Hisserich / Edward Young

ACTION ITEMS

EASTSIDE REGION

8. [AUTHORIZATION TO ENTER INTO CONTRACTS WITH ORRICK, HERRINGTON & SUTCLIFFE LLP, NOSSAMAN, GUTHER, KNOX & ELLIOT, LLP, AND UNION BANK OF CALIFORNIA, N.A., EXECUTE A BOND PURCHASE AGREEMENT WITH CITIGROUP CORPORATE AND INVESTMENT BANKING AND E.J. DE LA ROSA & CO., INC., AMEND BUDGET, AND ISSUE AND SELL UP TO \\$12.5 MILLION OF TAX ALLOCATION BONDS IN ONE OR MORE SERIES, FOR THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT AREA \(Councilmembers Reyes, Huizar – CD #1, #14\)](#)

Presenters: Steve Valenzuela / Ray Fors / Joe Nocella

DOWNTOWN REGION

9. [AUTHORIZATION TO ENTER INTO CONTRACTS WITH ROBINSON & PEARMAN LLP, THE LAW OFFICES OF ELIZABETH C. GREEN, GARDNER, UNDERWOOD & BACON LLC, AND U.S. BANK NATIONAL ASSOCIATION, AMEND BUDGET, AND ISSUE AND SELL UP TO \\$12.5 MILLION OF TAX ALLOCATION BONDS, IN ONE OR MORE SERIES, FOR THE COUNCIL DISTRICT 9 CORRIDORS SOUTH OF THE SANTA MONICA FREEWAY RECOVERY REDEVELOPMENT PROJECT AREA \(Councilmember Perry – CD #9\)](#)

Presenters: David Riccitiello / Ray Fors / Joe Nocella

EAST VALLEY AND SOUTH L.A. REGION

10. [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 FIRST ALBANY CAPITAL, INC., AND BACKSTROM MCCARLEY BERRY & CO., LLC, AMEND BUDGET, AND ISSUE AND SELL UP TO \\$8 MILLION OF TAX ALLOCATION BONDS OR NOTES, IN ONE OR MORE SERIES, FOR THE BROADWAY/MANCHESTER RECOVERY REDEVELOPMENT PROJECT \(UP TO \\$1.5 MILLION\), THE CRENSHAW/SLAUSON RECOVERY REDEVELOPMENT PROJECT \(UP TO \\$3 MILLION\), THE EARTHQUAKE DISASTER ASSISTANCE PROJECT FOR LAUREL CANYON COMMERCIAL CORRIDOR \(UP TO \\$2 MILLION\), AND THE WATTS REDEVELOPMENT PROJECT \(UP TO \\$1.5 MILLION\), \(Councilmembers Greuel, Cardenas, Parks, Hahn - CD #'s 2, 6, 8 and 15\)](#)

Presenters: Ricardo Noguera/ Margarita De Escontrias / Ray Fors / Joe Nocella

EAST VALLEY REGION

11. [AUTHORIZATION TO ENTER INTO THE FOLLOWING CONTRACTS WITH ARTIST PETER SHIRE FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \\$290,000 AND THE DEPARTMENT OF GENERAL SERVICES FOR A TOTAL NOT-TO-EXCEED AMOUNT OF \\$539,425 FOR ARTWORK SERVICES FOR THE NOHO ARTS DISTRICT GATEWAY PROJECT, NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember LaBonge – CD #4\)](#)

Presenters; Margarita De Escontrias / Gazala Pirzada / Susan Gray

SOUTH L.A. REGION

12. [AUTHORIZATION TO ENTER INTO CONTRACTS WITH FULBRIGHT & JAWORSKI L.L.P., NOSSAMAN, GUTHNER, KNOX & ELLIOTT, LLP, MUNICIPAL CAPITAL MANAGEMENT, INC., AND U.S. BANK NATIONAL ASSOCIATION, AMEND BUDGET, AND ISSUE AND SELL UP TO \\$10.5 MILLION OF TAX ALLOCATION BONDS AND REFUNDING BONDS, IN ONE OR MORE SERIES, FOR THE EXPOSITION/UNIVERSITY PARK REDEVELOPMENT PROJECT \(Councilmembers Parks, Perry – CD #8, #9\)](#)
Presenters: Ricardo Noguera / Joe Nocella / Ray Fors
13. [VARIOUS ACTIONS RELATED TO THE ISSUANCE OF TAX-EXEMPT MULTI-FAMILY HOUSING REVENUE BONDS IN AN AMOUNT NOT TO EXCEED \\$14,000,000 AND THE EXECUTION OF A RESIDUAL RECEIPTS LOAN IN AN AMOUNT UP TO \\$6,430,000 FOR THE WESTMINSTER PLAZA II PROJECT ADJACENT TO THE WATTS REDEVELOPMENT PROJECT AREA \(Councilmember Hahn – CD #15\)](#)
Presenters: Ricardo Noguera / Carey Jenkins
14. [VARIOUS ACTIONS RELATED TO AGENCY'S PURCHASE OF A FORMER PUBLIC LIBRARY SITE LOCATED AT 6527 CRENSHAW BOULEVARD IN THE AMOUNT OF \\$540,000 CRENSHAW/SLAUSON RECOVERY REDEVELOPMENT PROJECT AREA AND \(Councilmember Parks – CD #8\)](#)
Presenters: Ricardo Noguera / Alvin Jenkins / Armando Pena

GENERAL

15. CHIEF EXECUTIVE OFFICER'S REPORT
16. CHAIRPERSON'S REPORT
17. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

CLOSED SESSION ITEMS

18. (A) 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.

(B) ANTICIPATED LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(c) in order for the Board to confer with its legal counsel regarding one (1) matter of anticipated litigation.

(C) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956(a) in order for the Board to confer with its legal counsel regarding PWS, Inc. v. CRA, et al. (Los Angeles Superior Court No. BC359187)

PUBLIC COMMENT

19. **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