

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

**AGENDA FOR MAY 4, 2006**

This Agenda was posted on, or before, Friday, April 28, 2006 at 5:00 p.m. at 354 South Spring Street in the Main Lobby, as well as the 4<sup>th</sup> and 8<sup>th</sup> Floor Lobbies. Copies of this Agenda and Memoranda will be available in the Records Department on the 5<sup>th</sup> 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.**

**REGULAR AGENCY MEETING**

354 S. Spring Street, 4<sup>th</sup> 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

**PUBLIC HEARING****WEST VALLEY REGION – TO BE OPENED AND CONTINUED TO 5/18/06**

1. 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****MINUTES**

2. APPROVAL OF MINUTES OF APRIL 6, 2006

**EAST VALLEY REGION**

3. [VARIOUS ACTIONS RELATED TO THE APPROVAL OF A FINAL BUDGET INCREASE IN THE AMOUNT OF \\$90,000 FOR KELLY LYTTON & VANN FOR A TOTAL OF \\$1,890,000 FOR LEGAL SERVICES AND OUTSIDE EXPERT AND CONSULTANT COSTS ASSOCIATED WITH THE ACQUISITION OF TWELVE \(12\) PARCELS FOR THE NOHO COMMONS PROJECT \(Councilmember LaBonge, CD #4\)](#)  
Presenters: Margarita De Escontrias / Curt Kidder

**HOLLYWOOD & CENTRAL**

4. [AUTHORIZATION TO AWARD A CONTRACT IN THE AMOUNT OF \\$55,900 TO THE LOS ANGELES CONSERVANCY TO PREPARE AND IMPLEMENT THE PICO UNION HISTORIC PRESERVATION EDUCATIONAL TRAINING AND COMMUNITY OUTREACH PROGRAM IN THE PICO UNION REDEVELOPMENT PROJECT AREAS NO. 1 & 2 \(Councilmember Reyes, CD #1\)](#)  
Presenters: Helmi Hisserich / Maxine Chavez
5. [AUTHORIZATION TO ISSUE A REQUEST FOR QUALIFICATIONS FOR THE SELECTION OF A DEVELOPMENT TEAM FOR DEVELOPMENT OF A PERMANENT SUPPORTIVE HOUSING DEMONSTRATION PROJECT FOR THE FORMERLY HOMELESS ON AGENCY OWNED PROPERTY AT 1720-1726 N. GOWER STREET IN THE HOLLYWOOD REDEVELOPMENT PROJECT AREA \(Councilmember Garcetti, CD #13\)](#)  
Presenters: Helmi Hisserich / John McCoy

**ACTION ITEMS****EAST VALLEY REGION**

6. [VARIOUS ACTIONS RELATED TO INTENT TO ISSUE TAX-EXEMPT HOUSING BONDS AND RELATED ACTIONS ASSOCIATED WITH THE ISSUANCE OF TAX EXEMPT BONDS AND THE EXECUTION OF FIRST AMENDMENT TO AGREEMENT NUMBER 872515 CONVERTING AN EXISTING ACQUISITION AND PREDEVELOPMENT LOAN AGREEMENT INTO A CONSTRUCTION AND PERMANENT LOAN AGREEMENT IN AN AMOUNT NOT TO EXCEED \\$2,400,000 WITH DECRO OSBORNE APARTMENTS, L.P. FOR THE DEVELOPMENT OF A 51 UNIT AFFORDABLE FAMILY APARTMENTS COMPLEX AT 12360 OSBORNE STREET IN THE EARTHQUAKE DISASTER ASSISTANCE PROJECT AREA FOR PORTIONS OF COUNCIL DISTRICT #7 \(Councilmember Padilla, CD #7\)](#)

Presenters: Margarita De Escontrias / Carolyn Hull / Michael Miller

**SOUTH L.A. REGION**

7. [AUTHORIZATION TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT \(ENA\) WITH INFINITY GATEWAY, LLC 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

**GENERAL**

8. [APPROVE THE PROPOSED FISCAL YEAR 2006-2007 INTERNAL AUDIT BUDGET](#)  
Presenter: Gordon Seaberg
9. [MODIFICATIONS TO THE PROPOSED BUDGET AND WORK PROGRAM FOR THE FISCAL YEAR ENDING JUNE 30, 2007](#)  
Presenters: Jay Virata / Regional Administrators
10. ORAL PRESENTATION OF THE PROPERTY MANAGEMENT AUDIT  
Presenter: Gordon Seaberg
11. CHIEF EXECUTIVE OFFICER'S REPORT
12. CHAIRPERSON'S REPORT
13. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

**CLOSED SESSION ITEMS**

14. (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 one (1) matter 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 Gabaee (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**

15. **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