

- - - SPECIAL COUNCIL MEETING - - -

10:15 A.M. OR AS SOON THEREAFTER
AS COUNCIL RECESSES ITS REGULAR MEETING

ROLL CALL - Members present: Greuel, Hahn, Huizar, LaBonge, Parks, Perry, Reyes, Rosendahl, Smith, Weiss, Wesson, Zine and President Garcetti (13); Absent: Alarcon and Cardenas (2).

ROLL CALL NUMBER (#) - INDICATES THE ORDER IN WHICH THE ITEMS WERE ACTED UPON DURING THE COUNCIL MEETING

Items for Which Public Hearings Have Not Been Held - Items 18-20

(10 Votes Required for Consideration)

ITEM NO. (18) - MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATIONS - TO THE MAYOR FORTHWITH

Roll Call #1 - Motion (Perry - Huizar) Adopted, Ayes (13); Absent: Alarcon and Cardenas (2)

06-0426

05-2838

CDs 9 &
14

CATEGORICAL EXEMPTION, COMMUNICATION FROM MEMBER, HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE and ORDINANCE FIRST CONSIDERATION relative to various actions concerning the: purchase and sale of the Renaissance Building located at 434 South San Pedro Street; the purchase of a parking lot located at 454 South San Pedro Street; the termination of a lease in exchange for the extinguishment of \$3.7 million and the restructuring of \$1.9 million of debt; the implementation of property transfer provisions of the MLK Apartments and the Commercial Light Industrial Complex; various other agreements; and related actions.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE that the City-owned property at 434 South San Pedro Street, Los Angeles, APN 5147-007-900, is no longer required for City use and that the public interest is best served by the direct sale of the property to the Community Redevelopment Agency (CRA), without calling for bids.
2. FIND that:
 - a. The sale of real property to the CRA is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15300, and following.

- b. The sale of real property to the CRA is exempt from the CEQA pursuant to CEQA Guidelines section 15213, and City CEQA guidelines Article III, Section 1(I).
 - c. Find that the requested approvals are categorically exempt from the provisions of the CEQA pursuant to Article VII 1 a (1, 4, and 35) of the CRA CEQA Guidelines.
 3. PRESENT and ADOPT the accompanying ORDINANCE providing for the sale of the property to the CRA for \$1.00.
 4. APPROVE the:
 - a. Agreement of Purchase and Sale (attached to the accompanying Ordinance) and AUTHORIZE and INSTRUCT the Department of General Services (GSD) to complete the transactions as outlined in the Ordinance and Purchase Agreement and process the necessary documentation to effectuate the sale.
 - b. Resolution of the CRA (Attachment A of the CRA report dated January 18, 2007) amending the CRA Guidelines for the implementation of the CEQA to revise the list of categorical exemption to add Section 15331, Historical Resource Restoration/Rehabilitation, of the State CEQA Guidelines.
 5. AUTHORIZE the Chief Executive Officer, CRA, and the General Manager, GSD, subject to the review of the City Attorney as to form and legality, to:
 - a. Execute the Agreement, known as the "Umbrella Agreement" as presented by the CRA, by and among Skid Row Development Corporation (SRDC), Volunteers of America of Los Angeles (VOA); the CRA, and the City to reorganize and transfer of assets and debt obligations through service delivery and disposition of properties.
 - b. Execute the Agreement of Purchase and Sale of the Renaissance Building (434 South San Pedro Street) and Joint Escrow Instructions for the purposes of subsequent transfer and adaptive reuse of the site to and by the Downtown Women's Center (DWC) for the purposes of relocating their facilities and expanding DWC's permanent supportive housing services to homeless women.
 6. AUTHORIZE the Chief Executive Officer, CRA, or designee, subject to the review of the City Attorney as to form and legality, to:
 - a. Execute various attachments to the "Umbrella Agreement" that service as implementing agreements, as follows:
 - 1) Attachment 1: Agreement of Purchase and Sale relative to the Renaissance Building Parking Lot - 454 South San Pedro Street.
 - 2) Attachment 2: Termination, Cancellation, and Release Agreement relative to the Renaissance Building Premises and the CLIC Property.
 - 3) Attachment 3: Cancellation of Lease Agreement for the Renaissance Building Lease; and authorize the General Manager, GSD, to execute.

- 4) Attachment 5: Cancellation of Lease Agreement to CLIC Property Lease.
 - 5) Attachment 6: Agreement of Purchase and Sale relative to the CLIC Property.
 - 6) Attachment 7a: Amendment to Loan Agreement with VOA relating to Ballington Plaza (debt conversion - \$731,371 - to a service agreement).
 - 7) Attachment 7b: Amendment to Loan Agreement with VOA relating to Jan Clayton Center (debt conversion - \$715,700 - to a service agreement).
- b. Waive CRA Policy Guidelines limiting service repayment of outstanding loans to \$350,000 for the benefit of VOA that were in effect at the time of the CRA's February 2006 transmittal to Council.
 - c. Execute an amendment to the Predevelopment Grant Agreement (December 15, 2005) with DWC to increase the amount by \$450,000 from \$500,000 to \$945,000 for the assessment, design/construction plans for the adaptive reuse of the Renaissance Building and to take such other actions as may be necessary to carry out the agreement.
 - d. Execute the Disposition and Development Agreement (DDA) with the DWC that includes disposition of the Renaissance Building, the renovation and adaption reuse of the Renaissance Building for purposes of its relocation and expansion of its current facilities and services to the Downtown homeless women's population, including but not limited to the creation of 75 independent living SRO units, a medical clinic, as well as social and occupational services and meals for the extremely low income women in the Downtown area.
7. AUTHORIZE Chief Executive Officer, CRA, and the General Managers, GSD and Housing Department, to take such other action as may be necessary to carry out the terms of the "Umbrella Agreement", including but not limited to, the authorization to negotiate and execute the necessary consents and/or agreements identified below, subject to the review of the City Attorney as to form and legality:
 - a. An interim 24 month Lease, Maintenance, and Management Agreement for the MLK Apartments (973, 991, and 1019 East Martin Luther King, Jr. Blvd.) between the CRA (owner) and SRDC (operator).
 - b. Various consents required to existing CRA and City agreements relative to the change in control of SRDC to VOA as set forth in Schedule 1 of the "Umbrella Agreement".

Fiscal Impact Statement: The City Administrative Officer and the Chief Legislative Analyst report that the proposed sale is for the total purchase price of \$1 and establishes a fifty-five year covenant restricting the use of property to the development of a residential facility that provides permanent housing and social services to homeless women and temporary shelter for women at risk of homelessness. Such action is in support of City policy with respect to the development of permanent supportive housing servicing the City's homeless population.

(Information Technology and Budget and Finance Committees waived consideration of the above matter)

**ITEM NO. (19) - MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATIONS,
AS AMENDED - SEE FOLLOWING**

**Roll Call #3 - Motion (Parks - Smith) Adopted, Ayes (11); Absent: Cardenas, Greuel, Hahn and
LaBonge (4)**

07-0600-S8

COMMUNICATION FROM THE CITY ATTORNEY relative to amending Section 66.41 of Article 6.1, of the Los Angeles Municipal Code, Solid Waste Collection, Recycling and Disposal Fee.

Recommendation for Council action:

INSTRUCT the City Clerk, with the assistance of the Bureau of Sanitation and the City Attorney, to prepare the necessary notice of the proposed action (including the amount of the fee, the basis upon which it is calculated, and the reason for the fee) and that a public hearing on the proposed fee will be considered by the City Council on **JULY 25, 2007 at 10:00 AM** in the City Council Chamber, to be scheduled no less than 45 days after the date of the mailing of the notice, at which the Council will receive and consider comments and protests to the proposed increased fee, and to mail that notice to each affected party as required by Proposition 218.

(Budget and Finance Committee waived consideration of the above matter)

ADOPTED

AMENDING MOTION (PARKS - SMITH)

Recommendations for Council Action

- 1. TRANSFER \$70,000 from Fund 100/82 (Sanitation) Account 6020 (Operating Expense) to Fund 706/40 (Printing Revolving Fund/GSD) Account 000A (Available).**
- 2. TRANSFER \$351,000 from the Reserve Fund to the Unappropriated Balance and appropriate therefrom to Fund 100/40 (GSD) Account No. 9130 (Mail Services).**
3. INSTRUCT the City Clerk to place the following recommendation on the Council agenda for JULY 1, 2007 or as soon thereafter as possible:

TRANSFER \$351,000 from Fund 508/50 Account B282 to the Reserve Fund to fully repay the loan for mailing expense incurred in connection with the notices mailed in accordance with Proposition 218 enabling the acceleration of the scheduled July 1, 2008 increase to the Solid Waste Fee to be effective on September 1, 2007.

ITEM NO. (20) - RECEIVED AND FILED

Roll Call #2 - Motion (Parks - Smith) Adopted to Receive and File, Ayes (11); Absent: Cardenas, Greuel, Hahn and LaBonge (4)

07-1610

CONSIDERATION OF MOTION (PARKS - SMITH) relative to the Council asserting jurisdiction over a May 15, 2007 Board of Police Commissioners action.

Recommendations for Council action:

1. ASSERT jurisdiction, pursuant to Charter Section 245, over the May 15, 2007 Board of Police Commissioners action to approve a Police Department report dated April 18, 2007, relative to providing each Special Weapons and Tactics (SWAT) officer with a take home vehicle, due to call out response time.
2. VETO the above referenced Board of Police Commissioners action upon assertion of jurisdiction and REMAND the matter back to the Board of Police Commissioners.

TIME LIMIT FILE - MAY 25, 2007

(LAST DAY FOR COUNCIL ACTION - MAY 25, 2007)

(Budget and Finance Committee waived consideration of the above matter)

(10 VOTES REQUIRED)

Councilmember Parks moved, seconded by Councilmember Smith, that the Special Council meeting adjourn.

Ayes, Alarcon, Huizar, Parks, Perry, Reyes, Rosendahl, Smith, Weiss, Wesson, Zine and President Garcetti (11); Absent: Cardenas, Greuel, Hahn and LaBonge (4).

Whereupon the Special Council meeting did adjourn.

ATTEST: Frank T. Martinez, CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL