Los Angeles City Council, Journal/Council Proceedings
Wednesday, June 30, 2010
John Ferraro Council Chamber, Room 340, City Hall - 10:15 am

- - - SPECIAL COUNCIL MEETING - - -

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

ALL ITEMS FORTHWITH

ROLL CALL - Members present: Alarcón, Hahn, Koretz, LaBonge, Parks, Perry, Reyes, Rosendahl, Smith, Wesson, Zine and President Garcetti (12); Absent: Cárdenas, Huizar and Krekorian (3)

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

Item for Which Public Hearing Has Been Held - Item 27

ITEM NO. (27) - ADOPTED

Roll Call #1 - Adopted, Ayes (12); Absent: Cárdenas, Huizar and Krekorian (3)

10-0985

BUDGET AND FINANCE COMMITTEE REPORT relative to a grant acceptance packet for the County of Los Angeles Impact (LA IMPACT) Program grant.

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

1. AUTHORIZE the City Attorney or his designee to submit the grant award in the amount of $427,538 for the LA IMPACT Grant for the period of July 1, 2009 to June 30, 2010.

2. AUTHORIZE the City Attorney or his designee to approve and execute the grant award in the amount of $427,538 on behalf of the City, subject to the approval of the City Attorney as to form and legality.

3. AUTHORIZE the City Attorney or his designee to accept the grant award in the amount of $427,538 for funding the LA IMPACT Grant for the period of July 1, 2009 to June 30, 2010.

4. AUTHORIZE the Controller to:
   a. Establish a receivable in the amount of $427,538 within Fund 368/12 from the County of Los Angeles.
b. Establish the following appropriation Account Nos. within the Fund 368/12, Account No. F631 Personnel Services - $307,488 and Account No. F633 Operating Expenses - $120,050.

c. Transfer $217,045 from Fund 368/12, Account F631 Personnel Services to Fund 100/12, Account 1010 Salaries General.

d. Upon receipt of grant funds, transfer $90,443 from Fund 368, Account F631 Personnel Services to Fund 100/12, Account 4610 Reimbursement of Related Costs.

5. REQUEST the City Attorney to submit invoices to the County of Los Angeles on a quarterly basis to ensure that expenditures are reimbursed in a timely manner.

6. AUTHORIZE the Office of the City Attorney to prepare Controller's instructions for any necessary technical adjustments, subject to the approval of the City Administrative Officer (CAO), and AUTHORIZE the Controller to implement the adjustments.

Fiscal Impact Statement: The CAO reports that the total cost of the 2009-10 LA IMPACT Grant program is $472,401 of which $427,538 will be fully reimbursed by the County of Los Angeles for salaries, expenses, fringe benefits, and partial overhead. The General Fund impact will be $44,863 for the remaining general City overhead which is not eligible for reimbursement due to federal grant restrictions. There is no required match for this grant. The above recommendations are in compliance with the City's Financial Policies in that budgeted appropriations must be balanced against revenue, which includes available cash balances and revenues estimated to be received in the current year or proposed year.

Community Impact Statement: None submitted.

Items for Which Public Hearings Have Not Been Held - Items 28-29
(10 Votes Required for Consideration)

ITEM NO. (28) - ADOPTED, AS AMENDED - SEE FOLLOWING

Roll Call #2 - Adopted, As Amended, Ayes (11); Absent: Cárdenas, Huizar, Krekorian and Smith (4)

10-1093 CD 1

COMMUNICATION FROM THE CHIEF LEGISLATIVE ANALYST (CLA) and RESOLUTION relative to the Blossom Plaza Mixed Use Development.

Recommendations for Council action:

1. AUTHORIZE the CLA to execute a Memorandum of Understanding between the City of Los Angeles and Morgan Stanley Real Estate Advisors, Inc., which outlines and terms and conditions for the purchase and sale of 900 North Broadway.
2. AUTHORIZE the City Attorney and General Services Department, with the assistance of the CLA, to negotiate and execute a Purchase and Sale Agreement to acquire the parcel at 900 North Broadway.

3. ADOPT the accompanying Finding of Benefit Joint RESOLUTION for the Blossom Plaza Mixed Use Development Project (Project) providing a not to exceed amount of $1.6 million of Bunker Hill Housing Trust Fund, finding that the housing affordable to very low, low and moderate income households at 900 North Broadway is of benefit to the Bunker Hill Redevelopment Project Area and request that the Community Redevelopment Agency (CRA) also adopt the Joint Resolution (Attachment A in the CLA report dated June 25, 2010).

4. AUTHORIZE the CRA to provide funding of up to $3 million for the acquisition of the Blossom Plaza site from the Bunker Hill Housing Trust Fund and the Chinatown Housing Trust Fund.

5. AUTHORIZE the CRA to issue a Request for Proposal to develop the 900 North Broadway property as an intermodal transportation center and mixed-use development consistent with existing entitlements and environmental approvals.

6. DIRECT the CRA in cooperation with the Los Angeles Department of Transportation (LADOT) and City Administrative Officer, to select a developer and negotiate a Disposition and Development Agreement to be approved by the City Council.

7. INSTRUCT the CRA, CLA, and LADOT to seek agreement modifications, as necessary, with the federal government and other agencies.

Fiscal Impact Statement: The CLA reports that the recommendations to negotiate a Purchase and Sale Agreement will not impact the General Fund as all funding has been previously approved for the Project or is provided by other agencies.

Community Impact Statement: None submitted.

[Council may recess to Closed Session, pursuant to Government Code Section 54956.8, to meet with the City's negotiator, the CLA, on the above matter.]

(Housing, Community and Economic Development Committee waived consideration of the above matter)

ADOPTED

AMENDING MOTION (REYES - PERRY)

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

INCLUDE the following additional recommendations:

1. INSTRUCT the Chief Legislative Analyst (CLA), with the assistance of the Community Redevelopment Agency, Department of Transportation, General Services Department, and other departments as necessary to prepare and present to the Controller instructions necessary to process payments into escrow consistent with the attached.
2. AUTHORIZE the Controller to process payment into the escrow the sum of $9,900,000 plus closing costs upon presentations of instructions by the CLA.

**ITEM NO. (29) - ADOPTED**

Roll Call #3 - Adopted, Ayes (11); Absent: Cárdenas, Huizar, Krekorian and Smith (4)

**09-2665-S2**

COMMUNICATION FROM THE CITY ADMINISTRATIVE OFFICER (CAO) relative to implementing language and administrative allocations necessary to carry out the 36th Program Year (PY) Consolidated Plan (Con Plan) and other technical adjustments.

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

1. AUTHORIZE the General Managers, Community Development Department (CDD) and Los Angeles Housing Department (LAHD), or designees, to amend the appropriate Consolidated Plan(s) as needed to reflect the revised Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnership (HOME) and Housing Opportunities for Persons with AIDS (HOPWA) budgets (as shown in Attachments A through E in the CAO report dated June 25, 2010) and reflecting the Council and Mayor adopted actions on the item, and submit the amended Consolidated Plan(s) to the U.S. Department of Housing and Urban Development for review and approval.

2. AUTHORIZE the General Managers of CDD, LAHD and the Department of Disability, or designee, to implement activities identified in Attachments J1, K1, M1 and G which appear as addenda to the CAO report through the negotiation and execution of amendments to existing contracts and agreements for services that are consistent with the scopes of work as approved; and, in substantial conformance with the pro forma agreements for construction projects as provided in Council File 09-2665-S2, and subject to the following: 1) review and approval of the City Attorney as to form; 2) review and approval by the Department of Public Works, Bureau of Contract Administration as to compliance with City and federal contract requirements; and iii) review and approval by the CAO Risk Management Group as to compliance with insurance requirements, if applicable.

3. AUTHORIZE the Controller to take specific financial actions detailed on Attachment F of the CAO report to complete actions approved in the 35th PY and to implement the Adopted 36th PY Con Plan.

4. INSTRUCT the General Manager, CDD, or designee, in accordance with C.F. 09-2665-S2, to report to the Mayor and Council with recommendations to adjust budgets for CDBG-funded capital projects and line items whose expenditures are limited by spending caps given that the City's final CDBG entitlement amount is less than previously projected.

5. AUTHORIZE the General Managers of CDD and LAHD, or designees, to prepare Controller instructions and/or make any technical adjustments that may be required and are consistent with these actions, subject to the approval of the CAO, and authorize the Controller to implement these instructions.
Fiscal Impact Statement: The CAO reports that there is no impact on the General Fund. The recommendations in the CAO report contain corrections and adjustment necessary to complete actions approved in the 35th PY (2009-10) and to implement the Adopted 36th PY Con Plan for 2010-11.

Community Impact Statement: None submitted.

(Housing, Community and Economic Development Committee waived consideration of the above matter)

Ayes, Alarcón, Hahn, Koretz, LaBonge, Parks, Perry, Reyes, Rosendahl, Wesson, Zine and President Garcetti (11); Absent: Cárdenas, Huizar, Krekorian and Smith (4)

Whereupon the Special Council meeting did adjourn.

ATTEST: June Lagmay, CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL