

- - - SPECIAL COUNCIL MEETING - - -

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

ROLL CALL - Members present: Alarcón, Cárdenas, Hahn, Huizar, Koretz, Krekorian, LaBonge, Parks, Perry, Reyes, Smith, Wesson and Zine (13); Absent: Rosendahl and President Garcetti (2)

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

Item for Which Public Hearing Has Not Been Held - Item 23

(10 Votes Required for Consideration)

ITEM NO. (23) - ADOPTED, AS AMENDED - SEE FOLLOWING

Roll Call #1 - Adopted, Ayes (13); Absent: Rosendahl and President Garcetti (2)

[11-0945](#)

CD 10

CATEGORICAL EXEMPTION, COMMUNICATION FROM THE COMMUNITY REDEVELOPMENT AGENCY (CRA) and RESOLUTION relative to acquisition of either: 1) approximately 96,750 square feet of land comprising seven lots at 3670 Wilshire Boulevard for \$21 million plus approximately \$50,000 in closing costs or 2) the southern three lots of said land, comprising approximately 45,750 square feet, for \$9,929,000 plus approximately \$25,000 in closing costs from Shinyoung 3670, LLC in the Wilshire Center/Koreatown Recovery Redevelopment Project Area.

Recommendations for Council action:

1. FIND the recommended action under Option Two is categorically exempt from provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15304 (a) and (b) and 15311 of the CRA and State CEQA guidelines. Pursuant to State CEQA Section 15004(b) (2) (A) future use of, and/or disposition of the property under Option One, would be subject to environmental review pursuant to CEQA and CRA approval of the future project.
2. AUTHORIZE the Chief Executive Officer, or designee, to:

For Option One

- a. Adopt the accompanying JOINT RESOLUTION as required by law to authorize the CRA to purchase property that will be publicly owned.
- b. Amend the Fiscal Year (FY) 2011 Budget and Work Program to transfer \$300,000 in Wilshire Center/Koreatown (WK) Tax Increment and \$125,000 in WK Taxable Series B Bond Proceeds from budget line item Community Facilities and Programs and \$2,669,600 in WK Tax Increment and \$10,455,100 in WK Taxable Series B Bond Proceeds from budget line item Economic Development Opportunities to budget line item Public Improvements.
- c. Negotiate and execute a purchase and sale agreement and related documents in order to acquire seven lots comprising approximately 96,750 square feet (SF) of vacant land at 3670 Wilshire Boulevard from Shinyoung 3670, LLC, for up to \$21 million plus associated closing costs of up to \$50,000, to be funded with Prop 84 funds (\$4,000,000) and WK Tax Increment and Taxable Series B Bond Proceeds (\$17,050,000).
- d. Take any actions as reasonably necessary to implement the above recommendations, subject to the review and approval of the City Attorney.
- e. Negotiate, execute, and take any action necessary to carry out an agreement with the City of Los Angeles Department of Recreation and Parks (RAP), pursuant to which the CRA will convey to RAP, and RAP will accept from CRA, fee simple title to a portion of the CRA-owned site and all improvements thereon, at no cost to RAP, upon completion of park improvements, and RAP will agree to maintain the park thereafter.
- f. Approve CRA's implementation of the Prop 84 Parks (now renamed Wilshire Center/Koreatown Central Park) project under the Cooperation Agreement for Payment of Costs Associated with Certain CRA Funded Capital Improvements, Public Improvements and Affordable Housing Projects, dated as of March 10, 2011 between the CRA and the City of Los Angeles.

For Option Two

- a. Adopt the accompanying JOINT RESOLUTION as required by law to authorize the CRA to purchase property that will be publicly owned.
- b. Amend the FY 2011 Budget and Work Program to transfer \$2,098,600 in WK Tax Increment and \$3,855,400 in WK Taxable Series B Bond Proceeds from budget line item Economic Development Opportunities to budget line item Public Improvements.
- c. Negotiate and execute a purchase and sale agreement and related documents in order to acquire three lots comprising approximately 45,750 SF of vacant land at the northwest corner of Seventh Street and Hobart Boulevard from Shinyoung 3670, LLC, for \$9,929,000 plus associated closing costs of up to \$25,000, to be funded with Prop 84 funds (\$4,000,000) and Taxable Series B Bond Proceeds (\$5,954,000); provided that delivery of the executed purchase and sale agreement (assuming City Council approval of this Option Two) shall occur concurrently with, but no sooner than, Hankey Investment Company L.P.'s removal of the remaining contingencies and its deposit becoming nonrefundable.

- d. Take any actions as reasonably necessary to implement the above recommendations, subject to the review and approval of the City Attorney.
- e. Negotiate, execute, and take any action necessary to carry out an agreement with the City of Los Angeles Department of Recreation and Parks, pursuant to which the CRA will convey to RAP, and RAP will accept from CRA, fee simple title to the CRA-owned site and all improvements thereon, at no cost to RAP, upon completion of park improvements, and RAP will agree to maintain the park thereafter.
- f. Approve CRA's implementation of the Prop 84 Parks (now renamed Wilshire Center/Koreatown Central Park) project under the Cooperation Agreement for Payment of Costs Associated with Certain CRA Funded Capital Improvements, Public Improvements and Affordable Housing Projects, dated as of March 10,2011 between the CRA and the City of Los Angeles.

Fiscal Impact Statement: The CRA reports that there is no fiscal impact to the City's General Fund as a result of this action.

Community Impact Statement: None submitted.

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

ADOPTED

AMENDING MOTION (WESSON - ZINE)

Recommendation for Council action:

DIRECT the Community Redevelopment Agency of the City of Los Angeles (CRA/LA) to identify, transfer and first expend Wilshire Center/Koreatown (WK) Tax Exempt Bond Proceeds, to the extent available, for the acquisition of the WK Central Park and eligible public improvements.

Whereupon the Special Council meeting did adjourn.

ATTEST: June Lagmay, CITY CLERK

By

Council Clerk

PRESIDENT OF THE CITY COUNCIL