



GOVERNING BOARD REGULAR MEETING

THURSDAY, SEPTEMBER 5, 2024, 9:30 A.M.

Kenneth Hahn Hall of Administration
500 W. Temple Street, Room B-50-A
Los Angeles, California 90012

MEMBERS

Ms. Mee Semcken, Chair
Mr. Ed P. Reyes, Vice Chair
Ms. Kelli Bernard, Member

This Agenda was posted on the CRA/LA website and at the main entrance to the Kenneth Hahn Hall of Administration on or before August 30, 2024.

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AGENDA

ROLL CALL

CONSENT ITEMS

1. [APPROVAL OF DECEMBER 22, 2023 SPECIAL MEETING MINUTES](#)
2. [RESIDENTIAL ACCESSIBILITY RETROFIT PROGRAM \("RETROFIT PROGRAM"\). AMEND PURCHASE ORDER NO. 24-0001 WITH M&J PROPERTY SERVICES, LLC TO EXTEND THE TIME OF PERFORMANCE AND INCREASE COMPENSATION FOR CONTINUED TENANT RELOCATION SERVICES FOR THE RETROFIT PROGRAM.](#)
Presenter: Bella Morris
3. [RESIDENTIAL ACCESSIBILITY RETROFIT PROGRAM \("RETROFIT PROGRAM"\). AMEND CONTRACT NO. 503812 WITH TODD BORZI TO EXTEND THE TIME OF PERFORMANCE AND INCREASE COMPENSATION FOR CONTINUED PROJECT MANAGEMENT AND LIAISING SERVICES FOR THE PHASE 1 AND PHASE 2 PROJECTS OF THE RETROFIT PROGRAM.](#)
Presenter: Bella Morris

4. [RESIDENTIAL ACCESSIBILITY RETROFIT PROGRAM \(“RETROFIT PROGRAM”\). AMEND CONTRACT NO. 503818 WITH OVERLAND, PACIFIC AND CUTLER, LLC TO EXTEND THE TIME OF PERFORMANCE AND INCREASE COMPENSATION FOR CONTINUED RELOCATION SERVICES FOR THE PHASE 1 AND PHASE 2 PROJECTS OF THE RETROFIT PROGRAM.](#)
Presenter: Bella Morris
5. [SUCCESSOR AGENCY ADMINISTRATION. AMEND CONTRACT WITH GOLDFARB & LIPMAN, LLP FOR REQUIRED LEGAL SERVICES TO THE SUCCESSOR AGENCY.](#)
Presenter: Bella Morris

ACTION ITEM

6. [RESIDENTIAL ACCESSIBILITY RETROFIT PROGRAM \(“RETROFIT PROGRAM”\). AUTHORIZATION TO ENTER INTO CONTRACTS WITH WALTON CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED A TOTAL OF \\$11,150,000.00 FOR GENERAL CONSTRUCTION SERVICES FOR THE PHASE 2 PROJECTS OF THE RETROFIT PROGRAM AND TO ESTABLISH A CRA/LA HELD CONTINGENCY OF UP TO 20% OF THE CONTRACT AMOUNT \(UP TO \\$2,230,000.00\) FOR UNFORESEEN COSTS.](#)
Presenter: Dan Kahn

ACTION ITEMS (SUBJECT TO OVERSIGHT BOARD APPROVAL)

7. [PROPERTIES RETAINED FOR FUTURE DEVELOPMENT. CITY REQUEST FOR A 36-MONTH EXTENSION, THROUGH SEPTEMBER 30, 2027, TO THE TERM OF THE BETHUNE LIBRARY OPTION AGREEMENT \(“OPTION AGREEMENT”\) WITH THE CITY OF LOS ANGELES \(“CITY”\) FOR CRA/LA-OWNED PROPERTY KNOWN AS THE FORMER BETHUNE LIBRARY PROPERTY AND IDENTIFIED IN THE LONG RANGE PROPERTY MANAGEMENT PLAN \(“LRPMP”\) AS ASSET ID NO. 86.](#)
Presenter: Dan Kahn
8. [LONG RANGE PROPERTY MANAGEMENT PLAN. APPROVE A PURCHASE AND SALE AGREEMENT WITH THE CITY OF LOS ANGELES \(“CITY”\) TO SELL REAL PROPERTY KNOWN AS THE MARLTON SQUARE PROPERTIES AND IDENTIFIED AS ASSET ID NOS. 82 AND 505-509 IN THE LONG RANGE PROPERTY MANAGEMENT PLAN \(“LRPMP”\) FOR A PURCHASE PRICE OF \\$21,750,000, WITH THE CITY RECEIVING A CREDIT OF \\$15,769,703 FOR FUNDS ADVANCED TO THE FORMER AGENCY AND NET PAYMENT TO CRA/LA OF \\$5,980,297.](#)
Presenter: Dan Kahn
9. [BOND EXPENDITURE AGREEMENT. AUTHORIZE A 12-MONTH EXTENSION, THROUGH JANUARY 16, 2026, TO THE TERM OF THE REVISED BOND EXPENDITURE AGREEMENT WITH THE CITY OF LOS ANGELES \(“CITY”\).](#)
Presenter: Dan Kahn
10. [RECOGNIZED OBLIGATION PAYMENT SCHEDULE \(ROPS\). AMEND ROPS 24-25 BY \\$81,900 IN REDEVELOPMENT PROPERTY TAX TRUST FUNDS \(“RPTTF”\) FOR ROPS “B” COVERING JANUARY 1, 2025 TO JUNE 30, 2025 TO INCREASE FUNDING FOR PROPERTY MAINTENANCE SERVICES.](#)
Presenter: De Huy Dinh

CHIEF EXECUTIVE OFFICER’S REPORT

11. CHIEF EXECUTIVE OFFICER’S REPORT

PUBLIC COMMENT

12. Speaker's form must be filled out and submitted to the Recording Secretary prior to the beginning of Public Comment. Each speaker is limited to two (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 Governing Board.

13. ADJOURNMENT