

CITY OF LOS ANGELES

CALIFORNIA



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When making inquiries relative to
this matter, please refer to the
Council File No.

July 1, 2014

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 13-1694,
at its meeting held June 25, 2014.

City Clerk
io

Mayor's Time Stamp
2014 JUN 27 PM 12:06
CITY OF LOS ANGELES

City Clerk's Time Stamp
CITY CLERK'S OFFICE
2014 JUN 27 AM 11:57
CITY CLERK
BY _____
DEPUTY

SUBJECT TO THE MAYOR'S APPROVAL

COUNCIL FILE NO. 13-1694

COUNCIL DISTRICT _____

COUNCIL APPROVAL DATE June 25, 2014

RE: GRAND AVENUE HOTEL AND PARKING REVENUE PARTICIPATION AGREEMENT

LAST DAY FOR MAYOR TO ACT JUL 07 2014
(10 Day Charter requirement as per Charter Section 341)

DO NOT WRITE BELOW THIS LINE - FOR MAYOR USE ONLY

APPROVED
✓

*DISAPPROVED

*Transmit objections in writing
pursuant to Charter Section 341

DATE OF MAYOR APPROVAL OR DISAPPROVAL 7/6/14

EG
MAYOR

wrq

BY _____
CITY CLERK
DEPUTY
2014 JUN 27 PM 1:13
CITY CLERK'S OFFICE
JULY 1, 2014

FINAL ENVIRONMENTAL IMPACT REPORT (EIR) and ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to the Grand Avenue Hotel and Parking Revenue Participation Agreement.

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

1. CERTIFY, acting as a responsible agency, that the Second Addendum to the previously certified Final EIR for the Grand Avenue Project - Phase I (Project) consisting of repositioning residential and hotel towers, parking, public plaza, retail/commercial spaces, streetscape and site landscaping by Grand Avenue L.A., LLC, Phase I Developer has been completed in compliance with the California Environmental Quality Act and reflects the independent judgment and analysis of the City, and that the City has reviewed and considered the information contained in the Second Addendum and Final EIR prior to approving the Project; APPROVE the Second Addendum and the proposed revision to the Scope of Development of the Project on Parcel Q to allow for adjustments to the prior approvals consistent with the revised concept design and Project description to facilitate the design and refinement of terms relative to a mixed-use development.
2. APPROVE the form and substance of the Fourth Amendment to the Disposition and Development Agreement (DDA) among The Los Angeles Grand Avenue Authority, Grand Avenue L.A., LLC, and Grand Avenue M Housing Partners, LLC to implement the revision to the Scope of Development of the Project, and refine other terms.
3. AUTHORIZE the Mayor to execute a Memorandum of Understanding (MOU) between the City of Los Angeles and The Related Companies concerning terms for agreements necessary to provide a revenue participation agreement to close the financing gap in the Grand Avenue Project.
4. DIRECT the Chief Legislative Analyst (CLA) and other City departments as necessary to negotiate the final definitive agreements necessary to provide a revenue participation agreement to support the Grand Avenue Project for consideration by Council.
5. DIRECT the CLA, upon the full execution of the MOU and the Fourth Amendment DDA, to work with the County of Los Angeles (County), the developer, and Council District 14 to analyze and quantify the public benefits provided by the Project as well as the type and amount of financial that has been provided by the City, the County, the Community Redevelopment Agency of Los Angeles (CRA), and the Grand Avenue Joint Powers Authority (JPA), and to provide the report at the time the final agreements are submitted for Council approval.

Fiscal Impact Statement: The CLA reports that there is no fiscal impact on the City General Fund associated with this action.

Community Impact Statement: None submitted.

SUMMARY

At a regular meeting held on June 24, 2014, the Economic Development Committee considered a report from the CLA dated June 19, 2014, and a report from the Los Angeles Grand Avenue Authority dated May 5, 2014, relative to the Grand Avenue Hotel and Parking Revenue Participation Agreement and Fourth Amendment to the DDA. A representative of the CLA addressed the Committee and provided a brief overview of the CLA's report and responded to related questions.

During discussion of this matter, the Committee Member, in whose Council District the Project is located, moved to amend the CLA's recommendations to also direct the CLA, upon execution of the MOU and Fourth Amendment to the DDA, to work with the County, the Developer, and the Council District, and report back to the Economic Development Committee in 90 days with an analysis of the public benefits provided by the Project and a breakdown of the financial assistance provided by the City, County, CRA, and the JPA. This is to address discussions the City has been having with the County relative to the support the County has been providing to the Project. The representative of the CLA requested to provide the report at the time the final agreements are submitted for Council approval.

After providing an opportunity for public comment, the Committee approved the recommendations in the CLA report as amended. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

ECONOMIC DEVELOPMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
PRICE:	YES
KREKORIAN:	YES
HUIZAR:	YES
CEDILLO:	YES
MARTINEZ:	YES

ADOPTED

JUN 25 2014

LOS ANGELES CITY COUNCIL

REW
6/24/14
FILE NO. 13-1694

-NOT OFFICIAL UNTIL COUNCIL ACTS-