

ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to negotiating an exclusive negotiating agreement with Thomas Safran and Associates (TSA) in connection with a future development agreement for the Reseda Theater site located at 18447 Sherman Way and 7217-7227 Canby Avenue.

Recommendations for Council action pursuant to Motion (Blumenfield - Ryu):

1. INSTRUCT the Economic and Workforce Development Department (EWDD), with the assistance of the Chief Legislative Analyst (CLA) and City Administrative Officer (CAO), to serve as the lead City Department in negotiating an exclusive negotiating agreement with TSA in connection with a future development agreement for the Reseda Theater site located at 18447 Sherman Way (APN 2119-020-024) and 7217-7227 Canby Avenue (APN 2119-020-024).
2. AUTHORIZE the EWDD to execute the exclusive negotiating agreement as detailed above in Recommendation No. 1.

Fiscal Impact Statement: Neither the CAO nor the CLA has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

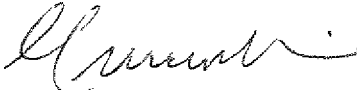
On June 28, 2016, your Committee considered a Motion (Blumenfield - Ryu) relative to negotiating an exclusive negotiating agreement with TSA in connection with a future development agreement for the Reseda Theater site located at 18447 Sherman Way and 7217-7227 Canby Avenue. According to the Motion, on January 11, 2016, the EWDD released a Request for Proposals (RFP) for the development of the Reseda Theater site located at 18447 Sherman Way (APN 2119-020-024) and 7217-7227 Canby Avenue (APN 2119-020-024) in Reseda. The Reseda Theater site consists of two non-contiguous parcels situated on approximately 20,000 square feet.

The non-historic Reseda Theater, built in 1948, sits in the heart of the Reseda Commercial District along Sherman Way. It has been vacant for over 22 years and has experienced significant deterioration. The Canby Avenue parcel sits to the rear of the Reseda Theater and consists of a vacant lot. Both parcels are owned by Community Redevelopment Agency/Los Angeles (CRA/LA), a Designated Local Authority, and are under option by the City through an executed Option Agreement dated January 19, 2015 (Council File No. 14-0425). The adopted Option Agreement requires that the City have an approved development plan within 42 months following the effective date of the agreement, or by July 19, 2018, which would allow the City to exercise its option and purchase the parcels.

In order to further development of the Reseda Theater site, the City will need to enter into an exclusive negotiation agreement with TSA to work towards a future development agreement and to exercise the City's option with CRA/LA. It is imperative that the EWDD, as the City's principal economic development generator, serve as the lead in negotiating these future agreements

related to this project and manage the same agreements. The Reseda Theater site presents a development opportunity in a vibrant and evolving mixed income commercial and residential neighborhood which includes the potential development of the Reseda Town Center site consisting of an expanded educational facility, a new recreational ice and roller skating facility, and a new commercial retail center.

After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Motion as detailed in the above recommendations. This matter is now submitted to Council for its consideration.



Respectfully Submitted,

ECONOMIC DEVELOPMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
PRICE:	YES
CEDILLO:	YES
HARRIS-DAWSON:	ABSENT
KREKORIAN:	YES
MARTINEZ:	YES

ARL
6/28/16

-NOT OFFICIAL UNTIL COUNCIL ACTS-