

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCECAO W.A. #0111-31341-0000  
C.F. 14-1408-S1  
Council District 15

Date: March 7, 2016

To: The Council

From: Miguel A. Santana, City Administrative Officer  
Chair, CRA/LA Bond Oversight CommitteeSubject: **TRANSMITTAL – REPORT FROM ECONOMIC WORKFORCE DEVELOPMENT DEPARTMENT TO ALLOCATE \$184,946 IN CRA/LA EXCESS BOND PROCEEDS FROM THE WATTS REDEVELOPMENT PROJECT AREA AND \$15,054 FROM AB1290 FOR THE PURCHASE OF REAL ESTATE**

At the CRA/LA Bond Oversight Committee (BOC) meeting on February 25, 2016, the Committee considered the attached report from the Economic and Workforce Development Department (EWDD) and adopted the recommendations. The amended recommendations, as adopted by the BOC, and now forwarded for Mayor and Council consideration below are:

That the Council, subject to the approval of the Mayor:

1. APPROVE \$184,946 in CRA-LA/DLA Excess Bond Proceeds available to Council District 15 from the Watts Redevelopment Project Area to be utilized for the purchase of real estate;
2. AUTHORIZE EWDD to transfer \$184,946 from CRA/LA Excess Non-Housing Bond Proceeds Fund No. 57D, Account no. 22L9QT – Watts Taxable (Series A), and appropriate \$184,946 to Fund 843, Department 40, Account No. To Be Determined to purchase real estate for the purpose of creating more community facilities as identified in the Bond spending Plan for this Project Area;
3. TRANSFER \$15,054 from AB1290, Fund No. 53P, Account No. 281215 (CD-15 Redevelopment Projects - Services) to Fund 843, Department 40, Account No. To Be Determined to purchase real estate for the purpose of creating more community facilities;
4. AUTHORIZE the Controller, subject to the availability of funds, to expend funds upon presentation of proper documentation and demand of the General Manager, EWDD or designee pursuant to this contract;
5. AUTHORIZE the General Services Department (GSD) to execute a Purchase and Sale Agreement and related documents necessary for acquisition of property located at 10221 S. Compton Ave.;
6. REQUEST the City Attorney, or outside counsel, to prepare the ordinances providing for the City's acquisition of the property located at 10221 S. Compton Ave from CRA/LA under the terms described in this report;

7. AUTHORIZE GSD to:

- a. Negotiate and execute an Assignment and Assumption Agreement or similar type agreement, as necessary, subject to City Attorney's or outside counsel's approval to form for the lease with Watts Civic Center, A California Limited Partnership,
- b. Collect lease revenue per said agreement, and,
- c. Deposit all revenue into Department Source Code 100/40/4931004; and

8. AUTHORIZE the General Manager, EWDD, or designee, to prepare Controller instructions and/or make technical adjustments that may be required and are consistent with this action, subject to the approval of the CAO, and authorize the Controller to implement these instructions.

**BACKGROUND**

Motion (Buscaino – Bonin) dated October 14, 2015 and adopted by Council on October 21, 2015 directed that \$25,000 in AB 1290 funds be appropriated for the acquisition of real estate. Subsequent to that action, it was determined that only \$15,054 in AB 1290 funds would be necessary for the acquisition.

**FISCAL IMPACT**

There is no impact on the City's General Fund from the proposed allocation of CRA-LA/DLA EBP and AB1290 funds. The CRA/LA Excess Non-Housing Bonds Proceeds Fund No. 57D is funded solely from the transfer of approximately \$84.1 million in pre-2011 tax allocation bond proceeds from CRA/LA to the City (CF 14-1174). Said transfer has been deposited with the Office of the Controller. The AB1290 funds are received from property tax increment financing derived from the Watts Redevelopment Project Area.

Attachment

*MAS:SMR:15160005*