

ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to utilizing \$3,101,585 from the Wilshire Center/Koreatown Redevelopment Project Area to assist the Korean American National Museum.

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

1. AUTHORIZE the expenditure of taxable CRA/LA Excess Bond Proceeds available to Council District Ten in an amount not to exceed \$3,101,585 from the Wilshire Center/Koreatown Redevelopment Project Area to be utilized to assist the Korean American Museum, Inc., a California Non-Profit Corporation (KAM) with construction costs related to development of the Korean American National Museum as part of a seven-story mixed-use project to be built on City-owned property located at 601-617 South Vermont Avenue (APN 5502-025-900).
2. INSTRUCT the Economic and Workforce Development Department, with the assistance of the City Administrative Officer, Chief Legislative Analyst, General Services Department and any other applicable City Department, to provide a report with recommendations to the Community Redevelopment Agency Los Angeles (CRA/LA) Bond Oversight Committee to allocate taxable CRA/LA Excess Bond Proceeds in an amount not to exceed \$3,101,585 to assist the KAM with construction costs related to development of the Korean American National Museum as described above and identified in the Bond Expenditure Agreement and Bond Spending Plan as eligible expenses for the Wilshire Center/Koreatown Redevelopment Project Area.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

On June 13, 2016, your Committee considered a Motion (Wesson - Ryu) relative to utilizing \$3,101,585 from the Wilshire Center/Koreatown Redevelopment Project Area to assist the Korean American National Museum. According to the Motion, in accordance with policies adopted by Council (Council File No. 14-1174) related to the CRA/LA Bond Expenditure Agreement and Bond Spending Plan, any proposal to expend CRA/LA Excess Bond Proceeds shall be initiated by Council Motion. Proposals will be reviewed by the CRA/LA Bond Oversight Committee, Economic Development Committee, and any other applicable committee with final recommendations presented to the Council and Mayor for final consideration and approval.

The City of Los Angeles is currently leasing a City-owned public parking lot located at 601-617 S. Vermont Avenue (APN 5502-025-900) to KAM. The City entered into the lease with KAM on June 3, 2013, as part of a public-private partnership aimed at developing the 24,524-square foot lot. KAM is proposing to develop a seven-story mixed-use building comprised of the Korean American National Museum, accessory commercial space, residential dwellings, and associated parking. The first floor and a portion of the second floor would contain the Korean American National Museum and approximately 30,000 square feet of accessory commercial space. A

maximum of 103 residential units would be located on floors two through seven which include a portion of affordability restricted units. Subterranean parking would be developed to accommodate approximately 145 parking spaces.

The Korean American community established KAM to preserve its history, culture, and achievements in the United States of America. KAM is dedicated to increasing the understanding of the Korean American experience to other communities and to foster creative approaches to advancing the Korean American culture. KAM is located in the heart of the Korean American community and has programs of national scope and serves as a center of Korean American life in this country. Successful completion of the Korean American National Museum is critical to ensure the Korean American community is recognized and honored for their role in the development and establishment of this country.

After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Motion as detailed above. 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:	YES
KREKORIAN:	ABSENT
O'FARRELL:	ABSENT

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6/13/17

-NOT OFFICIAL UNTIL COUNCIL ACTS-