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**Council File Number**

[01-2069-S1](#)

**Title**

SANTA BARBARA PLAZA / MARLTON SQUARE

**Subject**

Transmittal from Mayor relative to proposed Redevelopment of Santa Barbara Place / Marlton Square.

**Last Change Date**

11/22/2005

**Council District**

8

**Initiated by**

Mayor

**Archive History**

6-20-03 - For ref

6-24-03 - Ref to Economic Development and Employment and Housing and Community Development Committees

6-24-03 - File to Economic Development and Employment Committee Clerk

6-25-03 - For ref - Transmittal from City Administrative Officer / Chief Legislative Analyst relative to proposed interim agreement for the Marlton Square mixed use project located in the Amended Crenshaw Recovery Redevelopment Project Area.

6-26-03 - Ref to Housing and Economic Development and Economic Development and Employment Committees - to Housing and Community Development Committee Clerk

6-27-03 - Council Action - Economic Development and Employment Committee report ADOPTED, to subject to the approval of the Mayor to:

1. Find that:

a. The environmental records, including the Mitigated Negative Declaration, dated June 19, 2002, in this matter indicate that the Marlton Square Project will have no significant impact on the environment. As such, on or about May 29, 2003, the City was requested by the U.S. Department of Housing and Urban Development (HUD) to issue a Certificate of Compliance under Title I of the Housing and Community Development Act of 1974 for the Project. (The Certificate of Compliance was received by the Community Development Department (CDD) on June 14, 2003.

b. The Marlton Square Project meets a National Objective of the Housing and Community Development Act and is necessary and appropriate to accomplish the City's economic development objectives.

2. AUTHORIZE the General Manager, Community Development Department (CDD), or designee, and the Administrator, Community Redevelopment Agency (CRA), or designee, to execute an Agreement (Attachment A of the Community Redevelopment Agency report, dated April 24, 2003 and attached to Council file 01-2069) and of the Mayor's Office of Economic Development (MOED) report, dated June 18, 2003 and attached to Council file 01-2069-S1, with Marlton Square Associates, LLC (Master Developer) for the development of the Marlton Square Project, subject to the approval of the City Attorney as to form and legality.

3. INSTRUCT the General Manager, Los Angeles Housing Department (LAHD), or designee, to report back in 30 days relative to the use of certain Community Development Block Grant (CDBG) eligible monies allocated by the City's Consolidated Plan to the Los Angeles Housing Department Section 108 loan debt service line item and Community Redevelopment Agency Housing Trust Fund monies, including but not limited to: which Section 108 debt service amounts are eligible; the number years remaining in the loan term; the required term of affordability for the loans; and qualifying loans which are located in eligible Council Districts or Project Area, subject to the review and approval by the City Attorney.

4. REAFFIRM the allocation of an amount not to exceed \$21.95 million (\$15.2 Million of Section 108

funds; \$2.0 Million of Economic Development Initiative Grant funds; \$2.0 Million of Brownfields Economic Development Initiative Grant funds; \$1.0 Million of the Mayor's Urban Development Action Grant funds; and, \$1.75 Million of Community Development Block Grant funds) in financing the Retail/Commercial and Community facilities portions of the \$123.2 million Marlton Square Project, subject to disbursement conditions contained within the subject Agreement.

5. AMEND the Agreement language to reflect that the Community Redevelopment Agency has 21 days, instead of 14 days, to approve the agreement or it's deemed approved.

6. INSTRUCT the Administrator, Community Redevelopment Agency, or designee, to report back to the Housing and Community Development (HCD) Committee within 30 days on the 25% housing trust fund set aside dollars (tax increment funds generated from the project) relative to a nexus for the swap of the Community Development Block Grant eligible monies allocated by the City's Consolidated Plan to the Los Angeles Housing Department Section 108 loan debt service line item.

7. INSTRUCT the Chief Legislative Analyst (CLA) to report in 30 days relative to the status of the Marlton Square financing plan and ways in which to alleviate the project's financial impact upon Community Development Block Grant funds (according to (Amending) Motion (Ridley-Thomas - Garcetti - Greuel), adopted by Council on November 15, 2002 (Council file No. 01-2069)).

6-27-03 - Council Action - Motion ADOPTED to APPROVE communication recommendations from Housing and Community Development Committee, subject to the approval of the Mayor to:

1. Find that:

a. The environmental records, including the Mitigated Negative Declaration, dated June 19, 2002, in this matter indicate that the Marlton Square Project will have no significant impact on the environment. As such, on or about May 29, 2003, the City was requested by the U.S. Department of Housing and Urban Development (HUD) to issue a Certificate of Compliance under Title I of the Housing and Community Development Act of 1974 for the Project. (The Certificate of Compliance was received by the Community Development Department on June 14, 2003.

b. The Marlton Square Project meets a National Objective of the Housing and Community Development Act and is necessary and appropriate to accomplish the City's economic development objectives.

2. AUTHORIZE the General Manager, Community Development Department (CDD), or designee, and the Administrator, Community Redevelopment Agency (CRA), or designee, to execute an Agreement (Attachment A of the Community Redevelopment Agency report, dated April 24, 2003 and attached to Council file 01-2069) and of the Mayor's Office of Economic Development (MOED) report, dated June 18, 2003 and attached to Council file 01-2069-S1, with Marlton Square Associates, LLC (Master Developer) for the development of the Marlton Square Project, subject to the approval of the City Attorney as to form and legality.

3. INSTRUCT the General Manager, Los Angeles Housing Department (LAHD), or designee, to report back in 30 days relative to the use of certain Community Development Block Grant (CDBG) eligible monies allocated by the City's Consolidated Plan to the Los Angeles Housing Department Section 108 loan debt service line item and Community Redevelopment Agency Housing Trust Fund monies, including but not limited to: which Section 108 debt service amounts are eligible; the number years remaining in the loan term; the required term of affordability for the loans; and qualifying loans which are located in eligible Council Districts or Project Area, subject to the review and approval by the City Attorney.

4. REAFFIRM the allocation of an amount not to exceed \$21.95 million (\$15.2 Million of Section 108 funds; \$2.0 Million of Economic Development Initiative Grant funds; \$2.0 Million of Brownfields Economic Development Initiative Grant funds; \$1.0 Million of the Mayor's Urban Development Action Grant funds; and, \$1.75 Million of CDBG funds) in financing the Retail/Commercial and Community facilities portions of the \$123.2 million Marlton Square Project, subject to disbursement conditions contained within the subject Agreement.

5. AMEND the Agreement language to reflect that the Community Redevelopment Agency has 21 days, instead of 14 days, to approve the agreement or it's deemed approved.

6. INSTRUCT the Administrator, Community Redevelopment Agency, or designee, to report back to the Housing and Community Development (HCD) Committee within 30 days on the 25% housing trust fund set aside dollars (tax increment funds generated from the project) relative to a nexus for the swap of the Community Development Block Grant (CDBG) eligible monies allocated by the City's Consolidated Plan to the Los Angeles Housing Department Section 108 loan debt service line item. (Economic Development and Employment Committee report to be submitted in Council).

6-27-03 - File to Mayor FORTHWITH

6-30-03 - Mayor's message concurred in Council Action of June 27, 2003.

6-30-03 - File to Calendar Clerk

7-2-03 - File to Economic Development and Employment and Housing and Community Development Committee Clerks OK

7-7-03 - File in files

9-12-05 - DUPLICATE ORIGINAL FILE MADE THIS DAY

9-12-05 - For ref - Communication from the Community Redevelopment Agency 4838, dated September 1, 2005, relative to authorization to receive approximately \$998,287 of a total of \$1.5

million in Economic Development Initiative Grant Funds (EDI) from the City of Los Angeles Community Development Department (CDD) for the mixed-use Marlton Square Development located in Santa Barbara Plaza.

9-15-05 - Ref to Housing, Community and Economic Development Committee

9-15-05 - File to Housing, Community and Economic Development Committee Clerk

9-15-05 - For ref - Transmittal from the Mayor of a Community Development Department report, dated August 26, 2005, relative to the negotiation and execution of an agreement to transfer approximately \$998,287 of a total \$1.5 million in Economic Development Initiative (EDI) Grant Funds from the Community Development Department (CDD) to the Los Angeles Community Redevelopment Agency (Agency) for the mixed-use Marlton Square Project (formerly Santa Barbara Plaza).

9-15-05 - Ref to Housing, Community and Economic Development Committee - to Committee Clerk

9-20-05 - For ref - Communication from the City Administrative Officer 0220-00013-2018, dated September 19, 2005, relative to the negotiation and execution of an Economic Development Initiative (EDI) Grant Agreement between the Community Development Department (CDD) and the Los Angeles Community Redevelopment Agency (Agency) for the Marlton Square Project.

9-21-05 - Ref to Housing, Community and Economic Development Committee - to Committee Clerk

9-23-05 - Council Action - Housing, Community and Economic Development Committee report ADOPTED, subject to the approval of the Mayor to:

1. AUTHORIZE the General Manager, Community Development Department (CDD), and the Community Redevelopment Agency (Agency) Acting Chief Executive Officer (CEO), Chief Financial Officer, Finance Director, or designees, to negotiate and execute an Agreement and all other related agreements between the CDD and the Agency to TRANSFER \$1.5 million in Economic Development Initiative (EDI) Grant funds from the CDD and for the Agency to receive the \$1.5 million in EDI Grant funds as reimbursement for land acquisition, relocation and related costs associated with the retail component of the Marlton Square project, subject to the review and approval of the City attorney as to form.

2. AUTHORIZE the Agency Acting CEO, or designee, to reimburse the City for: a) periodic interest only payments associated with an amount up to the total of \$9.0 million in U.S. Department of Housing and Urban Development (HUD) Section 108 Loan Guarantee funds; and, b) CDD loan fees and HUD cost of issuance associated with the Marlton Square project (the CDD will provide evidence of such payments to the Agency for the reimbursement to the City).

3. AUTHORIZE the Agency Acting CEO, Chief Financial Officer, Finance Director, or designees, to pay the interest only payments, CDD loan fees and HUD cost of issuance associated with the Section 108 loan.

4. AUTHORIZE the Agency Acting CEO, or designee, to take all actions necessary, including amending the Fiscal Year 2005-06 Agency Budget and Work Program, to carry out the recommendations listed in this report.

5. AUTHORIZE the Controller to expend funds from Fund No. 47F, CDD Economic Development Projects, Account No. W201, Marlton Square upon proper demand of the General Manager CDD, or designee.

6. AUTHORIZE the General Manager CDD, or designee, to prepare Controller instructions and/or make any technical adjustments that may be required and are consistent with this action, subject to the approval of the City Administrative Officer (CAO), and INSTRUCT the Controller to implement these instructions.

7. AUTHORIZE the General Manager CDD, or designee, to amend the appropriate Consolidated Plan, as needed, to reflect that the EDI Grant funds are in conformance with the recommendations contained in the report and the HUD requirements and to submit the amended Consolidated Plan(s) to the Mayor and the Council for review and approval, subject to the review and approval of the City Attorney as to form.

9-23-05 - File to Mayor FORTHWITH

9-27-05 - Mayor's message concurred in Council Action of September 23, 2005.

9-28-05 - File to Calendar Clerk

10-6-05 - File to Housing, Community and Economic Development Committee Clerk OK

10-11-05 - File in files

10-13-05 - For ref - Communication from the Community Redevelopment Agency 4844, dated October 6, 2005, relative to ratifying the authorization to receive \$1.5 million in Economic Development Initiative Grant Funds from the City of Los Angeles Community Development Department for the Mixed-Use Marlton Square Development Project located in the Santa Barbara Plaza.

10-14-05 - Ref to Housing, Community and Economic Development Committee

10-14-05 - File to Housing, Community and Economic Development Committee Clerk

11-9-05 - Council Action - Housing, Community and Economic Development Committee report

ADOPTED to RECEIVE and FILE communication from the Acting Chief Executive Officer, Agency, dated October 6, 2005 (attached to the Council file), relative to the Agency's use of \$1.5 million in Economic Development Initiative Grant funds from the Community Development Department (CDD) for the mixed-use Marlton Square Development located in Santa Barbara Plaza.

11-17-05 - File to Housing, Community and Economic Development Committee Clerk OK

11-22-05 - File in files