



**CRA/LA**

*Building communities with jobs & housing*

**Community Redevelopment Agency**  
*of the CITY OF LOS ANGELES*

DATE / **NOV 1 - 2007**

FILE CODE /

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CRA File No. 5169

Council District: 4

Contact Person: Susan Gray  
(213) 977-1763

Honorable Council of the City of Los Angeles  
John Ferraro Council Chamber  
200 N. Spring Street  
Room 340, City Hall  
Los Angeles, CA. 90012

Attention: Alan Alietti, Office of the City Clerk

**COUNCIL TRANSMITTAL:**

Transmitted herewith, is a Board Memorandum adopted by the Agency Board on November 1, 2007, for City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

**VARIOUS ACTIONS RELATED TO:**

Authorization to establish a prequalified pool of five arts organizations to be eligible to enter into agreements with the Agency for financial assistance for a three-year term for the North Hollywood Arts Retention Program in a total amount not to exceed \$500,000 in the Fiscal Year 2007-2008, with funding subject to availability of Cultural Trust Funds and Tax Increment over the subsequent two year term. North Hollywood Redevelopment Project Area. East Valley Region (CD#4).

**RECOMMENDATION**

That City Council approve(s) recommendation(s) on the attached Board Memorandum.

**ENVIRONMENTAL REVIEW**

The recommended action does not constitute a "project" as defined by the California Environmental Quality Act "CEQA")

**FISCAL IMPACT STATEMENT**

There is no fiscal impact to the City's General Fund, as a result of this action.

  
Cecilia V. Estolano, Chief Executive Officer

NOV 07 2007

HOUSING, COMMUNITY &  
ECONOMIC DEVELOPMENT



**CRA/LA**

*Building communities with jobs & housing*

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cc: Alan Alietti, Office of the City Clerk (Original & 3 Copies on 3-hole punch)  
Lisa Johnson Smith, Nancy Duong, Office of the CAO  
Paul Smith, Ivania Sobalvarro, Office of the CLA  
Helmi Hisserich, Office of the Mayor  
Noreen Vincent, Office of the City Attorney  
Renee Weitzer, CD 4 Chief of Staff

MEMORANDUM



DATE: NOVEMBER 1, 2007 NH6130

TO: AGENCY COMMISSIONERS

FROM: CECILIA V. ESTOLANO, CHIEF EXECUTIVE OFFICER

RESPONSIBLE PARTIES: MARGARITA DE ESCONTRIAS, REGIONAL ADMINISTRATOR  
SUSAN GRAY, CULTURAL ARTS PLANNER  
REGINA KIRSCHENBAUM, ASSISTANT PROJECT MANAGER

SUBJECT: AUTHORIZATION TO ESTABLISH A PREQUALIFIED POOL OF FIVE ARTS ORGANIZATIONS TO BE ELIGIBLE TO ENTER INTO AGREEMENTS WITH THE AGENCY FOR FINANCIAL ASSISTANCE FOR A THREE-YEAR TERM FOR THE NORTH HOLLYWOOD ARTS RETENTION PROGRAM IN A TOTAL AMOUNT NOT TO EXCEED \$500,000 IN THE FISCAL YEAR 2007-2008, WITH FUNDING SUBJECT TO AVAILABILITY OF CULTURAL TRUST FUNDS AND TAX INCREMENT OVER THE SUBSEQUENT TWO YEAR TERM NORTH HOLLYWOOD REDEVELOPMENT PROJECT AREA EAST VALLEY REGION (CD# 4)

RECOMMENDATION

That the Agency Board, subject to City Council review and approval, authorize the Chief Executive Officer or designee to establish a prequalified pool of five arts organizations for the North Hollywood Arts Retention Program for a three-year term. Pre-qualified organizations will be eligible to enter into agreements with the Agency for financial assistance in a total amount not to exceed \$500,000 in the Fiscal Year 2007-2008, with funding subject to availability of Cultural Trust Funds and Tax Increment over the subsequent two year term.

SUMMARY

The recommended action provides for the selection of five qualified arts and cultural organizations to assist with the implementation of the CRA/LA's objective of attracting and retaining high quality, financially responsible, community-based arts organizations in the North Hollywood Project Area. The organizations were selected through a highly competitive Request for Qualification (RFQ) process. Pre-qualified organizations will be eligible for Agency-sponsored partnerships that will enable the selected organizations to remain in the project area. Additionally, staff will provide appropriate technical assistance training for the organizations that were not selected for the pre-qualified list.

RE

Initial Action.

SOURCE OF FUNDS

Cultural Trust Funds.

PROGRAM AND BUDGET IMPACT

The recommended actions are consistent with the FY08 Work Program and Budget, with future year work programs subject to approval over the three-year prequalification period. Funds currently exist under Work Objective NH 6130 (Art Program).

ENVIRONMENTAL REVIEW

The proposed action does not constitute a project as defined by the California Environmental Quality Act (CEQA).

BACKGROUND

The Agency has had a long-standing commitment to the Arts and Humanities, recognizing that they play a significant role in the overall revitalization, stabilization, growth and sustainability of communities. The Agency initiated an art organization retention effort in 2006, and based on the success of that project, has embarked upon a similar project to provide assistance for North Hollywood. Most recently, the Agency has received the James A. Doolittle Leadership In Theatre Ovation Award from LA Stage Alliance in acknowledgement of these efforts.

The *NoHo Arts District*, located in North Hollywood, received its designation as a "Commercial & Artcraft Supplemental Use District" in 1995. The CRA/LA adopted the "North Hollywood Arts Plan" for the *NoHo Arts District* in 2001. In keeping with this Plan and the CRA/LA's Art Program Policy, the CRA/LA has initiated a theater marquee program and improvements such as the Chandler Bikeway & Outdoor Gallery, the El Portal Theatre rehabilitation, major streetscape beautification, and support of the annual festival (NoHo Scene) as well as other arts-related events in the Project Area. As a result the area has been transforming into a popular place to experience theatre, art galleries, restaurants, cafes, and eclectic stores.

CRA/LA staff is fully cognizant that the recent surge in redevelopment activity in North Hollywood and the surrounding areas has put a tremendous amount of upward pressure on the property values and the ability of the arts and cultural organizations to stay in the project area. More and more property owners are either raising rents or looking for new tenants with greater economic capacity than arts organizations can provide. Further, Agency staff understands that these organizations have historically been linked to North Hollywood, are an important part of the community, and patrons attending arts organizations' performances and events provide significant economic benefits to North Hollywood businesses such as restaurants, cafes and shops.

This project is in keeping with the CRA/LA's objective of attracting and retaining high quality, financially responsible, and community-based arts organizations for the North Hollywood Arts Retention project within the North Hollywood Project Area. Staff identified a need to establish a pool of prequalified organizations requiring the Agency's assistance with financing and facilitating negotiations with developers. Assistance would include a range of activities including, but not limited to, interior/exterior improvements, property acquisition/rehabilitation, production of the annual festival and formation of a not-for-profit arts organization.

On May 14, 2007 a Request for Qualifications (RFQ) was released to establish a prequalified pool of organizations to participate in the Project. The RFQ was also posted on the CRA/LA website, the City of Los Angeles website, and advertised in the following newspapers: *Daily News*, *Tolucan Times*, *Studio City Sun*, *LA Weekly*, *La Opinion*, *LA Sentinel*, *Wave*, and *Rafu Shimpo*. A pre-submittal meeting was hosted on May 30 in North Hollywood to answer questions about the submittal process.

Thirty-seven organizations expressed interest in receiving the RFQ, of which 16 organizations responded with a submittal. A selection panel comprised of two CRA/LA staff members, two qualified peers from the arts community, and one member of the CRA/LA North Hollywood Art Advisory Panel evaluated the submissions utilizing selection criteria such as artistic merit, commitment to North Hollywood, community benefit etc. Based on the resulting scores, the five most qualified organizations are as follows:

1. The Antaeus Company
2. NoHo Communications Group
3. Deaf West Theatre
4. The Road Theatre Company
5. Interact Theatre Company

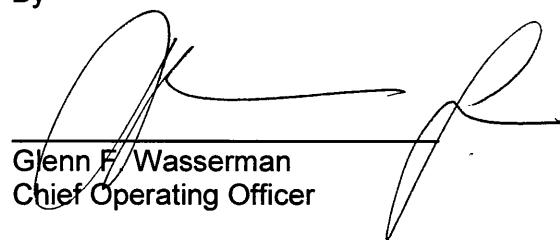
The North Hollywood Art Retention project was reviewed and approved by the North Hollywood Art Advisory Committee on April 9, 2007.

Letters to each respondent were mailed on October 8, 2007. Respondents were given the option to meet with Agency representatives to discuss the evaluation of their submission.

Pre-qualified organizations will undergo a rigorous needs assessment, followed by a detailed strategic planning exercise which will help staff determine the funding requirements. A consultant selected by the Agency will perform the assessments.

Cecilia V. Estolano  
Chief Executive Officer

By



Glenn F. Wasserman  
Chief Operating Officer

There is no conflict of interest known to me which exists with regard to any Agency officer or employee concerning this action.

**BOARD OF EDUCATION OF THE CITY OF LOS ANGELES**  
**Governing Board of the Los Angeles Unified School District**

**REGULAR MEETING ORDER OF BUSINESS**  
333 South Beaudry Avenue, Board Room  
1 p.m., Tuesday, October 23, 2007

**Roll Call**

**Pledge of Allegiance**

**Superintendent's Report on Transformation Metrics**

Recognition of Mr. Robert Collins

**New Business for Action**

1. Board of Education Report No. 105 – 07/08 **ADOPTED**  
Facilities Services Division  
(Ratification of Facilities Contract Actions and Approval of Professional Services Contracts) Recommends award of 1 new construction and 16 existing facilities construction contracts and amendments for approximately \$23 million; change orders for new and existing facilities for approximately \$6.6 million; awards 3 task order contract amendments totaling approximately \$2.6 million, 15 amendments for approximately \$600,000; 2 professional service amendment for exercises of option years for approximately \$2,150,000.
2. Board of Education Report No. 106 – 07/08 **ADOPTED**  
Facilities Services Division  
(Amendment to Existing Facilities Strategic Execution Plan to Fund the 2008 Deferred Maintenance Program from Measure Y Basic Repairs) Recommends approval of an amendment to the Strategic Execution Plan to allocate \$30 million from Measure Y Basic Repairs to fund the 2008 Deferred Maintenance contribution.
3. Board of Education Report No. 107 – 07/08 **ADOPTED**  
Facilities Services Division  
(Amendment to Existing Facilities Strategic Execution Plan to Authorize use of Measure Y Innovation Funds to Establish a Youth Center at Markham Middle School) ) Recommends approval of an amendment to the Strategic Execution Plan to include the Youth Center project and to authorize use of up to \$300,000 in Measure Y Innovation funds to match funding contributed from other sources.

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4. Board of Education Report No. 108 – 07/08 **ADOPTED**  
Facilities Services Division  
(Amendment to Existing Facilities Strategic Execution Plan to Authorize Use of Measure Y Innovation Funds to Install Mobile Health Clinic Infrastructure at 28 School Sites) Recommends approval of an amendment to the Strategic Execution Plan to fund mobile health clinic infrastructure at approximately 28 school sites and to authorize the use of up to \$1 million in Measure Y Innovation funds to match contributions from other sources.
5. Board of Education Report No. 109 – 07/08 **ADOPTED**  
Facilities Services Division  
(Amendment to Existing Facilities Strategic Execution Plan to Fund the Improvement of Facilities at East Los Angeles Skills Center to Accommodate a Small Learning Community from Roosevelt High School) Recommends approval of an amendment to the Strategic Execution Plan to fund improvements at the East Los Angeles Skills Center and to authorize the reallocations from Measure K Board Member funds, Measure Y Small Learning Community funds, and Measure Y Local District 5 Alteration and Improvement funds totaling \$3,468,000.
6. Board of Education Report No. 110 – 07/08 **ADOPTED**  
Facilities Services Division  
(Authorization for Staff to Enter Into a Development Agreement for the Construction of East Los Angeles High School No. 2, Esteban Torres High School) Recommends authorization for District staff to enter into an agreement for a 2,300 student high school on the existing site of Hammel Elementary School with Clark Construction for approximately \$145 million pursuant to the requirements of Education Code Section 17406.
7. Board of Education Report No. 111 – 07/08 **ADOPTED**  
Facilities Services Division  
(Approval of the Relocation Plan for Three Proposed South Region Schools) Approves relocation plans for those displaced by the construction of an elementary school located at Saturn Ave. and Plaska Ave., an elementary school located at Slauson Ave. and Main St., and a high school located at 59<sup>th</sup> St. and Hoover St. in the South Los Angeles area.
8. Board of Education Report No. 112 – 07/08 **APPROVED AS AMENDED**  
Facilities Services Division (Amendment: Reduce Reallocation to New Construction Funds to \$1.03 billion and reduce funds from Early Education to \$40 million)  
(New Construction Two Semester Neighborhood School Program Definition and Funding Strategy) Recommends approval of strategy to provide every student the opportunity to attend a traditional calendar neighborhood school and the reallocation of \$1.05 billion of Measure Y Bond funds from the school repair, information technology and early education categories to the new school construction program.
9. Board of Education Report No. 115 – 07/08 **ADOPTED**  
Facilities Services Division  
(Amendment to the Existing Facilities Strategic Execution Plan to Fund Alteration and Improvement and Board Member Priority Projects at Various Schools) Approves amendment to Strategic Execution Plan to add 11 projects in Local Districts 2, 3, 5, 6 and 7, using Measure R and Measure Y school bond construction funds for approximately \$900,000.

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10. Board of Education Report No. 116 – 07/08 **ADOPTED**  
Facilities Services Division  
(Amendment to Existing Facilities Strategic Execution Plan to Add Five New Modified Consent Decree On-Demand Accessibility Projects) Recommends approval of amendment to the Existing Facilities Strategic Execution Plan to include 5 disabled access projects to be funded by Measure K school construction bond funds for a total cost of approximately \$117,000.
11. Board of Education Report No. 119 – 07/08 **ADOPTED**  
Facilities Services Division  
(Authorization to Execute a Joint-Use Lease Agreement and Development Agreement with YMCA of Metropolitan Los Angeles for the Development of Mutually Beneficial Facilities at the University High School Campus) Recommends approval of authorization for staff to execute a joint-use agreement giving a 1.5 acre ground lease of campus property where the YMCA will fund and construct a YMCA facility for use by students and the community.
12. Board of Education Report No. 104 – 07/08 **ADOPTED**  
Business Services Division  
(Agreements and Amendments) Recommends approval of agreements for School Assistance and Intervention Team support from the Los Angeles County Office of Education, and legal services and consulting services for the School Construction Bond Citizen's Oversight Committee.
13. Board of Education Report No. 117 – 07/08 **ADOPTED**  
Business Services Division  
(Various Purchasing Transactions) Recommends ratification of regular purchase orders and other transactions for approximately \$17 million; authorization to purchase rock and sand, calculators and carpet.
14. Board of Education Report No. 113 – 07/08 **ADOPTED**  
Pupil Services  
(Student Expulsion Issues) Recommends approval of the expulsion and appropriate placement of 5 students and the suspension of enforcement for 4 of the students, the conditional enrollment to one student expelled from another district, and denial of enrollment to one student expelled from another district.
15. Board of Education Report No. 114 – 07/08 **ADOPTED**  
Pupil Services  
(Student Reinstatements) Recommends approval of the reinstatement of two previously expelled students.
16. Board of Education Report No. 120 – 07/08 **ADOPTED**  
Risk Management and Insurance Services  
(Approval and Resetting of Delegations of Authority for the Division of Risk Management and Insurance Services) Recommends approval of 8 delegations authorizing the Superintendent and the Superintendent's designated staff to execute various powers in support of the District's Risk Management and Insurance Service programs. These delegations will become effective immediately and remain in effect after the December 31, 2007, sunset provision for all currently existing delegations.

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17. Board of Education Report No. 122 – 07/08 **ADOPTED**  
School Fiscal Services  
(2007-08 Class Size Reduction Program, K-3, Application) Approves resolution certifying that specific conditions related to receiving Class Size Reduction Program funds, expected to be approximately \$200 million, have been met.
18. Board of Education Report No. 123 – 07/08 **ADOPTED**  
Human Resources  
(Nonroutine Personnel Actions) Recommends the demotion of 1 classified employee, the dismissal of 4 classified employees, and the rescission of dismissal for 1 classified employee.
19. Board of Education Report No. 124 – 07/08 **ADOPTED**  
Human Resources  
(Routine Personnel Actions) Recommends approval of 6,704 routine personnel actions such as promotions, transfers, leaves, etc.
20. Board of Education Report No. 125 – 07/08 **ADOPTED**  
Career and Adult Education  
(Approval of Eight Career Technical Education Plans from District Schools Applying for State Funding Under the Career Technical Education Facilities Program) Recommends approval of submission of Career Technical Education Plans in high demand, technical labor fields for state facilities program funding to be used at eight high schools.
21. Board of Education Report NO. 126 – 07/08 **ADOPTED**  
Office of the Chief Financial Officer  
(2007-08 Tax and Revenue Anticipation Notes (TRANS)) Adopts resolution for submission to the Los Angeles County Board of Supervisors to allow for the issuance of up to \$950 million in TRANS and authorizes staff to execute the necessary financing documents and enter into the necessary agreements for the transaction.

**Board Members Resolutions For Action**

22. Ms. Canter, Ms. Flores Aguilar, Ms. Garcia – Green LAUSD **ADOPTED**

Whereas, The Los Angeles Unified School District is one of the largest users of water and energy in the State of California and this use has tremendous impact on our budget and the sustainability of our community;

Whereas, The Southern California region is being critically impacted by long-term drought conditions and court decisions that will severely limit water supplies to the Los Angeles area; and

Whereas, The District has already implemented a number of water and energy saving measures and must continue to strive to be the most "sustainable" and environmentally- friendly large urban school district in the country;

Bd. of Ed. Regular Meeting - 4 - Order of Business, 1 p.m., 10-23-2007