

MOTION

On June 18, 2025 City Council adopted recommendations contained in the Economic Workforce Development Department (EWDD) report dated May 22, 2025 as an amendment to the CRA/LA Bond Oversight Committee report (Report) dated May 28, 2025 (C.F. 14-1174-S40) relative to the CRA/LA Excess Non-Housing Bond Proceeds (EBP) from the Hollywood Redevelopment Project Area for the Hollywood Walk of Fame Public Amenities Project (Project).

EWDD and the Community Investment for Families Department (CIFD) have merged and become the Community Investment Department (CID). This reorganization has also affected the structure of the proposed project. The Department of General Services (GSD) and Los Angeles Department of Transportation (LADOT) will take lead on long term leasehold management and tenant obligations, while CID will be responsible for use of the EBP. In order to clarify these new roles, Amendments to the Report are needed to reflect current operational plans. The changes under the Report Recommendations section are as follows:

“1. DETERMINE that the Hollywood Walk of Fame Public Amenities Project (Project), consisting of funding allocation, ~~lease and/or other funding~~ agreements, tenant improvements at the existing approximately 2,184-square-foot retail space at the City owned, Los Angeles Department of Transportation (LADOT) operated Vine Street Parking Garage at 1627 N. Vine Street (Property), and operation of a public restroom and visitors”

“3. APPROVE up to \$1,000,000 in tax-exempt CRA/LA Excess Non-Housing Bond Proceeds (EBP) available to Council District (CD) 13 from the Hollywood Redevelopment Project Area (Project Area) to be utilized for the Project consisting of ~~a leasehold and~~ tenant improvements to Property;

4. AUTHORIZE the ~~Department of General Services (GSD)~~ Community Investment Department (CID) to be the lead coordinating and implementing department, as further described below, with the assistance of LADOT and the Board of Public Works, Bureau of Contract Administration (BCA), for activities related to the Project;

5. AUTHORIZE ~~EWDD~~ CID to be the fiscal agent for the EBP, consistent with the Bond Expenditure Agreement (BEA) (C-125212) between the City and CRA/LA and the procedures of the CRA/LA Bond Oversight Committee (BOC);

6. AUTHORIZE GSD, with the assistance of LADOT and BCA, to develop a non-profit zero cost lease agreement (Lease) with the Hollywood Partnership Community Trust (HPCT), to be co-signed by LADOT, and to be submitted to the Municipal Facilities Committee and City Council for approval. The Lease will include terms and conditions for HPCT to occupy the premises as leaseholder and to install and operate specified improvements, including requirements for HPCT to adhere to project milestones for designing the tenant improvements, obtaining all applicable permits, and constructing the improvements. HPCT will submit progress and labor compliance reports and invoices to ~~GSD~~ CID and BCA for review and approval;

~~“7. Authorize GSD to issue a Request For Bids from the City Administrative Officer (CAO) Prequalified List of contractors to procure a construction manager to oversee construction of the Project;~~


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87. AUTHORIZE GSD~~CID~~ to approve, negotiate and execute contracting documents and/or amendments as required ~~with its duly procured construction manager to effectuate the Project and prevailing wage requirements, with Hollywood Partnership Ventures, doing business as Hollywood Partnership Community Trust, in the amount of \$1,000,000, for three years from contract execution.~~

~~109.~~ AUTHORIZE the Controller, subject to the availability of funds, to expend up to \$1,000,000 from the EBP Fund No. 57D, Account No. 22L9FN Hollywood TaxExempt Series 2008-F, for activities related to the Project upon presentation of proper documentation reviewed and approved by GSD~~CID~~, and satisfactory review and approval of ~~EWDD~~CID in accordance with the terms and conditions of the BEA; and

~~110.~~ AUTHORIZE the General Manager of ~~EWDD~~CID, 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."

The changes under the EWDD Analysis section are as follows:

"...These designs will be reviewed and approved by ~~GSD and LADOT~~CID. ~~GSD will procure a construction manager from the CAO prequalified list to~~CID will oversee HPCT's construction of the Project."

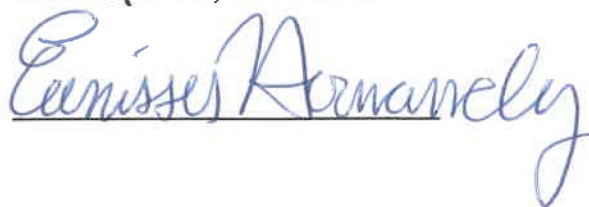
"...Progress payment invoices submitted by HPCT will be reviewed by ~~GSD's construction manager~~CID and BCA for labor compliance and must be signed by GSD~~CID~~ and be accompanied by deliverables and/or activity reports showing percentages of Project completion per the milestones that will be defined in the lease. ~~Approved invoices will be submitted by GSD to EWDD for payment.~~ Disbursements will be authorized pursuant to satisfactory review by ~~EWDD~~CID to ensure compliance with bond covenants, the BEA, and spending categories outlined in this transmittal. In addition to invoices, HPCT will report on its work accomplishments to the City as GSD specifies in the City-HPCT Lease"

I THEREFORE MOVE that Economic and Workforce Development Department report dated May 28, 2025 (C.F. 14-1174-S40) be AMENDED by removing strikethrough texts and adding underline texts above and where else needed to reflect the Community Investment Department taking the CRA/LA Excess Non-Housing Bond Proceeds project monitoring role for the Hollywood Walk of Fame Public Amenities Project.

PRESENTED BY:


HUGO SOTO-MARTINEZ
Councilmember, 13th District

SECONDED BY:



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