

## Communication from Public

**Name:**

**Date Submitted:** 03/05/2026 08:51 PM

**Council File No:** 25-1518

**Comments for Public Posting:** Please upload the attached file titled: "Barry Building - In Suport of Appeal.pdf" This is being submitted for the March 6, 2026 Los Angeles City Council meeting Continuation Agenda Item 14 in Support of the Appeal, Barry Building. The addresses concerns about Independent Judgement in light of systemic integrity issues.

**Council File No. 25-1518  
In Support of Appeal**

**VIA ONLINE SUBMITTAL TO COUNCIL FILE NO. 25-1518**

**DATE:** March 6, 2026

**TO:** Members of the Los Angeles City Council

**RE: SUPPORT FOR APPEAL** | Objection to Statement of Overriding Considerations (SOC) | Barry Building (HCM #887) | Continuation Agenda Item 14 for the March 6, 2026 Meeting

**I. POSITION: IN SUPPORT OF APPEAL AND PRESERVATION**

We strongly support the appeal of the demolition permit for the Barry Building (HCM #887). The City's proposed reliance on a Statement of Overriding Considerations (SOC) to justify the destruction of a designated Historic-Cultural Monument is a failure of the City's duty to protect its cultural resources. We urge the Council to reject the demolition and uphold the recommendations of the Cultural Heritage Commission.

**II. FAILURE OF INDEPENDENT JUDGMENT (PRC § 21082.1)**

We formally object to the City's reliance on a financial infeasibility finding based exclusively on studies prepared and paid for by the project applicant. Under CEQA (Public Resources Code § 21082.1), the lead agency is legally mandated to perform an *independent* evaluation of all feasibility data. Adopting developer-funded findings without a third-party, City-commissioned analysis constitutes a failure of independent judgment and renders the SOC legally inadequate.

**III. CONTEXT OF SYSTEMIC INTEGRITY ISSUES (2016–2026)**

The administrative record must reflect the public's concern regarding the lack of independent oversight in land-use matters. Federal prosecutors in *United States v. Huizar* (2:20-cr-00326) identified the City's discretionary approval system as a tool used to facilitate a Criminal Enterprise and a pay-to-play bribery scheme. By adopting a discretionary SOC based on biased data, the Council risks perpetuating the procedural vulnerabilities that led to the racketeering convictions of the last decade.

| Figure      | Role / Committee  | Status / Legal Finding  | Systemic Relevance                                            |
|-------------|-------------------|-------------------------|---------------------------------------------------------------|
| Jose Huizar | Former PLUM Chair | Federal RICO Conviction | Architect of a criminal enterprise involving land-use bribes. |

**Council File No. 25-1518  
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| <b>Figure</b>          | <b>Role / Committee</b> | <b>Status / Legal Finding</b> | <b>Systemic Relevance</b>                                                         |
|------------------------|-------------------------|-------------------------------|-----------------------------------------------------------------------------------|
| <b>Raymond Chan</b>    | Former GM of LADBS      | Federal Conviction (2024)     | Facilitated payoffs between developers and city officials.                        |
| <b>Mitch Englander</b> | Former PLUM Member      | Federal Conviction            | Convicted of obstructing a probe into cash and gifts from developers.             |
| <b>John Lee</b>        | Current PLUM Member     | \$138,124.32 Ethics Fine      | Max penalty (Dec 2025) for actions taken while Chief of Staff to Mitch Englander. |
| <b>Curren Price</b>    | Current Councilmember   | Ordered to Trial (Jan 2026)   | Alleged "pay-to-play" involving over \$950,000 in developer-related payments.     |

#### **IV. THE CHIEF OF STAFF AND CURRENT PLUM ROLE**

The public's concern is heightened by the fact that Councilmember John Lee is a current member of the PLUM Committee, yet he was recently sanctioned for his conduct while serving as Chief of Staff to Mitchell Englander. The Ethics Commission's December 2025 ruling citing a "pattern of affirmative actions" to hide prohibited gifts underscores the absolute necessity for independent, third-party verification of the financial claims being used to justify this demolition.

#### **V. CONCLUSION**

The Council has a choice: uphold the law and protect a Landmark, or continue a pattern of "rubber-stamping" developer-funded studies.

We urge you to **uphold the appeal**.

Attachments



United States  
Attorney's Office  
Central District of California

## PRESS RELEASE

# Former Los Angeles Politician José Huizar Sentenced to 13 Years in Federal Prison for Racketeering Conspiracy and Tax Evasion

Friday, January 26, 2024

### For Immediate Release

U.S. Attorney's Office, Central District of  
California

**LOS ANGELES** – Former Los Angeles City Councilmember José Luis Huizar was sentenced today to 156 months in federal prison for using his powerful position at City Hall to enrich himself and his associates, as well as for cheating on his taxes.

Huizar, 55, of Boyle Heights, was sentenced by United States District Judge John F. Walter, who also ordered him to pay \$443,905 in restitution to the City of Los Angeles and \$38,792 in restitution to the IRS. Judge Walter ordered Huizar to surrender to federal authorities no later than April 30.

At today's hearing, Judge Walter said public corruption carries "the real potential to destroy the delicate fabric of our democracy" and causes the public "to disengage in the democratic process" and "give up all hope of participating" with the government.

Huizar pleaded guilty in January 2023 to one count of conspiracy to violate the Racketeer Influenced and Corrupt Organizations (RICO) Act and one count of tax evasion. He represented

Council District 14 (CD-14), which includes downtown Los Angeles and its surrounding communities, from 2005 until his resignation in 2020.

“No one is above the law,” said United States Attorney Martin Estrada. “Today’s sentence shows that even a powerful elected official like Huizar will be held accountable for engaging in criminal misconduct. Huizar was elected to serve the interests of the hard-working people of Los Angeles, but he instead served his own personal interests in a long-running, pay-to-play, bribery scheme. Our community deserves better.”

“This years-long investigation uncovered one of the most audacious public corruption cases in this city’s history,” said Donald Alway, the Assistant Director in Charge of the FBI’s Los Angeles Field Office. “This case would not have been possible without the dedication of agents and prosecutors – and importantly – the cooperation of many citizens who were fed up with rampant malfeasance by public officials. Mr. Huizar ignored the needs of his constituents and instead, served his own interests by accepting bribes and a wide assortment of luxury perks from wealthy real estate moguls and others who could afford Huizar’s political favors at the taxpayer’s expense. My hope is that this case brings more citizens forward to the FBI when they suspect corrupt practices and foreign influence.”

For years, Huizar led what prosecutors in court documents called the CD-14 Enterprise, a criminal conspiracy that operated a pay-to-play scheme with three key goals: gain financial enrichment through bribes, maintain Huizar’s political power, and avoid detection by law enforcement.

By leveraging his position as CD-14’s councilmember and chair of the Planning and Land Use Management (PLUM) Committee, which oversaw all major commercial and residential development projects throughout the entire city, Huizar – assisted by others – sought nearly \$2 million worth of benefits in bribes from real estate developers and their proxies.

The benefits ranged from cash bribes, casino gambling chips, prostitution services, political contributions, flights on private jets and commercial airlines, stays at luxury hotels and casinos, expensive meals, tickets to concerts and sporting events, and other things of value. In exchange for these benefits, Huizar used his positions of public office to take official acts and give favorable treatment towards the projects of the paying real estate developers.

Huizar facilitated at least five bribery schemes. In one of the schemes, Huizar solicited \$500,000 in cash for himself and his co-conspirators from developer David Lee in exchange for taking an official act to resolve an appeal by a labor organization against Lee’s project. In another scheme, Huizar accepted more than \$1 million in benefits from billionaire real estate developer, Wei Huang, in exchange for pushing future approvals of the redevelopment of Huang’s hotel into the tallest tower west of the Mississippi.

To maintain his political seat, which was threatened by a sexual harassment lawsuit in 2013, Huizar also schemed to surreptitiously route \$600,000 in the form of collateral from Huang through a foreign shell company, which Huizar used to confidentially settle the lawsuit. Huizar similarly concealed his many other bribes, including by laundering cash through his mother and brother, and by omitting his financial benefits on his tax returns.

When Huizar's final term for the CD-14 Council seat was set to expire in 2020, Huizar pushed his wife, who had never held public office, to run as his successor, then used the CD-14 Enterprise and the pay-to-play scheme to extract campaign contributions that would allow him to maintain political power through her. Instead, Huizar, while he was still in office, was ultimately indicted in July 2020 on the charges in this case, and he resigned from his council and committee positions later that year.

As part of his plea agreement, Huizar also admitted to obstructing justice, including by tampering with two witnesses, and lying to federal prosecutors and federal agents.

In a sentencing memorandum, prosecutors described how Huizar chose "to place his own lust for money and power above the rights and interests of the people he was elected to serve" and "[i]n the wake of his criminal activity...helped gut the public's confidence in the integrity of its local government – and beyond – and eroded a sense of fair play therein."

"Mr. Huizar was entrusted with making decisions in the best interest of Angelenos. Instead, he leveraged his position to enrich himself and his close allies in a mafia-style organization. His greed further emboldened him to hide his criminally gained profits from the IRS, which was a big mistake," said Special Agent in Charge Tyler Hatcher, IRS Criminal Investigation, Los Angeles Field Office. "IRS Criminal Investigation is the best in the world at following the money, and by teaming with our federal partners we will aggressively investigate corruption at every level."

Other defendants charged alongside Huizar in the indictment are:

- [Dae Yong Lee](#), 59, a.k.a. "David Lee," of Bel-Air, a real estate developer who is serving a six-year prison sentence for his convictions for honest services wire fraud, bribery, and falsification of records in a federal investigation.
- 940 Hill LLC, a Lee-controlled Los Angeles-based company, which was convicted of the same crimes as Lee and sentenced in July 2023 to five years of probation, fined \$1.5 million, and ordered to pay the costs of prosecution.
- Wei Huang, 58, of Shenzhen, China, a billionaire real estate developer who is charged with several felonies, has yet to make a court appearance in this case and is a fugitive believed to be in China.
- [Shen Zhen New World I LLC](#), a downtown Los Angeles-based company convicted – through the actions of its owner, Huang – of paying more than \$1 million in bribes to Huizar,

including the \$600,000 sham loan. The company was sentenced in May 2023 to five years of probation, fined \$4 million, and ordered to pay the costs of prosecution.

- [Raymond She Wah Chan](#), 67, of Monterey Park, a former Los Angeles deputy mayor, has pleaded not guilty to charges of RICO conspiracy, bribery, honest services fraud and lying to federal agents. His retrial is scheduled to begin on March 12.

Other defendants in related criminal cases stemming from this corruption matter are:

- [Justin Jangwoo Kim](#), 57, of Mar Vista, a political fundraiser who pleaded guilty in June 2020 to one count of bribery and is scheduled for sentencing on June 21.
- [Morris Roland Goldman](#), 61, of Porter Ranch, a lobbyist who pleaded guilty in September 2020 to one count of conspiracy to commit bribery and honest services fraud and is scheduled for sentencing on July 12.
- [George Chiang](#), 45, of Granada Hills, a real estate development consultant who pleaded guilty in June 2020 to one count of racketeering conspiracy and is scheduled for sentencing on July 19.
- [George Esparza](#), 37, of Boyle Heights, Huizar's former special assistant, who pleaded guilty in July 2020 to one count of racketeering conspiracy and is scheduled for sentencing on July 26.
- [Salvador Huizar](#), 57, of Boyle Heights, José Huizar's brother, who testified as a witness for the prosecution in the Shen Zhen trial and pleaded guilty in October 2022 to a felony charge of making false statements to federal investigators. His sentencing hearing is scheduled for August 2.

The FBI investigated this matter with assistance from IRS Criminal Investigation.

Assistant United States Attorney Mack E. Jenkins, Chief of the Criminal Division, and Assistant United States Attorneys Cassie D. Palmer, Susan S. Har, and Brian R. Faerstein of the Public Corruption and Civil Rights Section, are prosecuting this case.

Any member of the public who has information related to this or any other public corruption matter in the City of Los Angeles is encouraged to send information to the FBI's tip line at [tips.fbi.gov](https://tips.fbi.gov) or to contact the FBI's Los Angeles Field Office at (310) 477-6565.

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*Updated January 29, 2024*



United States  
Attorney's Office  
Central District of California

## PRESS RELEASE

# Former Los Angeles Deputy Mayor Sentenced to 12 Years in Prison for Racketeering Conspiracy that Corrupted City Real Estate Projects

Friday, October 4, 2024

### For Immediate Release

U.S. Attorney's Office, Central District of  
California

**LOS ANGELES** – A former deputy mayor and long-time Los Angeles city official was sentenced today to 144 months in federal prison for soliciting and accepting more than \$750,000 in bribe money for himself and facilitating over \$1 million in bribes from property developers to then-Los Angeles City Councilmember José Huizar as part of a long-running pay-to-play racketeering conspiracy at the highest levels of government in Los Angeles.

Raymond She Wah Chan, 68, of Monterey Park, was sentenced by United States District Judge John F. Walter, who also ordered him to pay \$752,457 in restitution to the City of Los Angeles.

At the conclusion of a 12-day trial, a jury on March 27 found Chan guilty of all 12 felony counts for which he was charged: one count of conspiracy to violate the Racketeer Influenced and Corrupt Organizations (RICO) Act, seven counts of honest services wire fraud, three counts of federal program bribery, and one count of making false statements to a federal government agency.

“Chan abused his public office and sought to deepen the corruption of city politics for the benefit of his own business interests,” said United States Attorney Martin Estrada. “Today’s sentence sends a message to the public and City Hall alike that our government should not be for sale and those that undermine our democracy through pay-to-play schemes will be prosecuted to the fullest extent of the law.”

“Today’s sentence serves as a reminder that there are consequences for robbing communities of the honest government services they deserve” said Akil Davis, Assistant Director in Charge of the FBI Los Angeles Field Office. “The harm of public corruption manifests itself not only in financial loss, but also the loss of faith in government and public officials. The FBI will remain laser focused on those who seek to use their personal wealth and influence to facilitate relationships between those willing to pay or accept bribes.”

Chan served for years as the General Manager of the Los Angeles Department of Building and Safety (LADBS) and, later, as the Deputy Mayor of Economic Development from 2016 to 2017. Chan abused both of these high offices and the influence they carried to enrich himself, Huizar, and other public officials within the city.

Huizar, 56, of Boyle Heights, represented Council District 14 (CD-14) on the Los Angeles City Council from 2005 until his resignation in October 2020. CD-14 encompassed downtown Los Angeles and some of its surrounding areas. When downtown Los Angeles was experiencing a huge real estate development boom, Huizar chaired the Planning and Land Use Management (PLUM) Committee, which oversaw all major commercial and residential development projects in the city.

Along with Huizar, Chan helped conceive, lead, and operate the “CD-14 Enterprise,” a criminal racketeering enterprise that exploited the city approval process for large real estate development projects to exact bribes from developers. Chan played a critical role in guiding and ensuring the CD-14 Enterprise’s success, managing the conspiracy through both the powerful public offices he occupied and the private relationships he held with wealthy foreign developers seeking to build in the city. Capitalizing on this unique position, Chan steered nearly \$2 million in financial benefits to himself, Huizar, and other public officials as part of the pay-to-play bribery scheme.

In furtherance of the conspiracy, while he was General Manager of LADBS and then Deputy Mayor, Chan established and directed a secret business partnership with real estate development consultant [George Chiang](#), securing a lucrative real estate consulting agreement with Chinese real estate developer Shenzhen Hazens. As part of that agreement, Chan solicited and accepted hundreds of thousands of dollars in bribes to advise and pressure other city officials, including Huizar, in favor of Hazens’ Luxe Hotel redevelopment project in downtown Los Angeles. When he left city employment, Chan used the consulting business that he had

secretly built to direct bribes to other public officials for the benefit of his private consulting clients.

To help prolong the pay-to-play bribery scheme, Chan also facilitated a \$100,000 campaign contribution commitment from Hazens for Huizar's wife's candidacy to succeed Huizar as CD-14 Councilmember in exchange for Huizar's votes to approve the Luxe Hotel project. Chan also helped facilitate numerous other bribes from Hazens to Huizar, including tens of thousands of dollars in sham real estate consulting fees, concert tickets, China travel expenses, and contributions to Huizar's 2015 campaign debt and alma mater high school.

Chan also facilitated payment of nearly \$1 million in bribes to Huizar from billionaire developer Wei Huang, 58, of Shenzhen, China, including \$600,000 to settle a sexual harassment lawsuit, nearly \$200,000 in casino chips, and luxury-laden gambling trips to Las Vegas. Chan similarly facilitated bribes from Huang to [George Esparza](#), Huizar's special assistant and key associate in the pay-to-play bribery scheme, through casino chips and lavish Las Vegas trips. When Huang provided these bribes, his company, [Shen Zhen New World I LLC](#), was planning to redevelop the downtown L.A. Grand Hotel into the tallest tower west of the Mississippi, which would require city approvals and Huizar's official assistance.

Chan played a crucial role in facilitating Huang's payment of \$600,000 for Huizar to settle a sexual harassment lawsuit filed by a former CD-14 staffer, which threatened Huizar's 2015 re-election campaign and the continued operation of the CD-14 Enterprise. Chan conceived of and helped carry out an elaborate plan involving a foreign shell company, intermediaries, and fraudulent corporate documents to arrange a sham private loan that shielded the fact of Huang's involvement in the payment. Chan later lied to FBI agents that he was not involved in the settlement, that Huang had no projects in Huizar's district needing Huizar's support, and that Huang had never asked Huizar for help with anything – all of which Chan knew to be false.

Huizar was [sentenced](#) on January 26 to 13 years in federal prison and also was ordered to pay \$443,905 in restitution to the City of Los Angeles and \$38,792 in restitution to the IRS. He pleaded guilty in January 2023 to one count of racketeering conspiracy and one count of tax evasion. Huizar has been ordered to begin serving his prison sentence no later than October 7.

Hazens' U.S. subsidiary, [Jia Yuan USA Co. Inc.](#), which was seeking to redevelop the Luxe Hotel, has paid \$1.05 million to resolve the government's investigation into its conduct related to this case, which included bribery and illegal campaign contributions.

Huang, who is charged with several felonies for his bribes to Huizar with Chan's assistance, fled the United States shortly after the execution of numerous federal search warrants in this case and is considered a fugitive from justice. Huang's downtown Los Angeles-based company Shen Zhen New World I LLC was convicted in 2022 of eight felonies for – through Huang's actions as its owner – paying more than \$1 million in bribes to Huizar for his critical support for the L.A.

Grand Hotel redevelopment project. The company was sentenced to five years of probation, fined \$4 million, and ordered to pay the costs of prosecution.

Relatedly, real estate developer [Dae Yong Lee](#), a.k.a. “David Lee,” 60, of Bel Air, and one of his companies, 940 Hill LLC, were convicted in 2022 of providing \$500,000 in cash to Huizar and Esparza in exchange for their help in resolving a labor organization’s appeal of a downtown Los Angeles development project. Lee is serving a six-year federal prison sentence and was fined \$750,000. 940 Hill LLC was sentenced to five years’ probation, fined over \$1 million, and ordered to pay the costs of prosecution.

Prosecutors also have secured guilty pleas from Chiang; Esparza; lobbyist [Morrie Goldman](#); and political fundraiser [Justin Jangwoo Kim](#). Each of these defendants cooperated with the government and testified during at least one trial in this case and will be sentenced at upcoming hearings in November.

The FBI and IRS Criminal Investigation investigated this matter.

Assistant United States Attorney Mack E. Jenkins, Chief of the Criminal Division, and Assistant United States Attorneys Cassie D. Palmer, Susan S. Har, and Brian R. Faerstein of the Public Corruption and Civil Rights Section prosecuted this case.

Any member of the public who has information related to this or any other public corruption matter in the City of Los Angeles is encouraged to send information to the FBI’s email tip line at <https://tips.fbi.gov> or to contact the FBI’s Los Angeles Field Office at (310) 477-6565.

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*Updated October 4, 2024*

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## Topic

**PUBLIC CORRUPTION**

## Component



United States  
Attorney's Office  
Central District of California

## PRESS RELEASE

# Former L.A. City Councilman Mitch Englander Ordered to Serve 14 Months in Federal Prison for Scheming to Obstruct Corruption Probe

Monday, January 25, 2021

### For Immediate Release

U.S. Attorney's Office, Central District of  
California

**LOS ANGELES** – Former Los Angeles City Councilmember Mitchell Englander was sentenced this morning to 14 months in federal prison for his conduct surrounding his obstruction of a public corruption investigation into his acceptance of gifts – including \$15,000 in cash – from a businessman during trips to Las Vegas and Palm Springs in 2017.

Englander, 50, of Santa Monica, was sentenced this morning by United States District Judge John F. Walter, who noted that Englander's "elaborate and clandestine scheme" to cover up his conduct has "undermined the public trust." In declining Englander's request for probation, Judge Walter stated that "justice [was] owed to society." In addition to the prison term, Judge Walter ordered Englander to pay a \$15,000 fine.

At the conclusion of this morning's two-hour hearing, Englander became the first person to be sentenced in relation to Operation "Casino Loyale," the ongoing corruption investigation into Los Angeles City Hall that has also led to criminal charges against former City Councilmember Jose Huizar and 10 other defendants. Englander, who represented Los Angeles City Council District 12 in the San Fernando Valley for more than seven years before resigning at the end of

2018 with almost two years left on his term, pleaded guilty last July to one count of scheming to falsify material facts.

Englander schemed to cover up cash payments, expensive meals, escort services and other gifts offered to him from an individual identified as Businessperson A, who sought to increase his business opportunities in the city. From August 2017 until December 2018, Englander knowingly and willfully falsified and concealed material facts pertaining to the federal public corruption investigation. Specifically, Englander covered up facts that he had accepted items of value during June 2017 trips to Las Vegas and Palm Springs and that he directed a witness to lie to and mislead federal investigators.

Englander, while serving as a city councilmember and a reserve officer with the Los Angeles Police Department, “illicitly cashed in on his status as a purported public servant in casino bathrooms and through VIP bottle service, luxury dinners, and behind hotel room doors,” prosecutors wrote in a sentencing memorandum. “Over numerous incidents of escalating corruption and self-preservation, [Englander] sold out both oaths, cheaply and repeatedly.”

During the trip to Las Vegas, Englander accepted from Businessperson A an envelope with \$10,000 in cash, a hotel room, \$1,000 in casino gambling chips, \$34,000 in bottle service at a nightclub, and a \$2,481 group dinner. Businessperson A also paid for two female escorts to arrive at their hotel and later instructed one of the escorts to go to Englander’s room.

At a golf tournament in Palm Springs, Englander accepted an envelope containing \$5,000 in cash from Businessperson A. Shortly after the trips, Englander arranged for Businessperson A to pitch his business to a friend of Englander’s who was a developer.

After learning about the federal investigation into his conduct, Englander sent a reimbursement check to Businessperson A, backdating the check “to give the impression he intended to reimburse the expenses before the FBI reached out to request an interview,” prosecutors noted in the sentencing memorandum.

On at least three occasions, Englander attempted to coordinate statements he made to the FBI and federal prosecutors with Businessperson A, and Englander counseled Businessperson A how to lie to and mislead the FBI agents and federal prosecutors conducting the public corruption investigation.

Englander also made false statements to the FBI and federal prosecutors on three separate occasions in 2017 and 2018.

Englander “was motivated by plain old-fashioned greed, selfishness, and a desperate desire to cling to his status as a wealthy and powerful City official,” prosecutors argued in the sentencing memorandum, which notes that the corrupt conduct has “cause[d] lasting civic damage by undermining the City’s faith in its public servants.”

Englander was the first person to be charged in relation to Casino Loyale, the ongoing corruption investigation being conducted by the FBI and the United States Attorney's Office that has focused on a wide-ranging "pay-to-play" scheme in which developers bribed Los Angeles city officials to secure official acts to benefit their real estate projects. A total of nine individuals and two businesses have now been charged as a result of this investigation, including Huizar, who is the lead defendant in a sweeping [racketeering indictment](#) that alleges he agreed to accept at least \$1.5 million in illicit financial benefits while serving as the leader of a criminal enterprise. A jury trial for Huizar and several other defendants is currently scheduled for June 22 before Judge Walter.

In addition to Englander, several individuals charged in the investigation have pleaded guilty and await sentencing later this year. Two corporate entities have entered into non-prosecution agreements and collectively have paid \$2.25 million.

Any member of the public who has information related to this or any other public corruption matter in the City of Los Angeles is encouraged to send information to the FBI's tip line at [tips.fbi.gov](https://tips.fbi.gov) or to contact the FBI's Los Angeles Field Office at (310) 477-6565.

This case is being prosecuted by Assistant United States Attorney Mack E. Jenkins, Chief of the Public Corruption and Civil Rights Section, and Assistant United States Attorneys Veronica Dragalin and Melissa E. Mills of the Public Corruption and Civil Rights Section.

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*Updated January 29, 2024*

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## Topic

**PUBLIC CORRUPTION**

## Component

[USAO - California, Central](#)



## CALIFORNIA

## L.A. Councilmember John Lee hit with \$138,000 fine in Las Vegas gift case



Los Angeles City Councilmember John Lee speaks during a meeting at City Hall in June 2024. (Dania Maxwell / Los Angeles Times)



**By David Zahniser**

Staff Writer | [Follow](#)

Dec. 18, 2025 3 AM PT

- The Los Angeles Ethics Commission found that Lee committed 10 counts of violating city ethics laws, issuing a \$138,424 fine.

- The case revolves around gifts — including meals, alcohol and gambling chips — provided by three men who sought city business.
- Lee vowed to keep fighting the charges, calling the case ‘wasteful and political.’

Los Angeles City Councilmember John Lee is facing a steep fine for his notorious 2017 trip to Las Vegas, with the city’s Ethics Commission saying he must pay \$138,424 in a case involving pricey meals and expensive nightclub “bottle service.”

On Wednesday, the commission decided 4 to 0 that Lee, who represents the northwest San Fernando Valley, committed two counts of violating the city’s gift law and three counts of violating a law requiring that such gifts be disclosed to the public.

By a 3-1 vote, the panel found that Lee violated five additional counts of misusing his city position or helping his boss at the time — Councilmember Mitchell Englander — misuse his position. After that, the commission voted unanimously to levy the maximum financial penalty, as recommended by city ethics investigators.

The commission went much further than an administrative law judge, who, after a multiday hearing, concluded that Lee [violated five of 10 counts](#) and recommended a fine of roughly \$44,000.

Commission President Manjusha Kulkarni argued for the maximum fine, saying it would discourage others from violating ethics laws. She said Lee directly benefited from his decision not to report the gifts — which came from three men who sought business with City Hall — on his economic disclosure forms.

Lee, by failing to report those gifts, gained an unfair advantage during his 2019 and 2020 election campaigns, both of which he won by small margins, Kulkarni said.

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“There was a concealment effort made there in order to win those two elections,” she said.

Commissioner Aryeh Cohen voted against the five additional ethics counts, saying he wasn’t convinced that the gift information would have made a difference. Last year, after city investigators accused Lee of violating gift laws, he won reelection handily.

“Voters knew, and he won by a larger margin” than in 2019 or 2020, Cohen said. “So I don’t think that that was a misuse of a position or gaining benefit from it.”



CALIFORNIA

**L.A. City Councilman John Lee violated gift laws on lavish Vegas jaunt, judge says**

Dec. 13, 2025

Brian Hildreth, an attorney representing Lee, had argued for a maximum fine of \$10,000. Appearing before the commission, he said city investigators incorrectly

calculated the value of the gifts and failed to take into account how much Lee had actually consumed at the food and drink venues.

Lee, in a statement, vowed to keep fighting the charges, calling the case “wasteful and political.” An appeal would need to be filed in Los Angeles County Superior Court.

“Today is but one step in the process of fighting these baseless charges,” he said. “I look forward to finally having an opportunity to have this matter adjudicated in a fair and impartial setting.”

The Lee case revolves around gifts — mostly meals and alcohol but also hotel stays, transportation and \$1,000 in gambling chips — provided by the three businessmen: Andy Wang, who peddled Italian cabinets, “smart home” technology and facial recognition software; architect and developer Chris Pak; and lobbyist Michael Bai.

Lee, while working as Englander’s chief of staff, flew with his boss and several others — including Wang and Bai — to Las Vegas in 2017. Englander resigned from office the following year, after being contacted by FBI agents about the trip.

In 2020, federal prosecutors accused Englander of accepting \$15,000 in cash from Wang, lying to FBI agents and [obstructing their investigation](#). He eventually [pleaded guilty](#) to a single count of providing false information to the FBI and was [sentenced to 14 months](#) in prison.

In 2023, Englander [agreed to pay](#) \$79,830 to settle an Ethics Commission case focused on his own gift law violations. That same year, the commission filed a case against Lee, saying he violated the gift law not just in Vegas but also at restaurants in downtown L.A. and Koreatown.

Lee repeatedly denied the allegations and argued that the statute of limitations had run out. The commission responded by scheduling a multiday hearing, held in June before

## Administrative Law Judge Ji-Lan Zang.

During those proceedings, Lee said he made a good faith effort to pay his own way and, in some cases, declined to eat during meals. For example, he testified that he did not remember eating during the meetings at Yxta Cocina Mexicana and Water Grill, both in downtown L.A.

Zang, in her written report to the commission, called those denials “not credible,” saying it “strains credulity” to believe that he would join the group at those restaurants without eating any food.

During the Las Vegas trip, Lee stayed at the Aria hotel, went to Blossom restaurant and spent an evening with the group at Hakkasan Nightclub.

At Blossom, Wang ordered a dinner worth nearly \$2,500 that included shark fin soup, Peking duck and Kobe beef. Lee testified over the summer that he arrived at the restaurant in time for a dessert of bird’s nest soup, tasting it and deciding he did not like it.



CALIFORNIA

### **L.A. Councilmember Lee breaks silence on infamous Vegas trip, ethics allegations**

June 12, 2025

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At Hakkasan Nightclub later that night, Wang purchased three rounds of bottle service for the group for around \$8,000 apiece, while Pak purchased a fourth round for \$8,418.75.

Lee said he gave Wang \$300 in cash as reimbursement for his drinks, withdrawing money from an ATM. Hildreth, his attorney, told the commission that drinks were served to a large number of people at the nightclub.

“The testimony and the evidence suggests that dozens and dozens of people were joining Councilmember Lee and others,” he said.

Kulkarni, before the vote, said she was especially troubled that Lee, after being contacted by FBI agents in 2017, sent Wang a backdated check for \$442 to reimburse him for some of the Vegas trip. That act on its own, she said, constituted “a very serious offense.”

“That is not a mistake that one does. That is an affirmative act,” she said.

Hildreth said his client wrote a reimbursement check right away but that it was lost, necessitating a second, backdated check. He also noted that Lee cooperated with federal law enforcement and city ethics investigators.

“He sat for two interviews with the FBI,” Hildreth said. “That’s not something that deserves a punitive penalty.”

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Oct. 22, 2025



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**David Zahniser**

David Zahniser covers Los Angeles City Hall for the Los Angeles Times.

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**FILED**  
Superior Court of California  
County of Los Angeles  
AUG 12 2025  
David W. Slayton, Executive Officer/Clerk of Court  
782 By: T. Vo, Deputy  
ED  
AINT

v.

**Defendant(s).**

By: T. Vo, Deputy

~~CONFIRMED COPY  
ORIGINAL FILED  
Superior Court of California  
County of Los Angeles~~

~~AUG 1 1 2025~~

David W. Slayton, Executive Officer/Clerk of Court

COUNT 1

On January 7, 2021, Town Meadows LP, incorporated by Thomas Safran & Associates, issued a check for \$4,060 to Del Richardson & Associates. On February 4, 2021, Town Meadows LP, incorporated by Thomas Safran & Associates, issued a check for \$29,052 to Del Richardson & Associates.

On February 23, 2021, Curren Price Jr. put forth a motion to award \$49 million towards Thomas Safran & Associates' HHH project, Parkview, (District 9 location) as reflected in Los Angeles City Council File #21-0222. On March 2, 2021, Curren Price Jr. voted on the motion to award \$49 million to Thomas Safran & Associates' HHH project, Parkview, as reflected in Los Angeles City Council File #21-0222.

On May 13, 2021, Villa Raintree LP, incorporated by Thomas Safran & Associates, issued a check for \$6,886.40 to Del Richardson & Associates.

On October 5, 2021, Curren Price Jr. voted to donate city property to Thomas Safran & Associates' HHH project, Missouri and Bundy Housing LP, as reflected in Los Angeles City Council File #21-1027.

Del Richardson then being the legal wife of Curren Price Jr. and being the sole owner of Del Richardson & Associates at the time of the aforementioned votes.

\* \* \* \* \*

#### COUNT 2

On or about May 28, 2020, in the County of Los Angeles, the crime of PERJURY BY DECLARATION in violation of PENAL CODE SECTION 118(A), a Felony, was committed by CURREN DE MILLE PRICE JR who did unlawfully, under penalty of perjury, declare as true, that which was known to be false, to wit: signed under penalty of perjury and subsequently filed a Fair Political Practices Form 700 as required because he was a sitting Los Angeles City Councilperson. On the Form 700, CURREN DE MILLE PRICE JR failed to list Beach Avenue Housing, LP for the reporting period of 2019, when required to do so since Delbra Richardson Price, his legal wife and sole owner of Del Richardson & Associates at that time, received \$35,690 from Beach Avenue Housing, LP, owned by HHH developer Thomas Safran & Associates who had pending matters before the Los Angeles City Council.

\* \* \* \* \*

#### COUNT 3

On or between May 12, 2020 to June 22, 2021, in the County of Los Angeles, the crime of CONFLICT OF INTEREST in violation of GOVERNMENT CODE SECTION 1090(A), a Felony, was committed by CURREN DE MILLE PRICE JR a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 had a financial interest in a contract made by the defendant in an official capacity, and had a financial interest in a contract made by a body or board of which the defendant was a member, to wit:

On April 28, 2019, Emily Alpert Reyes wrote an article for the Los Angeles Times entitled, "L.A. councilman has voted on decisions involving his wife's clients." Within that article, Thomas Safran & Associates as well as GTM Holdings are identified as clients of Del Richardson & Associates.

On March 4, 2020, Depot at Hyde Park Partners LP, co-owned by GTM Holdings, issued a check for \$20,545 to Del Richardson & Associates. On April 3, 2020, Depot at Hyde Park Partners LP issued a check for \$20,545 to Del Richardson & Associates.

On May 12, 2020, Curren Price Jr. voted to sell city property to GTM Holdings/WORKS regarding their HHH project, Depot at Hyde Park, as reflected in Los Angeles City Council File #19-0272.

On January 25, 2021, Palm Vista LP, incorporated by GTM Holdings, issued a check for \$51,700 to Del Richardson & Associates.

On May 25, 2021, Curren Price Jr. does not vote on GTM Holding /WORKS regarding their HHH project, Depot at Hyde Park, as reflected in Los Angeles City Council File #19-0272 because Curren Price's staff identified it as a conflict of interest.

On June 22, 2021, Curren Price Jr. voted to reduce the sale price of city property from the previously appraised value of \$1,029,000 to \$440,000. This sale involved city property being sold to GTM Holdings/WORKS regarding their HHH project, Depot at Hyde Park, as reflected in Los Angeles City Council File #19-0272.

Del Richardson then being the legal wife of Curren Price Jr. and being the sole owner of Del Richardson & Associates at the time of the aforementioned votes.

\* \* \* \* \*

#### COUNT 4

On or about April 1, 2021, in the County of Los Angeles, the crime of PERJURY BY DECLARATION in violation of PENAL CODE SECTION 118(A), a Felony, was committed by CURREN DE MILLE PRICE JR who did unlawfully, under penalty of perjury, declare as true, that which was known to be false, to wit:

Signed under penalty of perjury and filed a Fair Political Practices Form 700, on April 1, 2021, as required because he was a sitting Los Angeles City Councilperson. On the Form 700, CURREN DE MILLE PRICE JR failed to list Depot at Hyde Park Partners, LP for the reporting period of 2020, when required to do so since Delbra Richardson Price, his legal wife and sole owner of Del Richardson & Associates at that time, received \$46,580 from Depot at Hyde Park Partners, LP aka HHH developers GTM Holdings/WORKS who had pending matters before the Los Angeles City Council.

\* \* \* \* \*

COUNT 5

On or about March 30, 2022, in the County of Los Angeles, the crime of PERJURY BY DECLARATION in violation of PENAL CODE SECTION 118(A), a Felony, was committed by CURREN DE MILLE PRICE JR who did unlawfully, under penalty of perjury, declare as true, that which was known to be false, to wit:

Signed under penalty of perjury and subsequently filed a Fair Political Practices Form 700 as required because he was a sitting Los Angeles City Councilperson. On the Form 700, CURREN DE MILLE PRICE JR failed to list Palm Vista, LP for the reporting period of 2021, when required to do so since Delbra Richardson Price, his legal wife and sole owner of Del Richardson & Associates at that time, received \$51,700 from Palm Vista, LP aka HHH developer GTM Holdings who had pending matters before Los Angeles City Council.

CURREN DE MILLE PRICE JR also failed to list Town Meadows, LP for the reporting period of 2021, when required to do so since Delbra Richardson Price, his legal wife and sole owner of Del Richardson & Associates at that time, received \$33,112 from Town Meadows, LP aka HHH developer Thomas Safran & Associates who had pending matters before Los Angeles City Council.

\* \* \* \* \*

COUNT 6

On or between August 1, 2013 to December 31, 2013, in the County of Los Angeles, the crime of GRAND THEFT BY EMBEZZLEMENT OF PUBLIC FUNDS in violation of PENAL CODE SECTION 504/514, a Felony, was committed by CURREN DE MILLE PRICE JR, while a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 fraudulently appropriated public funds to a use or purpose not in the due and lawful execution of that trust, property in his possession and/or under his control by virtue of that trust and/or secreted it with a fraudulent intent to appropriate it. That property had a value exceeding nine hundred fifty dollars (\$950), resulting in a loss to the City of Los Angeles of at least \$3,128.20. Said loss resulting from CURREN DE MILLE PRICE JR asserting DELBRA PETTICE RICHARDSON was his spouse and receiving Public Funds for her medical premiums when he was not legally married to DELBRA PETTICE RICHARDSON because CURREN DE MILLE PRICE JR was still legally married to Lynn Suzette Price until that marriage was dissolved by mutual stipulation on February 8, 2018 in Los Angeles County Court Case BD556209. A legal marriage between CURREN DE MILLE PRICE JR and DELBRA PETTICE RICHARDSON did not occur until May 7, 2018 in Ada County, Idaho under File # 2018-940.

\* \* \* \* \*

COUNT 7

On or between January 1, 2014 to December 31, 2014, in the County of Los Angeles, the crime of GRAND THEFT BY EMBEZZLEMENT OF PUBLIC FUNDS in violation of PENAL CODE SECTION 504/514, a Felony, was committed by CURREN DE MILLE PRICE JR, while a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 fraudulently appropriated public funds to a use or purpose not in the due and lawful execution of that trust, property in his possession and/or under his control by virtue of that trust and/or secreted it with a fraudulent intent to appropriate it. That property had a value exceeding nine hundred fifty dollars (\$950), resulting in a loss to the City of Los Angeles of at least \$8,543.52. Said loss resulting from CURREN DE MILLE PRICE JR asserting DELBRA PETTICE RICHARDSON was his spouse and receiving Public Funds for her medical premiums when he was not legally married to DELBRA PETTICE RICHARDSON because CURREN DE MILLE PRICE JR was still legally married to Lynn Suzette Price until that marriage was dissolved by mutual stipulation on February 8, 2018 in Los Angeles County Court Case BD556209. A legal marriage between CURREN DE MILLE PRICE JR and DELBRA PETTICE RICHARDSON did not occur until May 7, 2018 in Ada County, Idaho under File # 2018-940.\*

\* \* \* \* \*

COUNT 8

On or between January 1, 2015 to December 31, 2015, in the County of Los Angeles, the crime of GRAND THEFT BY EMBEZZLEMENT OF PUBLIC FUNDS in violation of PENAL CODE SECTION 504/514, a Felony, was committed by CURREN DE MILLE PRICE JR, while a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 fraudulently appropriated public funds to a use or purpose not in the due and lawful execution of that trust, property in his possession and/or under his control by virtue of that trust and/or secreted it with a fraudulent intent to appropriate it. That property had a value exceeding nine hundred fifty dollars (\$950), resulting in a loss to the City of Los Angeles of at least \$7,468.80. Said loss resulting from CURREN DE MILLE PRICE JR asserting DELBRA PETTICE RICHARDSON was his spouse and receiving Public Funds for her medical premiums when he was not legally married to DELBRA PETTICE RICHARDSON because CURREN DE MILLE PRICE JR was still legally married to Lynn Suzette Price until that marriage was dissolved by mutual stipulation on February 8, 2018 in Los Angeles County Court Case BD556209. A legal marriage between CURREN DE MILLE PRICE JR and DELBRA PETTICE RICHARDSON did not occur until May 7, 2018 in Ada County, Idaho under File # 2018-940.

\* \* \* \* \*

COUNT 9

On or between January 1, 2016 to December 31, 2016, in the County of Los Angeles, the crime of GRAND THEFT BY EMBEZZLEMENT OF PUBLIC FUNDS in violation of PENAL CODE SECTION 504/514, a Felony, was committed by CURREN DE MILLE PRICE JR, while a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 fraudulently appropriated public funds to a use or purpose not in the due and lawful execution of that trust, property in his possession and/or under his control by virtue of that trust and/or secreted it with a fraudulent intent to appropriate it. That property had a value exceeding nine hundred fifty dollars (\$950), resulting in a loss to the City of Los Angeles of at least \$7,255.92. Said loss resulting from CURREN DE MILLE PRICE JR asserting DELBRA PETTICE RICHARDSON was his spouse and receiving Public Funds for her medical premiums when he was not legally married to DELBRA PETTICE RICHARDSON because CURREN DE MILLE PRICE JR was still legally married to Lynn Suzette Price until that marriage was dissolved by mutual stipulation on February 8, 2018 in Los Angeles County Court Case BD556209. A legal marriage between CURREN DE MILLE PRICE JR and DELBRA PETTICE RICHARDSON did not occur until May 7, 2018 in Ada County, Idaho under File # 2018-940.

\* \* \* \* \*

COUNT 10

On or between January 1, 2017 to December 31, 2017, in the County of Los Angeles, the crime of GRAND THEFT BY EMBEZZLEMENT OF PUBLIC FUNDS in violation of PENAL CODE SECTION 504/514, a Felony, was committed by CURREN DE MILLE PRICE JR, while a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 fraudulently appropriated public funds to a use or purpose not in the due and lawful execution of that trust, property in his possession and/or under his control by virtue of that trust and/or secreted it with a fraudulent intent to appropriate it. That property had a value exceeding nine hundred fifty dollars (\$950), resulting in a loss to the City of Los Angeles of at least \$7,467.60. Said loss resulting from CURREN DE MILLE PRICE JR asserting DELBRA PETTICE RICHARDSON was his spouse and receiving Public Funds for her medical premiums when he was not legally married to DELBRA PETTICE RICHARDSON because CURREN DE MILLE PRICE JR was still legally married to Lynn Suzette Price until that marriage was dissolved by mutual stipulation on February 8, 2018 in Los Angeles County Court Case BD556209. A legal marriage between CURREN DE MILLE PRICE JR and DELBRA PETTICE RICHARDSON did not occur until May 7, 2018 in Ada County, Idaho under File # 2018-940.

Pursuant to Penal Code § 799, Counts 6 through 10 do not have a statute of limitations. Additionally, pursuant to Penal Code § 1203.1(l)(2), since the loss associated with the embezzlement in Counts 6 through 10 exceeds \$25,000, specifically at least \$33,864.04, the probation period is three years.

\* \* \* \* \*

COUNT 11

On or between October 22, 2019 to June 30, 2020, in the County of Los Angeles, the crime of CONFLICT OF INTEREST in violation of GOVERNMENT CODE SECTION 1090(A), a Felony, was committed by CURREN DE MILLE PRICE JR a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 had a financial interest in a contract made by the defendant in an official capacity, and had a financial interest in a contract made by a body or board of which the defendant was a member, to wit:

On September 6, 2019, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$46,157.43 via a check.

On October 22, 2019, Curren Price Jr., as Chair of the Economic Development Committee, voted to

recommend that the City of Los Angeles support a federal grant application that would fund Housing Authority for the City of Los Angeles (HACLA) as reflected in Los Angeles City Council File #19-1230

On October 25, 2019, Curren Price Jr. voted on the recommendation by the Economic Development Committee as reflected in Los Angeles City Council File #19-1230.

On November 8, 2019, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$71,014.04 via a check.

On January 21, 2020, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$25,000 via a check.

On May 13, 2020, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$173,753.20 via a check.

On June 8, 2020, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$25,000 via a check.

On June 30, 2020, Curren Price Jr. voted to award Housing Authority for the City of Los Angeles (HACLA) \$35 million received from a federal grant as reflected in Los Angeles City Council File #19-1230. Curren Price Jr.'s staff had flagged it as an item of interest.

On November 30, 2020, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$24,040 via a check.

On December 14, 2020, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$17,220 via a check.

On December 18, 2020, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$25,000 via a check.

On March 3, 2021, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$17,871.25 via a check.

On October 15, 2021, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$159,573.32 via a check.

On November 5, 2021, Curren Price Jr. voted that the City of Los Angeles support a state grant application for \$252 million that would fund Housing Authority for the City of Los Angeles (HACLA) as reflected in Los Angeles City Council File #21-0112. Curren Price Jr.'s staff had flagged it as an item of interest.

On November 8, 2021, the Housing Authority for the City of Los Angeles (HACLA) paid Del Richardson & Associates \$25,000 via a check.

Del Richardson then being the legal wife of Curren Price Jr. and being the sole owner of Del Richardson & Associates at the time of the aforementioned votes.

\* \* \* \* \*

COUNT 12

On or between October 27, 2020 and October 20, 2021 in the County of Los Angeles, the crime of CONFLICT OF INTEREST in violation of GOVERNMENT CODE SECTION 1090(A), a Felony, was committed by CURREN DE MILLE PRICE JR a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 had a financial interest in a contract made by the defendant in an official capacity, and had a financial interest in a contract made by a body or board of which the defendant was a member, to wit:

On March 11, 2020, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$39,400.40 via a check.

On April 16, 2020, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$25,049.40 via a check.

On June 16, 2020, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$23,753.39 via a check.

On July 13, 2020, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$25,856.57 via a check.

On September 17, 2020, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$43,476.98 via a check.

On October 27, 2020, Curren Price Jr. voted that the City of Los Angeles support a federal grant application that would fund Los Angeles County Metropolitan Transportation Authority (Metro) as reflected in Los Angeles City Council File #20-1373. Curren Price Jr.'s staff had identified it as a conflict of interest.

On March 1, 2021, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$15,007.32 via a check.

On June 16, 2021, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$31,585.92 via a check.

On July 12, 2021, Los Angeles County Metropolitan Transportation Authority (Metro) paid Del Richardson & Associates \$15,376.67 via a check.

On September 28, 2021, Curren Price Jr. made a motion to award \$30 million to Los Angeles County Metropolitan Transportation Authority (Metro) as reflected in Los Angeles City Council File #21-1073.

On October 20, 2021, Curren Price Jr. voted on his motion to award \$30 million to Los Angeles County Metropolitan Transportation Authority (Metro) as reflected in Los Angeles City Council File #21-1073.

Del Richardson then being the legal wife of Curren Price Jr. and being the sole owner of Del Richardson & Associates at the time of the aforementioned votes.

\* \* \* \* \*

It is further alleged that, pursuant to California Rules of Court Rule 4.421(a)(11), the defendant(s), CURREN DE MILLE PRICE, JR took advantage of a position of trust and confidence to commit the above offense(s), within the meaning of California Rules of Court Rule 4.421(a)(11), while acting as an elected Los Angeles City Councilmember for District 9, by engaging in various conflicts of interest as reflected in Counts 1, 3, 11, and 12 as well as:

Curren Price Jr. was CEO of the nonprofit, The Urban Healthcare Project. On January 31, 2018, The Urban Healthcare Project signed a lease agreement with the nonprofit Home at Last. The Urban Healthcare Project leased space at 3425 West Manchester Boulevard, Inglewood to Home at Last at \$24,000 a year.

Between June 19, 2018 and October 5, 2021, Home at Last made lease payments to The Urban Healthcare Project.

On February 26, 2019, Curren Price Jr. voted to have the City of Los Angeles lease property located at 1400-1406 Paloma Street for three years at \$1,333,718 and sublease to Home at Last as reflected in Council Files #19-0106 and 15-1138-S37.

On June 24, 2020, Curren Price Jr. made a motion to reserve \$100 million of COVID-19 Federal Relief Fund monies for Homelessness efforts as reflected in Council File #20-0841.

On April 6, 2021, Curren Price Jr. voted to approve various funding motions as reflected in Council File # 20-0841 including a motion by Former Los Angeles City Councilmember Mark Ridley-Thomas that awarded Homelessness funds to Home at Last:

- \$750,750 for 8501 South Broadway located in District 9
- \$125,125 for 5100 South Central Avenue located in District 9
- \$214,000 for 5171 South Vermont Avenue located in District 9
- \$1,046,499 for 1300-1332 West Slauson Avenue located in District 9

A total of \$2,136,374 in taxpayer funds were awarded to Home at Last through Curren Price Jr.'s votes while The Urban Healthcare Project was receiving lease payments from Home at Last.

**NOTICE:** Conviction of this offense will require the defendant to provide DNA samples and print impressions pursuant to Penal Code sections 296 and 296.1. Willful refusal to provide the samples and impressions is a crime.

**NOTICE:** The People of the State of California intend to present evidence and seek jury findings regarding all applicable circumstances in aggravation, pursuant to Penal Code section 1170(b) and *Cunningham v. California* (2007) 549 U.S. 270.

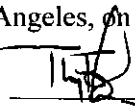
**NOTICE:** A Suspected Child Abuse Report (SCAR) may have been generated within the meaning of Penal Code §§ 11166 and 11168 involving the charges alleged in this complaint. Dissemination of a SCAR is limited by Penal Code §§ 11167 and 11167.5 and a court order is required for full disclosure of the contents of a SCAR

**NOTICE:** Any allegation making a defendant ineligible to serve a state prison sentence in the county jail shall not be subject to dismissal pursuant to Penal Code § 1385.

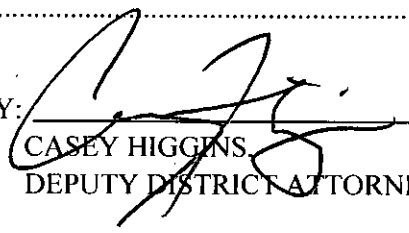
**NOTICE:** Conviction of this offense prohibits you from owning, purchasing, receiving, possessing, or having under your custody and control any firearms, and effective January 1, 2018, will require you to complete a Prohibited Persons Relinquishment Form ("PPR") pursuant to Penal Code § 29810.

FURTHER, ATTACHED HERE TO AND INCORPORATED HEREIN ARE OFFICIAL REPORTS AND DOCUMENTS OF A LAW ENFORCEMENT AGENCY WHICH THE UNDERSIGNED BELIEVES ESTABLISHES PROBABLE CAUSE FOR THE ABOVE LISTED CRIMES. I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT AND THAT THIS COMPLAINT, CASE NUMBER BA515782, OF 12 COUNT(S).

Executed at LOS ANGELES, County of Los Angeles, on August 11, 2025.

  
TIMOTHY OSWANDEL  
DECLARANT AND COMPLAINANT

.....  
NATHAN J. HOCHMAN, DISTRICT ATTORNEY

BY:   
CASEY HIGGINS  
DEPUTY DISTRICT ATTORNEY

AGENCY: LACO D.A.  
BUREAU OF  
INVESTIGATION

I/O: TIMOTHY  
OSWANDEL

ID NO.: 517857 PHONE:

DR NO.: P170129

OPERATOR: CC

PRELIM. TIME EST.: 8 HOUR(S)

DEFENDANT

PRICE, CURREN DE MILLE JR

CII NO.

004650141

DOB

12/16/1950

BOOKING  
NO.

BAIL  
RECOM'D  
OR

CUSTODY  
R'TN DATE

Pursuant to Penal Code Section 1054.5(b), the People are hereby informally requesting that defense counsel provide discovery to the People as required by Penal Code Section 1054.3.

**FELONY COMPLAINT -- ORDER HOLDING TO ANSWER -- P.C. SECTION 872**

It appearing to me from the evidence presented that the following offense(s) has/have been committed and that there is sufficient cause to believe that the following defendant(s) guilty thereof, to wit:

*(Strike out or add as applicable)*

CURREN DE MILLE PRICE, JR

| <u>Ct.</u> | <u>Charge</u> | <u>Charge Range</u>     | <u>Allegation</u> | <u>Alleg. Effect</u> |
|------------|---------------|-------------------------|-------------------|----------------------|
| 1          | GC 1090(a)    | 16,2,3 Prison+\$0-1,000 |                   |                      |
| 2          | PC 118(a)     | 2-3-4 County Jail       |                   |                      |
| 3          | GC 1090(a)    | 16,2,3 Prison+\$0-1,000 |                   |                      |
| 4          | PC 118(a)     | 2-3-4 County Jail       |                   |                      |
| 5          | PC 118(a)     | 2-3-4 County Jail       |                   |                      |
| 6          | PC 504/514    |                         | PC 799            |                      |
| 7          | PC 504/514    |                         | PC 799            |                      |
| 8          | PC 504/514    |                         | PC 799            |                      |
| 9          | PC 504/514    |                         | PC 799            |                      |
| 10         | PC 504/514    |                         | PC 799            |                      |
| 11         | GC 1090(a)    | 16,2,3 Prison+\$0-1,000 |                   |                      |
| 12         | GC 1090(a)    | 16,2,3 Prison+\$0-1,000 |                   |                      |
|            |               |                         | RC 4.421(a)       |                      |

I order that the defendant(s) be held to answer therefore and be admitted to bail in the sum of:

CURREN DE MILLE PRICE, JR \_\_\_\_\_ Dollars

and be committed to the custody of the Sheriff of Los Angeles County until such bail is given. Date of arraignment in Superior Court will be:

CURREN DE MILLE PRICE, JR \_\_\_\_\_ in Dept \_\_\_\_\_

at: \_\_\_\_\_ A.M.

Date: \_\_\_\_\_

\_\_\_\_\_  
*Committing Magistrate*

**BEST  
IMAGE  
AVAILABLE**



LOS ANGELES COUNTY DISTRICT ATTORNEY  
BUREAU OF INVESTIGATION

SUPPLEMENTAL REPORT

CASE P17-0129

<Information has been deleted from this version of the report pursuant to California Penal Code section 964

ADMINISTRATIVE INFORMATION

|                                                          |                                                         |
|----------------------------------------------------------|---------------------------------------------------------|
| Assignment:<br><b>Public Integrity</b>                   | Case Investigator<br><b>Wizenfeld, Sr. Inv., 517857</b> |
| Charges (up to three)                                    |                                                         |
| Purpose of Report<br><b>Investigative Summary Report</b> |                                                         |
| Court Case No.                                           | DA Case No.                                             |

SUSPECT - 1

|                            |                             |                               |                      |                         |                    |                     |                      |
|----------------------------|-----------------------------|-------------------------------|----------------------|-------------------------|--------------------|---------------------|----------------------|
| Last Name<br><b>Price</b>  | First Name<br><b>Curren</b> | Middle Name<br><b>Demille</b> | Stx<br><b>JR</b>     | DOB<br>[REDACTED]       | Age<br><b>71</b>   | Sex<br><b>M</b>     | Race<br><b>Black</b> |
| Hair<br><b>Black</b>       | Eyes<br><b>Brown</b>        | Height<br><b>6'01"</b>        | Weight<br><b>215</b> | DL Number<br>[REDACTED] | State<br><b>CA</b> | Social Security No. |                      |
| Home Address<br>[REDACTED] |                             |                               |                      |                         |                    |                     |                      |
| Home Phone No              | Ext.                        | Home Email                    | Gang                 |                         |                    |                     |                      |
| Work Address               |                             |                               |                      |                         |                    |                     |                      |
| Work Phone No              | Ext.                        | Work Email                    | State Bar No.        |                         |                    |                     |                      |
| CII No.                    | FBI No.                     | Probation No.                 | Parole               | CDCR No.                | Prison No.         | State               | Booking No.          |

SUSPECT - 2

|                                                                   |                             |                               |                      |                         |                    |                                   |                      |
|-------------------------------------------------------------------|-----------------------------|-------------------------------|----------------------|-------------------------|--------------------|-----------------------------------|----------------------|
| Last Name<br><b>Richardson-Price</b>                              | First Name<br><b>Delbra</b> | Middle Name<br><b>Pettice</b> | Stx                  | DOB<br>[REDACTED]       | Age<br><b>64</b>   | Sex<br><b>F</b>                   | Race<br><b>Black</b> |
| Hair<br><b>Brown</b>                                              | Eyes<br><b>Brown</b>        | Height<br><b>5'06"</b>        | Weight<br><b>190</b> | DL Number<br>[REDACTED] | State<br><b>CA</b> | Social Security No.<br>[REDACTED] |                      |
| Home Address<br>[REDACTED]                                        |                             |                               |                      |                         |                    |                                   |                      |
| Home Phone No                                                     | Ext.                        | Home Email                    | Gang                 |                         |                    |                                   |                      |
| Work Address<br><b>510 S. La Brea Avenue, Inglewood, CA 90301</b> |                             |                               |                      |                         |                    |                                   |                      |
| Work Phone No                                                     | Ext.                        | Work Email                    | State Bar No.        |                         |                    |                                   |                      |
| CII No.                                                           | FBI No.                     | Probation No.                 | Parole               | CDCR No.                | Prison No.         | State                             | Booking No.          |

|                                         |                           |             |                        |
|-----------------------------------------|---------------------------|-------------|------------------------|
| Report by<br><b>Wizenfeld, Sr. Inv.</b> | Date<br><b>08/30/2022</b> | LT Approval | Date                   |
| Sgt Approval<br><b>Schaefer, Sgt.</b>   | Date<br><b>08/31/2022</b> |             | Page<br><b>1 of 11</b> |

## **NARRATIVE:**

### **Investigative Summary P17-0129**

**Curren Price, Los Angeles City Councilmember**

#### **BACKGROUND**

On February 28, 2017, the Los Angeles County District Attorney's Office (LADA), Public Integrity Unit (PIU), received a complaint from journalist Daniel Guss (Guss), alleging that Los Angeles City Councilmember Curren Price (Councilmember Price) committed bigamy and committed perjury for failing to list real-estate he co-owned with his second wife, Del Richardson (Richardson), on his California Fair Political Practices Commission (FPPC) Statement of Economic Interests form (Form 700).

On March 6, 2017, this case was officially opened for investigation by PID under case # P17-0129.

On April 28, 2019, the LA Times published an article claiming that Councilmember Price engaged in several Los Angeles City Council votes that Richardson had financial interests in.

I was assigned to this case on November 27, 2019.

#### **Suspect 1 – Councilmember Curren Price**

Between 1993 to 1997 and 2001 to 2006, Councilmember Price served on the Inglewood City Council as the District One representative. In 2006, Councilmember Price was elected to the California State Assembly. In 2009, he was elected to the California State Senate where he represented the 26<sup>th</sup> District till 2013.

In 2013, Councilmember Price was elected to the Los Angeles City Council as the ninth district representative, and he continues to hold that position.

#### **Suspect 2 – Del Richardson**

Del Richardson (Richardson) owned and operated a business named Del Richardson and Associates (DRA). Per her LinkedIn resume, DRA has been in business since 1984. The California Secretary of State website shows that DRA changed ownership to Taurean Gordon (Gordon) in January of 2022.

The website for DRA, Drainc.com, describes DRA as a business that provides "Relocation Assistances" to "displaced businesses," and "serves as a middleman between tenants and landlords or agencies to facilitate understanding of and the ease of access to housing resources and/or relocation assistance."

### **Marriage of Councilmember Price and Del Richardson**

Based on documentation obtained from the FPPC, Councilmember Price legally divorced his first wife, Lynn Suzette Price on February 8, 2018.

Based on a marriage certificate provided by the FPPC, Councilmember Price married Richardson on May 7, 2018.

### **Los Angeles City Council and FPPC Disclosure**

Los Angeles Municipal Code section 49.5.9 *Disclosure of Economic Interests* states, "A city official shall file a statement of economic interests pursuant to the Political Reform Act and this Section." In furtherance of the municipal code, the FPPC elaborates that every elected official with governmental decision-making powers, must complete a Statement of Economic Interest form (Form 700) to publicly document his/her financial interests and document the "name of each reportable single source of income" the applicants vested business entity receives income from. The information provided by the elected official serves the purpose of ensuring his/her decision-making process is done with the public's best interest in mind, and not for the personal financial gain of the elected official.

Los Angeles Municipal Code Section 49.5.6 *Conflicts of Interests*, states, "City officials shall not make, participate, or attempt to use their official positions to influence City decisions in which they know or have reason to know they have a financial interest."

### **Fair Political Practices Commission Instructions**

Per information obtained from the Form 700 reference pamphlet found on the FPPC website ([https://www.fppc.ca.gov/content/dam/fppc/NS-Documents/TAD/Form%20700/2021-22/Ref\\_Pamphlet\\_2021.pdf](https://www.fppc.ca.gov/content/dam/fppc/NS-Documents/TAD/Form%20700/2021-22/Ref_Pamphlet_2021.pdf)), "When reporting your community property interest in your spouse's or registered domestic partner's income, your pro rata share is 50% of their income." Furthermore, "In addition, you may be required to disclose the names of sources of commission income if your pro rata share of the gross income was \$10,000 or more from a single source during the reporting period. If your spouse or registered domestic partner received commission income, you would disclose your community property share (50%) of that income (that is, the names of sources of \$20,000 or more in gross commission income received by your spouse or registered domestic partner).

Per the instructions on the Form 700, the submitter/signatory certifies "under penalty of perjury under the laws of the State of California that the forgoing (information provided by the signatory on the Form 700) is true and correct."

### **Fair Political Practices Commission Filing Requirements**

FPPC General Counsel Dave Bainbridge outlined the following requirements for reporting spousal income on a Form 700:

1. A member of a city council is required to file a Statement of Economic Interests (Form 700) on an annual basis disclosing various financial interest of the council member and the council member's spouse.
2. On the Form 700, a council member must disclose a spouse's investment interest in a business if the investment interest is worth \$2,000 or more and the business is located in, or doing business in, the council member's city. If the council member's spouse owns 10% or more of the business, the council member must disclose sources of income to the business where the spouse's pro rata share of income from the source of income exceeds \$20,000. For example, if a spouse owns 100% of a business, the council member has to disclose a source of income to the business totaling \$20,000 or more. If the spouse owns 50% of a business, the council member has to disclose a source of income to the business totaling \$40,000 or more.
3. If the disclosure of a source of income to a business is required on a Form 700, the disclosure must include the name of the individual or entity that paid the business.
4. A source of income to a spouse's business that is required to be disclosed on a Form 700 must be disclosed regardless of whether the services provided by the spouse's business took place within, or concerned, the council member's city.

FPPC Staff Service Analyst Amber Rodriguez noted that a city council person must disclose the spouse's sources of income from a developer if the developer does business within the city council jurisdiction or is located within the city council jurisdiction. This reporting requirement is not contingent on the specific development being within the city council jurisdiction or before the city council.

## **INVESTIGATION**

On October 10, 2017, Senior Investigator T. Flumerfelt submitted a Public Records Act (PRA) request to the FPPC requesting the Form 700s submitted by Councilmember Price. On October 12, 2017, Senior Investigator T. Flumerfelt received copies of the requested form 700s from 2009 through 2016.

I retrieved Councilmember Price's Form 700s from 2017 to 2021 from an open-source internet search of the Los Angeles City Ethics website.

### **1) Developers**

#### **Thomas Safran and Associates**

##### **Park Plaza Project**

On April 27, 2021, I submitted a Public Records Request Act request (PRA) to the Los Angeles Housing and Community Investment Department (HCIDLA) requesting all contracts between

the City of Los Angeles and Thomas Safran and Associates (TSA) from January 2016 to 2021, all contracts between the City of Los Angeles and DRA from January 2016 to 2021, all contracts between TSA and DRA from 2016 to 2021 and a list of any project worked on by TSA and/or DRA for the City of Los Angeles from January 2016 to 2021. The HCIDLA provided me with a relocation service agreement contract between DRA and TSA, signed and dated by Del Richardson on September 18, 2014, and signed and dated by TSA representative Tyler Monroe on September 22, 2014. The contract served the purpose of hiring DRA as a consultant for a TSA "Park Plaza Project, located at 960 W. 62<sup>nd</sup> Place, in the City of Los Angeles, CA 90044." Del Richardson was to be paid \$92,904 for relocation services associated with 960 W. Second Place, Los Angeles aka Park Plaza.

Per the Los Angeles City Clerk website, on August 15, 2014, Councilmembers Price and Mitch O'Farrell presented a motion to the Los Angeles City Council to authorize up to \$8,050,000 bond for the TSA, "Park Plaza" project.

On August 2, 2021, I served a search warrant for bank records of Richardson and Councilmember Price located at City National Bank, Citibank and Union Bank. Based on records seized I found that on February 3, 2015, The Park Plaza Development issued a \$14,668.80 check to DRA. The Park Plaza Development issued an additional \$62,925.20 to DRA between February 19, 2015, and April 28, 2015 to DRA.

Per the Los Angeles City Clerk website, on September 1, 2015, Councilmember Price voted for the issuance of a supplemental \$950,000 bond for Park Plaza.

Councilmember Price listed TSA on his 2015 FPPC Form 700, but he did not list The Park Plaza, as listed on the checks issued to DRA.

#### **Beach Avenue Housing and Town Meadows Projects**

On July 12, 2022, I served a search warrant on the business, Del Richardson and Associates and on July 13, 2022, I served as search warrant to TSA. Based on records seized I found that on August 20, 2018, DRA signed a contract with TSA to provide relocation services for the Beach Avenue Housing project located at 722 Beach Avenue, Inglewood, CA 90302.

On April 4, 2019, DRA signed a contract with TSA to provide relocation services for the Town Meadows project located at 115 West Murray Avenue, Visalia, CA 93291.

Per the search warrants listed above, I found that in 2019, TSA issued three checks to DRA. All three checks were for the TSA, "Beach Avenue Housing LP" project and all three checks were issued by "Beach Avenue Housing LP". The first check was dated February 21, 2019 and was in the amount of \$14,400.00. The second check was dated March 14, 2019 and was in the amount of \$18,390.00. The third check was dated March 28, 2019 and was in the amount \$2,900.00. The total for these three checks was \$35,690.00.

In 2021, three checks were issued by TSA, to DRA under their respective project name. The first check was dated January 7, 2021, by "Town Meadows LP" in the amount of \$4,060.00. The second check was dated February 4, 2021, by "Town Meadows LP" in the amount of \$29,052.00. The third check was dated May 13, 2021, by "Villa Raintree LP" in the amount of \$6,886.40. The total for these three checks was \$39,998.40 (\$33,112.00 from Town Meadows and \$4,060.00 from Villa Raintree).

Per the Los Angeles City Clerk website, Councilmember Price participated in several City Council votes between 2018 and 2021 that ultimately awarded City contracts to TSA. A partial, but not exhaustive, list of TSA projects that have been before the City Council that Councilmember Price voted on include:

- McCadden Place located at 1119 McCadden Place/1127 N Las Palmas, which under Council File #16-0345, was awarded a combined \$10.51 million in HHH funding.
- Montecito II located at 6650 Franklin/1855 N Cherokee, which under Council File #18-0412, was awarded \$10.14 million in HHH funding.
- Missouri/Bundy located at 11950 W Missouri, which under Council File #17-1274, was awarded \$11.52 million in HHH funding.
- Thatcher Yard located at 3233 S. Thatcher, which under Council File #20-0810, was awarded \$11.66 million in HHH funding.
- VA Building 207 located at 11301 Wilshire, which under Council File #19-1245, was awarded \$8.26 million in HHH funding.
- Reseda Senior Theater Housing located at 18447 Sherman Way/7217 Canby, which under Council File #14-1174, was awarded \$4.06 million in HHH funding.

Per the website for Los Angeles City Mayor Eric Garcetti, "proposition HHH (is), a \$1.2 billion bond to more than triple L.A.'s annual production of supportive housing and help build approximately 10,000 units for homeless Angelenos across the city" (<https://www.lamayor.org/HomelessnessTrackingHHH>).

Per the website for Councilmember Price, he was a co-sponsor of proposition HHH and has approved over \$94 million in HHH funding since the proposition passed in 2016.

On June 1, 2020, Councilmember Price filed his 2019 Form 700. Under penalty of perjury, Councilmember Price failed to list Beach Avenue Housing LP, or TSA on his 2019 Form 700.

On February 8, 2022, Councilmember Price filed his 2021 Form 700. Under penalty of perjury, Councilmember Price failed to list Town Meadows LP, Villa Raintree LP or TSA on his 2021 Form 700.

### **GTM Holdings**

#### **Depot at Hyde Park and Palm Vista**

Per documents seized pursuant to search warrants served on July 12, 2022 to GTM Holding and DRA (referenced above), I discovered that on November 23, 2016, DRA submitted a proposal to GTM Holdings to provide relocation services at 6531 Crenshaw Blvd., Los Angeles CA, 90043,

"Depot at Hyde Park." Mark Walther, from GTM Holdings signed the draft relocation proposal on November 30, 2016. On January 11, 2017, DRA submitted an invoice to GTM Holdings in the amount of \$2,000 for "Draft relocation assistance cost." On September 4, 2018, Depot at Hyde Park Partners, LP issued a payment to DRA in the amount of \$2,000.

Per the Los Angeles City Clerk website, on January 12, 2018, Councilmember Price participated in a Los Angeles City Council vote to fund Depot at Hyde Park with \$5,920,336.

On February 8, 2018, DRA submitted an invoice to GTM Holdings for the Depot at Hyde Park relocation plan, in the amount of \$4,670.20. On March 16, 2018, Depot at Hyde Park Partners, LP issued a payment to DRA for that amount.

On June 18, 2019, GTM Holding issued a payment to DRA in the amount of \$6,500 for an invoice dated June 28, 2019, pertaining to the Palm Vista project located at 20116 Sherman Way, Winnetka (Los Angeles), CA 91306.

On September 10, 2019, DRA and GTM Holdings signed a "Relocation Services Agreement" for Depot at Hyde Park. On January 22, 2020, Del Richardson invoiced GTM Holdings for \$41,090, which was subsequently paid by Depot at Hyde Park Partners, LP in two payments of \$20,545 each, with the first payment issued on March 4, 2020 and the second payment issued on April 3, 2020.

On March 12, 2020, DRA invoiced GTM Holdings for \$5,490. Depot at Hyde Park, LP issued payment to DRA in that amount on April 3, 2020.

Per the Los Angeles City Clerk website, On May 12, 2020, Councilmember Price voted to sell the City property to Depot at Hyde Park for \$440,000 subject to another appraisal six months before the final sale. In October 2020, Gold Coast Appraisals appraised the City property, concerning Depot at Hyde Park, at \$1,029,000. On June 22, 2021, Councilmember Price voted to reduce the sale price of the City property, concerning Depot at Hyde Park, from \$1,029,000 to \$440,000.

On December 1, 2020, Del Richardson invoiced GTM Holdings for \$51,700, for a "Relocation Service Agreement" for Palm Vista signed on August 11, 2020. Payment was issued by Palm Vista, LP on January 25, 2021.

On April 1, 2021, Councilmember Price filed his 2020 FPPC Form 700 under penalty of perjury but failed to disclose Depot at Hyde Park Partners LP though he did list GTM Holdings.

On February 8, 2022, Councilmember Price filed his 2021 FPPC Form 700 under penalty of perjury but failed to disclose Palm Vista LP or GTM Holdings.

## **2) City of Inglewood**

Councilmember Price served two terms as an Inglewood City Councilmember between 1993 - 1997 and 2001 - 2006.

Through an open-source internet search, I found that Richardson filed a claim for damages with the City of Inglewood on January 31, 2019. In her claim, she cited that the City "failed to comply with Inglewood City ordinance 03-02" and therefore, "the City must pay 100% of the medical premiums for Curren Price and his spouse as Medical Benefits for retired Council members." Richardson also stated on the claim that "I am Curren Price's spouse but have not been covered by the City to date."

Per the filed claim, the date of damage, injury or transaction occurred between 2006 and 2018, and the City was required to reimburse her for three years of medical benefit reimbursements between 2015 and 2017, in the amount totaling \$22,009.08.

Based on a review of DRA bank records received pursuant to the above listed search warrants, Richardson received four checks from the City of Inglewood. The checks, dated March 1, 2018, April 2, 2018, May 25, 2018 and June 13, 2019, were each in the amount of \$966.77.

Per records obtained from the FPPC, Councilmember Price legally divorced his first wife, Lynn Suzette Price, on February 8, 2018. Per records received from the FPPC and the Ada County, Idaho Clerk's Office, Councilmember Price married Richardson on May 7, 2018.

Based on documentation received pursuant to search warrant served on July 12, 2022 to the City of Inglewood, I discovered the following information:

According to Inglewood Treasurer Wanda Brown, the Inglewood City Council in 2003, which included Councilmember Price, voted for Inglewood City Ordinance 03-02. The ordinance states that Councilmembers who serve a minimum of 8 years and pay a lump sum of \$10,800 will upon retiring after April 1, 2003 and turning age 55 receive lifetime medical benefits for themselves and their spouse through Benesyst. Councilmember Price qualified for this benefit in 2006, which was shortly before he was elected the State Assembly.

On March 22, 2007, Inglewood employee Eddie Fenton inputted Councilmember Price's medical benefits into Benesyst as including Councilmember Price and Lynn Price, spouse. On September 28, 2007, Councilmember Price issued a check of \$1,500 towards paying the \$10,800 lump sum, however it was from a joint account involving Del Richardson.

On January 11, 2010, Inglewood employee Sylvia Fernandez contacted Jenna Allen of Benesyst and said Councilmember Price had inquired whether his spouse had been added to his medical benefits. On January 12, 2010, Jenna Allen confirmed that Councilmember Price's spouse, "Del Richardson-Price" was added to his account.

On November 5, 2013, Councilmember Price and Del Richardson submitted 2014 open enrollment paperwork, to Inglewood, for retiree plus one. Del Richardson is listed as "spouse" aka Delbra Price. Both Councilmember Price and Del Richardson signed the document.

On January 14, 2014, Inglewood Head of Human Resources, Jose Cortes inputted Councilmember Price's medical benefits into Benesyst as including Councilmember Price and Lynn Price, spouse.

On April 3, 2015, Jerry Holmes of TASC (Benesyst) asked Ian Hopkinson of Wells Fargo if Inglewood was supposed to be paying for Councilmember Price and his spouse's medical coverage because TASC had been receiving third party checks for the spouse since 2010. On April 6, 2015, Sylvia Fernandez informed Ian Hopkinson that Councilmember Price had been paying his spouse's share to date and Inglewood expected that to continue going forward. On September 28, 2015, Ian Hopkinson again clarified with Sylvia Fernandez that Councilmember Price must pay his spouse's share going into 2016.

On January 1, 2018, Inglewood retiree medical coverage switched from Benesyst to CalPers. CalPers realized that Councilmember Price was already covered under CalPers by the City of Los Angeles.

- Based on documentation received from the FPPC, on February 8, 2018, the marriage between Curren Price and Lynn Suzette Price was dissolved by mutual stipulation.

Between March 1, 2018 and May 1, 2018, Inglewood issued Del Richardson three checks totaling \$2,900.31 as reimbursement for Councilmember Price's spouse.

- Based on documentation received from the FPPC, on May 7, 2018, Ada County Judge Annie McDevitt married Curren Price and Del Richardson.

On June 13, 2018, Jose Cortes issued an opinion stating that Councilmember Price was accidentally enrolled as 'retiree only' instead of "retiree plus one" from 2015 to 2017 leading to out of pocket for the plus one aka his spouse. The loss was calculated at \$21,314.88 based on \$622.62 per month in 2015, \$591.58 per month in 2016, and \$562.04 per month in 2017. However, Councilmember Price's initial payment was only \$6,500 but should have been \$10,800 leaving an outstanding balance of \$4,300. The recommendation was to deduct \$4,300 from \$21,314.88 for a balance of \$17,014.88.

On September 20, 2018, Jose Cortes sent a letter to Councilmember Price that the switch to CalPers in 2018 uncovered that Councilmember Price had only been covered as retiree only instead of retiree plus one. Additionally, Councilmember Price was \$4,300 short of the lump sum he owed. The letter explained that any prior non-payments for the plus one (spouse) could not be reimbursed because it would constitute a gift of government funds.

On January 31, 2019, Del Richardson filed a claim with Inglewood for outstanding spousal medical support. She did so under penalty of perjury, which was signed and dated January 29, 2019. In her claim, Del Richardson stated she was entitled to \$22,009.08 in outstanding payments between 2015 to 2017 because she was the spouse of Councilmember Price.

## **CONCLUSION**

### **Conflict of Interest**

Government Code § 1090 applies to:

"...[C]ity employees shall not be financially interested in any contract made by them in their official capacity, or by any body or board of

which they are members. Nor shall...employees be purchasers at any sale or vendors at any purchase made by them in their official capacity."

Councilmember Price voted in violation of Government Code §1090.

Councilmember Price was intimately involved in the making of contracts with various developers seeking permits, city property to purchase, and/or HHH funds to finance developments. When Councilmember Price participated in City Council action on Depot at Hyde Park Partners, LP's project, Depot at Hyde Park, he had a conflict of interest because Del Richardson was employed by the developers on that project. Councilmember Price had a duty to not participate in any fashion on that project because he, through Del Richardson, had a financial interest in the project being approved and funded. Del Richardson received \$46,580 from Depot at Hyde Park Partners, LP over a month before Councilmember Price voted to sell city property to Depot at Hyde Park Partners, LP and voted to reduce the sale price of city property from \$1,029,000 to \$440,000. He failed to disclose his conflict of interest to the public and City Council. These actions by Councilmember Price were not done out of ignorance or mistake. Councilmember Price had engaged in similar behavior as evidenced by Safran's project, Park Plaza. Still further, Councilmember Price continuously tries to hide Del Richardson's income from HHH developers by omitting them from his Form 700s.

#### **Perjury**

Penal Code § 118(a) applies to:

"every person who declares under penalty of perjury and willfully states as true any material matter which she knows to be false."

Councilmember Price committed perjury as defined under Penal Code §118

#### **Current Price Perjury**

FPPC General Counsel Dave Bainbridge outlined the requirements for reporting spousal income on a Form 700. Based on these requirements, Councilmember Price was required to report multiple business dealings Del Richardson had with developers because she was the 100% owner of DRA, DRA had business with Los Angeles City Council, and DRA received money from developers that had projects before Los Angeles City Council, were located within the jurisdiction of the Los Angeles City Council, and/or conducted business within the jurisdiction of the Los Angeles City Council. Del Richardson through her company, DRA, received: three checks totaling \$35,690 from Beach Avenue Housing LP in 2019, three checks totaling \$46,580 from Depot at Hyde Park Partners, LP in 2020, one check for \$51,700 from Palm Vista, LP in 2021, and two checks totaling for \$33,112 from Town Meadows, LP in 2021.

When Del Richardson received checks exceeding \$20,000, in a given year, from HHH developers, such as GTM Holdings (Depot at Hyde Park Partners LP and Palm Vista LP) and Thomas Safran (Town Meadows LP and Beach Avenue Housing LP), Councilmember Price was obligated to report them because the developers were located within the jurisdiction of, conducting business within the jurisdiction of, and/or had business before the Los Angeles City

Council. He was also required to disclose these payments because Del Richardson was conducting business with the City and within the City limits. When Councilmember Price failed to include the name of developer as listed on the checks to Del Richardson on his Form 700 and did so under penalty of perjury, he committed perjury. These omissions were material because a reasonable person would consider the failure to mention these developers paying his wife important in evaluating whether he should be re-elected, retained in office, and/or whether he can perform his duties free from bias.

#### **Del Richardson Perjury**

When Del Richardson filed a claim with Inglewood for outstanding spousal medical support, she did so under penalty of perjury. In her claim, Del Richardson stated she was entitled to \$22,009.08 in outstanding payments between 2015 to 2017 because she was the spouse of Councilmember Price. This assertion of being the spouse of Councilmember Price between 2015 and 2017 was not only material but was the whole basis of the claim. When Del Richardson presented that claim on January 31, 2019, she knew she had not been married to Councilmember Price between 2015 and 2017. Councilmember Price's first marriage, to Lynn Suzette Price, was not dissolved until February 8, 2018 and Del Richardson's legal marriage to Councilmember Price was not until May 7, 2018. Del Richardson knew her claim to be false when she filed it, yet she still filed the claim, thus she committed perjury.

#### **Grand Theft**

Penal Code § 487 applies to:

"Every person who shall feloniously... knowingly and designedly, by any false or fraudulent representation or pretense, defraud any other person of money...

Del Richardson aided and abetted Councilmember Price in the theft of, City of Inglewood funds, in violation of Penal Code §487, grand theft.

When Councilmember Price and Del Richardson presented documentation, such as the 2014 Benesyst enrollment, that they were legally married to the City of Inglewood, they knew that information to be false. Curren Price's first marriage, to Lynn Suzette Price, was not dissolved until February 8, 2018 and Del Richardson's legal marriage to Curren Price was not until May 7, 2018. Based on this false information, the City of Inglewood issued multiple checks in the amount of \$966.77. These checks were issued prior to their May 7, 2018 marriage. These funds were obtained through fraud.



LOS ANGELES COUNTY DISTRICT ATTORNEY  
BUREAU OF INVESTIGATION

SUPPLEMENTAL REPORT

CASE P17-0129

<<Information has been deleted from this version of the report pursuant to California Penal Code section 964

ADMINISTRATIVE INFORMATION

|                                                       |                                                         |
|-------------------------------------------------------|---------------------------------------------------------|
| Assignment:<br><b>Public Integrity</b>                | Case Investigator<br><b>Wizenfeld, Sr. Inv., 517857</b> |
| Charges (up to three)                                 |                                                         |
| Purpose of Report<br><b>LA City Benefits Analysis</b> |                                                         |
| Court Case No.                                        | DA Case No.                                             |

SUSPECT - 1

|                            |                             |                               |                      |                         |                    |                    |                      |
|----------------------------|-----------------------------|-------------------------------|----------------------|-------------------------|--------------------|--------------------|----------------------|
| Last Name<br><b>Price</b>  | First Name<br><b>Curren</b> | Middle Name<br><b>Demille</b> | Sfx<br><b>JR</b>     | DOB<br>[REDACTED]       | Age<br><b>72</b>   | Sex<br><b>M</b>    | Race<br><b>Black</b> |
| Hair<br><b>Black</b>       | Eyes<br><b>Brown</b>        | Height<br><b>6'01"</b>        | Weight<br><b>215</b> | DL Number<br>[REDACTED] | State<br><b>CA</b> | Social Security No |                      |
| Home Address<br>[REDACTED] |                             |                               |                      |                         |                    |                    |                      |
| Home Phone No              | Ext.                        | Home Email                    |                      | Gang                    |                    |                    |                      |
| Work Address               |                             |                               |                      |                         |                    |                    |                      |
| Work Phone No              | Ext.                        | Work Email                    |                      | State Bar No.           |                    |                    |                      |
| CII No.                    | FBI No.                     | Probation No.                 | Parole               | CDCR No.                | Prison No.         | State              | Booking No.          |

|                                         |                           |             |                       |
|-----------------------------------------|---------------------------|-------------|-----------------------|
| Report by<br><b>Wizenfeld, Sr. Inv.</b> | Date<br><b>06/13/2023</b> | LT Approval | Date                  |
| Sgt Approval<br><b>Cisneros, Sgt.</b>   | Date<br><b>06/13/2023</b> |             | Page<br><b>1 of 3</b> |

## **NARRATIVE:**

On October 24, 2022, Los Angeles Superior Court Judge Katherine Mader issued a search warrant for records to the City of Los Angeles Personnel Department (LA Benefits), search warrant #CC2022100124.

On October 24, 2022, I electronically served the search warrant to LA Benefits.

Paul Makowski (Makowski), Chief Management Analyst in the Employee Benefits Division of the Personnel Department provided me the requested documentation via email between November 02, 2022 and November 17, 2022. A review of the records revealed the following information:

In 2013, after Councilmember Curren Price (Councilmember Price) was elected to Los Angeles City Council, he enrolled in the City of Los Angeles medical benefits program, Flex-Pay Plan. As part of that enrollment, Councilmember Price added Del Richardson as his spouse/dependent. Per Makowski, as part of the enrollment process, Councilmember Price was required to provide supporting documentation for the enrollment of his spouse. Councilmember Price provided LA Benefits with a marriage certificate for Councilmember Price and Del Richardson, dated November 19, 2009 (see attached).

Beginning August 2013 to present, the City of Los Angeles paid a share of premiums for Del Richardson's medical coverage.

Based on information noted in "Investigative Summary Report," Del Richardson was married to Councilmember Price twice, November 18, 2009 and May 7, 2018. Between November 2009 and February 2018, Councilmember Price was already married to Lynn Suzette Price. Between August 2013 and December 2017, the City of Los Angeles paid \$33,864 towards Del Richardson's medical premiums.

CURREN PRICE  
DELBRA RICHARDSON-PRICE

LOS ANGELES, CALIFORNIA 90008

SEP 17 2013

CERTIFICATE OF MARRIAGE

STATE OF HAWAII  
DEPARTMENT OF HEALTH



CERTIFICATE NO 151 2009 - 020998

NAME OF GROOM  
CURREN DEMILLE PRICE JR.

DATE OF BIRTH

PLACE OF BIRTH  
LOS ANGELES, CALIFORNIA

FATHER'S NAME  
CURREN DEMILLE PRICE SR.

STATE OR COUNTRY OF BIRTH  
ARKANSAS

MOTHER'S MAIDEN NAME  
CHARLENA DIXON

STATE OR COUNTRY OF BIRTH  
LOUISIANA

SEP 17 2013

Barbara Green

NAME OF BRIDE  
DELBRA PETTICE RICHARDSON

DATE OF BIRTH

PLACE OF BIRTH  
WICHITA, KANSAS

FATHER'S NAME  
WOODROW CHARLES LADNER

STATE OR COUNTRY OF BIRTH  
MISSISSIPPI

MOTHER'S MAIDEN NAME  
GERALDINE SYMONE YARBROUGH

STATE OR COUNTRY OF BIRTH  
OKLAHOMA

GROOM'S DECLARED MIDDLE NAME(S)  
DeMILLE

BRIDE'S DECLARED MIDDLE NAME(S)  
PETTICE

GROOM'S DECLARED SURNAME  
PRICE

BRIDE'S DECLARED SURNAME  
RICHARDSON-PRICE

DATE OF MARRIAGE

PLACE OF CEREMONY

November 19, 2009

WAILUKU DISTRICT COURT, 2145 MAIN ST, WAILUKU

COUNTY  
MAUI

DATE ACCEPTED BY STATE REGISTRAR  
November 30, 2009

SEP 17 AM 10:45  
PERSONNEL DEPARTMENT

OHBM 5.1 (Rev 10/02) LASER

This copy serves as prima facie evidence of the fact of marriage in any court proceeding. [HRS 572-13(c), 336-13(b)]

ANY ALTERATIONS INVALIDATE THIS CERTIFICATE



LOS ANGELES COUNTY DISTRICT ATTORNEY  
BUREAU OF INVESTIGATION

SUPPLEMENTAL REPORT

CASE P17-0129

ADMINISTRATIVE INFORMATION

|                                                                     |                                                  |
|---------------------------------------------------------------------|--------------------------------------------------|
| Assignment:<br>Public Integrity                                     | Case Investigator<br>Wizenfeld, Sr. Inv., 517857 |
| Charges (up to three)<br>1090 GC; 118(A) PC; 504 PC                 |                                                  |
| Purpose of Report<br>Additional Conflict of Interest Votes by Price |                                                  |
| Court Case No.<br>BA515782                                          | DA Case No.                                      |

DEFENDANT - 1

|                            |                      |                        |               |                         |             |                     |               |
|----------------------------|----------------------|------------------------|---------------|-------------------------|-------------|---------------------|---------------|
| Last Name<br>Price         | First Name<br>Curren | Middle Name<br>Demille | Sfx<br>JR     | DOB<br>[REDACTED]       | Age<br>74   | Sex<br>M            | Race<br>Black |
| Hair<br>Black              | Eyes<br>Brown        | Height<br>6'01"        | Weight<br>215 | DL Number<br>[REDACTED] | State<br>CA | Social Security No. |               |
| Home Address<br>[REDACTED] |                      |                        |               |                         |             |                     |               |
| Home Phone No              | Ext.                 | Home Email             | Gang          |                         |             |                     |               |
| Work Address               |                      |                        |               |                         |             |                     |               |
| Work Phone No              | Ext.                 | Work Email             | State Bar No. |                         |             |                     |               |
| CII No.                    | FBI No.              | Probation No.          | Parole        | CDCR No.                | Prison No.  | State               | Booking No.   |

|                                        |                    |             |                 |
|----------------------------------------|--------------------|-------------|-----------------|
| Report by<br>Oswandel, Inv., 681780    | Date<br>08/07/2025 | LT Approval | Date            |
| Sgt. Approval<br>Jackson, Sgt., 465649 | Date<br>08/08/2025 |             | Page<br>1 of 39 |

## NARRATIVE:

The purpose of this report is to document additional conflict of interest votes by Los Angeles City Councilmember Curren Price (Price) that were discovered since the original filing of this case.

In the time since the original case was filed, subpoenas for records were issued to Housing Authority of the City of Los Angeles (HACLA), Los Angeles Metropolitan Authority (Metro), and Del Richardson & Associates (DRA) aka Seneca.

A review of the records from the Los Angeles City Clerk's Office website (<https://cityclerk.lacity.org/m.clerkconnect/#/>), revealed Price voted or participated on HACLA matters in council file #19-1230 on October 22, 2019, October 25, 2019, June 30, 2020, and in council file #21-0112 on November 5, 2021.<sup>1</sup>

The review of the records also revealed Price voted or participated on Metro matters in council file #20-1373 on October 27, 2020 and council file #21-1073 on September 28, 2021 and October 20, 2021.<sup>2</sup> Additionally, text messages and emails were also subpoenaed for communication between Price and his staff. The communications revealed that Price's staff were alerted to the potential voting conflicts prior to the city council vote.

A review of the records provided by HACLA showed the following payments were made from HACLA to DRA:<sup>3</sup>

| Date Issued | Date Negotiated | Check # | Amount (\$) |
|-------------|-----------------|---------|-------------|
| 08/08/2019  | 08/16/2019      | 158984  | 19,119.50   |
| 08/15/2019  | 08/26/2019      | 159071  | 35,274.50   |
| 08/29/2019  | 09/06/2019      | 159185  | 46,157.43   |
| 10/24/2019  | 11/08/2019      | 159659  | 71,014.04   |
| 01/09/2020  | 01/21/2020      | 160135  | 25,000.00   |
| 05/07/2020  | 05/13/2020      | 161238  | 173,753.20  |
| 05/28/2020  | 06/08/2020      | 161465  | 25,000.00   |
| 11/19/2020  | 11/30/2020      | 163913  | 24,040.00   |
| 11/24/2020  | 12/14/2020      | 163969  | 17,220.00   |
| 12/17/2020  | 12/18/2020      | 164212  | 25,000.00   |
| 02/25/2021  | 03/02/2021      | 164947  | 17,871.25   |
| 10/07/2021  | 10/15/2021      | 167180  | 159,573.32  |
| 10/21/2021  | 11/08/2021      | 167300  | 25,000.00   |

A review of the records provided by DRA showed the following payments were made from Metro to DRA:<sup>4</sup>

| Payment Date | Number  | Amount (\$) |
|--------------|---------|-------------|
| 03/11/2020   | 1105001 | 39,400.40   |

<sup>1</sup> Attachment A

<sup>2</sup> Attachment B

<sup>3</sup> Attachment C

<sup>4</sup> Attachment D

|            |         |           |
|------------|---------|-----------|
| 04/16/2020 | 1108078 | 25,049.40 |
| 06/16/2020 | UNKNOWN | 23,743.39 |
| 07/13/2020 | 1114542 | 25,856.57 |
| 09/17/2020 | 1118974 | 43,476.98 |
| 03/01/2021 | 1129579 | 15,007.32 |
| 06/16/2021 | UNKNOWN | 31,585.92 |
| 07/12/2021 | UNKNOWN | 15,376.68 |

During the time of the votes by Price, he was married to Del Richardson Price, the owner of DRA.

# ATTACHMENT A

**ECONOMIC DEVELOPMENT COMMITTEE REPORT** relative to applying for the Choice Neighborhood Implementation (CNI) Grant to further advance the comprehensive Watts Rising effort.

Recommendations for Council action, pursuant to Motion (Buscaino - Cedillo):

1. APPROVE the City as Co-Applicant, with Housing Authority of the City of Los Angeles (HACLA), as Lead Applicant for the CNI Grant; and, AUTHORIZE the Mayor, or designee, to sign the grant application on behalf of the City and execute any necessary documents including but not limited to certifications and disclosures required by the United States Department of Housing and Urban Development (HUD) regulations to meet grant requirements and thresholds as part of the grant application.
2. ALLOCATE in Community Development Block Grant (CDBG) funds over the CNI Grant term, an amount equal to 10 percent of the estimated 46th Program Year (2020-21) CDBG entitlement, valued at approximately \$5,335,886, to Watts Rising, subject to a grant award from the HUD CNI Grant.
3. COMMIT to future year allocations of the City's apportionment of 9 percent Low Income Housing Tax Credits (LIHTC) to Phases 3-7 of Watts Rising to construct up to 174 units of affordable housing for the City over the next six years, with the restriction of funding no more than one project with 9 percent LIHTC in any one fiscal year, subject to a grant award from the HUD CNI Grant, and the Los Angeles Housing and Community Investment Department Affordable Housing Trust Fund guidelines and regulations.
4. REQUEST the HACLA to report to the Council upon notification of the results of the CNI Grant, and should the Watts Rising program be awarded a CNI grant, said report to contain the necessary authorities to accept the grant.

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**

At the meeting held on ~~October 22, 2019~~, your Economic Development Committee considered a Motion (Buscaino - Cedillo) relative to applying for the CNI Grant to further advance the comprehensive Watts Rising effort, and related matters. After an opportunity for public comment was held, the Committee moved to approve the recommendations contained in the Motion, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

**ECONOMIC DEVELOPMENT COMMITTEE**



**MEMBER VOTE**  
**PRICE: YES**  
**BUSCAINO: YES**  
**RODRIGUEZ: YES**

ME 10/22/19

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**

HOLLY L. WOLCOTT  
CITY CLERK

PETTY F. SANTOS  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Council and Public Services Division

200 N. SPRING STREET, ROOM 395  
LOS ANGELES, CA 90012  
GENERAL INFORMATION - (213) 978-1133  
FAX: (213) 978-1040

PATRICE Y. LATTIMORE  
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to  
this matter, please refer to the  
Council File No.: 19-1230

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

October 25, 2019

**Council File No.:** 19-1230  
**Council Meeting Date:** October 25, 2019  
**Agenda Item No.:** 4  
**Agenda Description:** CONSIDERATION OF MOTION (BUSCAINO - CEDILLO) relative to  
applying for the Choice Neighborhood Implementation Grant to further  
advance the comprehensive Watts Rising effort, and related matters.

**Council Action:** ECONOMIC DEVELOPMENT COMMITTEE REPORT - ADOPTED  
URGENT FORTHWITH

**Council Vote:**

YES BLUMENFIELD  
YES BONIN  
YES BUSCAINO  
YES CEDILLO  
YES HARRIS-DAWSON

ABSENT HUIZAR  
YES KORETZ  
ABSENT KREKORIAN  
YES LEE  
YES MARTINEZ

YES O'FARRELL  
~~YES~~ PRICE  
YES RODRIGUEZ  
YES RYU  
YES WESSON

HOLLY L. WOLCOTT  
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 14.7

FILE SENT TO MAYOR:

10/25/2019

LAST DAY FOR MAYOR TO ACT:

11/04/2019

✓  
APPROVED

\*DISAPPROVED

\*VETO

Mayor

10/25/2019

DATE SIGNED

HOLLY L. WOLCOTT  
CITY CLERK

PETTY F. SANTOS  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



Eric Garcetti  
MAYOR

OFFICE OF THE  
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PATRICE Y. LATTIMORE  
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to  
this matter, please refer to the  
Council File No.: 19-1230

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

July 1, 2020

**Council File No.:** 19-1230  
**Council Meeting Date:** June 30, 2020  
**Agenda Item No.:** 75  
**Agenda Description:** COMMUNICATION FROM THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES relative to executing a contract for award of \$35 million for the Watts Rising Fiscal Year (FY) 2019 Choice Neighborhoods Implementation Grant awarded by the U.S. Department of Housing and Urban Development (HUD).

**Council Action:** COMMUNICATION FROM THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES - ADOPTED FORTHWITH

**Council Vote:**

YES BLUMENFIELD  
YES BONIN  
YES BUSCAINO  
YES CEDILLO  
YES HARRIS-DAWSON

YES KORETZ  
YES KREKORIAN  
YES LEE  
YES MARTINEZ  
YES O'FARRELL

~~YES~~ PRICE  
YES RODRIGUEZ  
YES RYU  
ABSENT VACANT  
YES WESSON



HOLLY L. WOLCOTT  
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 14.7

FILE SENT TO MAYOR:

07/01/2020

LAST DAY FOR MAYOR TO ACT:

07/13/2020

✓  
APPROVED

\*DISAPPROVED

\*VETO



Mayor

07/01/2020

DATE SIGNED

HOLLY L. WOLCOTT  
CITY CLERK

City of Los Angeles  
CALIFORNIA

OFFICE OF THE  
CITY CLERK

PETTY F. SANTOS  
EXECUTIVE OFFICER



ERIC GARCETTI  
MAYOR

Council and Public Services Division  
200 N. SPRING STREET, ROOM 395  
LOS ANGELES, CA 90012  
GENERAL INFORMATION - (213) 978-1133  
FAX: (213) 978-1040

PATRICE Y. LATTIMORE  
DIVISION MANAGER  
CLERK.LACITY.ORG

November 5, 2021

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

**Council File No.:** 21-0112  
**Council Meeting Date:** November 5, 2021  
**Agenda Item No.:** 10  
**Agenda Description:** COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) and RESOLUTION relative to the State of California Department of Housing and Community Development Homekey Program and recommendations to secure funding.  
**Council Action:** COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) AND RESOLUTION - ADOPTED AS AMENDED BY MOTION (BLUMENFIELD - DE LEON) AND MOTION (DE LEON - BLUMENFIELD) FORTHWITH

**Council Vote:**

|        |             |        |           |            |               |
|--------|-------------|--------|-----------|------------|---------------|
| YES    | Blumenfield | ABSENT | Bonin     | ABSENT     | Buscaino      |
| YES    | Cedillo     | YES    | de León   | YES        | Harris-Dawson |
| YES    | Koretz      | ABSENT | Krekorian | YES        | Lee           |
| YES    | Martinez    | YES    | O'Farrell | <u>YES</u> | Price         |
| ABSENT | Raman       | YES    | Rodriguez |            |               |

HOLLY L. WOLCOTT  
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 341

FILE SENT TO MAYOR  
LAST DAY FOR MAYOR TO ACT

11/05/2021

11/15/2021

11/9/21  
DATE SIGNED

Adopted Report(s) Title  
Amending Motion 10A (de Leon - Blumenfield)\_11-5-21  
Amending Motion 10B (Blumenfield - de Leon)\_11-5-2021  
Report from Los Angeles Housing Department dated 10-25-21



# AGENDA

## LOS ANGELES CITY COUNCIL

Friday, November 5, 2021

10:00 AM

JOHN FERRARO COUNCIL  
CHAMBER

ROOM 340, CITY HALL

200 NORTH SPRING STREET, LOS  
ANGELES, CA 90012

Submit written comment at  
[LACouncilComment.com](http://LACouncilComment.com)

President  
NURY MARTINEZ, Sixth District

President Pro Tempore  
MITCH O'FARRELL, Thirteenth District

Assistant President Pro Tempore  
VACANT

GILBERT A. CEDILLO, First District  
PAUL KREKORIAN, Second District  
BOB BLUMENFIELD, Third District  
NITHYA RAMAN, Fourth District  
PAUL KORETZ, Fifth District  
MONICA RODRIGUEZ, Seventh District  
MARQUEECE HARRIS-DAWSON, Eighth District  
CURREN D. PRICE, JR., Ninth District  
VACANT, Tenth District  
MIKE BONIN, Eleventh District  
JOHN S. LEE, Twelfth District  
KEVIN DE LEÓN, Fourteenth District  
JOE BUSCAINO, Fifteenth District

### PUBLIC COMMENT

Pursuant to Assembly Bill 361, and due to concerns over Covid-19, the City Council will take all public comment by teleconference.

Friday

- November 5, 2021 -

|          |                |          |
|----------|----------------|----------|
| PAGE 1   |                |          |
| Case No: | Date of Report | Page     |
| P17-0129 | 08/07/2025     | 10 of 39 |

Recommendation for Council action:

RESOLVE to:

1. Prohibit, pursuant to Los Angeles Municipal Code Section 80.69.4 and California Vehicle Code Section 22507, the parking of vehicles that are in excess of 22 feet in length or over seven feet in height, during the hours of 2:00 a.m. and 6:00 a.m., along the following street segments:
  - a. Pickford Avenue between South Shenandoah Street and South Holt Avenue
  - b. Alcott Street between South Crest Drive and South Canfield Avenue
2. Direct the Los Angeles Department of Transportation (LADOT), upon approval of this action, to post signs giving notice of a "Tow Away, No Parking" restriction for oversize vehicles within the specific hours detailed at the location detailed above in Recommendation No. 1.
3. Authorize the LADOT to make technical corrections or clarifications to the above instructions in order to effectuate the intent of this Resolution.

Community Impact Statement: None submitted.

**(Transportation Committee waived consideration of the above matter.)**

(10) ~~21-0112~~

COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) and RESOLUTION relative to the State of California Department of Housing and Community Development Homekey Program and recommendations to secure funding.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. APPROVE the following funding sources and amounts, upon receipt and availability, for Homekey local match requirements for property acquisitions, closing cost, due diligence, and property management costs incurred for successful Homekey Program applications:

Friday

- November 5, 2021 -

PAGE 12

| Case No  | Date of Report | Page     |
|----------|----------------|----------|
| P17-0129 | 08/07/2025     | 11 of 39 |

- a. \$59 million of Proposition HHH funding.
  - b. \$10 million of Community Development Block Grant CARES (CDBG-CV) Act Program.
  - c. \$60 million of Home Investment Partnerships Program (HOME) – American Rescue Plan (ARP).
  - d. \$16.2 million of CDBG reprogrammed funds as described in Recommendation No. 5 below.
2. AUTHORIZE the General Manager, LAHD, or designee, to enter into a Professional Services Agreement, Attachment A of the subject LAHD report, dated October 25, 2021, attached to the Council file, which is to be reviewed and approved by the City Attorney as to form and legality, with the Housing Authority of the City of Los Angeles (HACLA); outlining the roles and responsibilities as co-applicants per the State of California Homekey Program Notice of Funding Availability.
  3. AUTHORIZE the General Manager, LAHD, or designee, to apply on behalf of the City to the State of California Homekey Program Notice of Funding Availability, with the HACLA serving as the co-applicant, for a maximum amount of up to \$252.03 million. This amount includes \$206.25 million for capital expenditures, \$30.78 million in capitalized operating subsidies, and \$15 million in bonus funds for capital and operating. The City will prioritize the purchase of properties that can be quickly placed in service as supportive housing.
  4. AUTHORIZE the General Manager, LAHD, or designee, to issue loans to HACLA for a total amount not to exceed \$15 million to be used as Homekey local match requirements for HACLA property acquisitions Homekey applications.
  5. INSTRUCT the Community Investment for Families Department to return with a recommendation to allocate up to \$16.2 million of CDBG-reprogramming funds to be used for Homekey local match requirements.
  6. AUTHORIZE the General Manager, LAHD, or designee, to release a Request for Proposals (RFP, Attachment B of the subject LAHD report), to select qualified owner and operators for awarded Homekey projects.
  7. REQUEST the City Attorney to work with LAHD to develop a purchase and sale agreement, deed of trust, promissory note, regulatory

agreement, and any other necessary legal documents to transfer ownership of approved Homekey Program properties to the selected operators with financing to ensure the City's interests and the sites' use meet the goals and requirements of the City and the Homekey Program.

8. REQUEST the City Attorney to work with LAHD to develop a promissory note deed of trust, regulatory agreement, and any other necessary legal documents to execute loan agreements with HACLA to purchase Homekey properties, ensuring the City's interests and the sites' use meet the goals of the City and the Homekey Program.
9. ADOPT the accompanying RESOLUTION (see Attachment C of the subject LAHD report), as required by the State of California Department of Housing and Community Development, in order to submit the Homekey program application.
10. INSTRUCT LAHD to report back on specific properties and to request approval of the individual authorizing resolutions for each successful project, prior to executing the Standard Agreement with the State of California.
11. AUTHORIZE the LAHD to prepare Controller instructions and make necessary technical adjustments, including to the names of the Special Fund accounts recommended for the subject LAHD report, consistent with the Mayor and Council action in this matter, subject to the approval of the City Administrative Officer (CAO), and request the Controller to implement these instructions.
12. INSTRUCT the CAO to identify available funding for a total amount not to exceed \$86,116,000 to be used for local match requirements, due diligence, rehabilitation, and operating reserves to bring the total number of Project Homekey Round 2 units from 450 to 750.

Fiscal Impact Statement: The LAHD reports that there is no current fiscal impact to the General Fund. LAHD is working with the CAO to identify funding necessary as outlined in the subject LAHD report.

Community Impact Statement: None submitted

**(Homelessness and Poverty Committee waived consideration of the above matter)**

Friday

- November 5, 2021 -

PAGE 14

| Case No  | Date of Report | Page     |
|----------|----------------|----------|
| P17-0129 | 08/07/2025     | 13 of 39 |

# ATTACHMENT B

HOLLY L. WOLCOTT  
CITY CLERK

PETTY F. SANTOS  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



Eric Garcetti  
MAYOR

OFFICE OF THE  
CITY CLERK

Council and Public Services Division

200 N. SPRING STREET, ROOM 395  
LOS ANGELES, CA 90012  
GENERAL INFORMATION - (213) 978-1133  
FAX: (213) 978-1040

PATRICE Y. LATTIMORE  
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to  
this matter, please refer to the  
Council File No.: 20-1373

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

October 27, 2020

Council File No.:

20-1373

Council Meeting Date:

October 27, 2020

Agenda Item No.:

33

Agenda Description:

MOTION (RODRIGUEZ - MARTINEZ - KREKORIAN - O'FARRELL) and  
RESOLUTION relative to co-sponsoring an application with the Los Angeles  
County Metropolitan Transportation Agency (Metro) for the Federal Transit  
Administration's (FTA) Pilot Program for Transit-Oriented Development  
Planning (TOD) grant.

Council Action:

MOTION (RODRIGUEZ - MARTINEZ - KREKORIAN - O'FARRELL) AND  
RESOLUTION - ADOPTED FORTHWITH

Council Vote:

YES BLUMENFIELD  
YES BONIN  
ABSENT BUSCAINO  
YES CEDILLO  
YES DE LEON

YES HARRIS-DAWSON  
YES KORETZ  
YES KREKORIAN  
ABSENT LEE  
YES MARTINEZ

YES O'FARRELL  
~~YES~~ PRICE  
YES RODRIGUEZ  
YES RYU  
ABSENT WESSON

HOLLY L. WOLCOTT  
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 14.7

FILE SENT TO MAYOR:

10/27/2020

LAST DAY FOR MAYOR TO ACT:

11/06/2020

✓  
APPROVED

\*DISAPPROVED

\*VETO

Mayor

11/06/2020

DATE SIGNED

## TRANSPORTATION

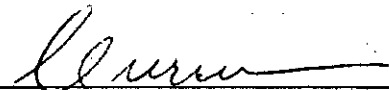
## MOTION

The Active Transportation Rail to Rail Corridor Project consists of one corridor in two phases of development. Segment A is the Rail to Rail component and Segment B is the Rail to River component. Together they form one route, stretching from South Los Angeles to the Los Angeles River.

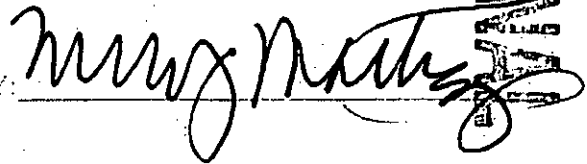
The Rail to Rail segment of the project connects the Metro Blue Line to the future Crenshaw/LAX Line. Approximately 5.6 miles in length, the project stretches east along the Harbor Subdivision rail right-of-way following Slauson Avenue from Inglewood through South Los Angeles to the Blue Line Slauson Station. The project will convert the underutilized railroad right-of-way into a multi-purpose transportation corridor, including creating a new east-west pedestrian and bicycle corridor, connections to numerous transit lines, and enhancing the existing and future bicycle network. Segment A has concluded the environmental review and clearance, as well as the preliminary design phase. The project is now entering the final design and construction phases.

I THEREFORE MOVE that the City Council instruct the Bureau of Engineering, with the assistance of the Department of Transportation and the Bureau of Street Lighting, StreetsLA and any other relevant City department, to negotiate a Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority that commits the City to fund and construct up to \$30 million in necessary improvements in the City's right-of-way for the Rail to Rail Corridor Project, with funding sources to be determined, including the preparation of a multi-year funding plan and time line for design and construction, with the final MOU to be presented to Council for approval.

PRESENTED BY:

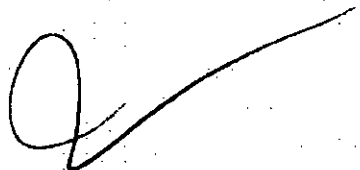
  
CURREN D. PRICE, JR.  
Councilmember, 9<sup>th</sup> District

SECONDED BY:



msf

SEP 28 2021



HOLLY L. WOLCOTT  
CITY CLERK

PETTY F. SANTOS  
EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

**Council and Public Services Division**  
200 N. SPRING STREET, ROOM 395  
LOS ANGELES, CA 90012  
GENERAL INFORMATION - (213) 978-1133  
FAX: (213) 978-1040

PATRICE Y. LATTIMORE  
DIVISION MANAGER

CLERK.LACITY.ORG

October 20, 2021

**OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL**

**Council File No.:** 21-1073

**Council Meeting Date:** October 20, 2021

**Agenda Item No.:** 8

**Agenda Description:** TRANSPORTATION and PUBLIC WORKS COMMITTEES' REPORT relative to a proposed Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority (Metro) that commits the City to fund and construct up to \$30 million in necessary improvements in the City's right-of-way for the Rail to Rail Corridor Project.

**Council Action:** TRANSPORTATION AND PUBLIC WORKS COMMITTEES' REPORT - ADOPTED FORTHWITH

**Council Vote:**

YES Blumenfield  
ABSENT Cedillo  
YES Koretz  
YES Martinez  
YES Raman

YES Bonin  
YES de León  
YES Krekorian  
YES O'Farrell  
ABSENT Ridley-Thomas

YES Buscaino  
ABSENT Harris-Dawson  
YES Lee  
YES Price  
YES Rodriguez

HOLLY L. WOLCOTT  
CITY CLERK

Adopted Report(s) Title

Joint report from the Transportation and Public Works Committees\_10-13-21

# ATTACHMENT C

AFFIDAVIT

Re: CURREN PRICE JR.

Court Case Number BA515782

I, the undersigned, am the duly authorized custodian of records of HACLA's Finance Department as the Assistant Finance Manager with the authority to certify said records, and do hereby declare the following:

1. That the copy of the records attached to this affidavit, described as any and all records that you possess involving checks, invoices Del Richardson and/or Del Richardson & Associates (DRA) had with the Housing Authority of the City of Los Angeles between 2018 to present. is

a true copy of all the records described in the subpoena, 2,257 pages in length, that we are authorized by law to release under subpoena; and

2. That the records were prepared by employees of The Housing Authority of the City of Los Angeles (Finance Department) in the ordinary course of business, at or near the time of the act, condition, or event, for the specific purposes of the business itself; and,

3. That the records are accurate, reliable and trustworthy, and that we at The Housing Authority of the City of Los Angeles rely on said records to conduct our business; and,

4. That I am familiar with the method and mode of preparing and maintaining business records at the Housing Authority of the City of Los Angeles' Finance Department, and am familiar with how to retrieve said records; and,

5. That the records attached to this affidavit were prepared in the following manner (please describe how records were prepared, ie. by photocopying originals, or by searching; retrieving and printing information from a computer database, etc.)

Retrieving PDF copies of invoices, check images from bank and screen shots of ach payments from our database

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 10/10/23 at 2600 Wilshire Blvd Los Angeles, Ca

Signature: Bertha Leony Digitally signed by Bertha Leony  
Date: 2023.10.10 16:42:43 -07'00'

Print Name: Bertha Leony

Title: Assistant Finance Manager

I HEREBY CERTIFY THAT THE  
WITHIN DOCUMENT IS A TRUE  
AND CORRECT COPY OF A  
DOCUMENT WHICH IS ON FILE  
WITH THE HOUSING AUTHORITY  
OF THE CITY OF LOS ANGELES

003168

| Case No  | Date of Report | Page     |
|----------|----------------|----------|
| P17-0129 | 08/07/2025     | 19 of 39 |

**BEST  
IMAGE  
AVAILABLE**

Account # [REDACTED] MICR Acct # [REDACTED] Check No 158984  
Transaction Type: Check Amount: \$19,119.50 Date: 08/16/2019  
Sequence Number: 1066040070

Front:

DO NOT CARRY THIS DOCUMENT OR BANK NOTE. IT IS A SECURITY FEATURE. IT MUST BE KEPT COVERED AT ALL TIMES. IT MUST BE KEPT COVERED AT ALL TIMES.

Union Bank  
415 S. Broadway Street  
Los Angeles, CA 90071

**HOUSING AUTHORITY  
OF THE CITY OF LOS ANGELES**  
Los Angeles, CA 90017

No. 158984

12-22-1220

| DATE        | CHECK NO. | AMOUNT    |
|-------------|-----------|-----------|
| 08-AUG-2019 | 158984    | 19,119.50 |

PAY EXACTLY  
Nineteen Thousand One Hundred Nineteen Dollars And Fifty Cents \*\*\*\*\*  
DOLLARS

PAY TO THE ORDER OF  
DEL RICHARDSON & ASSOCIATES INC  
810 S LA BREA AVE  
BAGLEWOOD, CA 90251

VOID AFTER 180 DAYS

AT FIRST VIEW OF THIS DOCUMENT (NOTE) HAVE AN ARTIFICIAL LIGHTS VISIBLE WITH HELD AT AN ANGLE. THIS PAPER IS AUTOMATIC PROTECTED.

Back:

67613

FOR DEPOSIT ONLY

DO NOT WRITE OR SIGN ON THIS SIDE  
UNLESS YOU HAVE A SIGNATURE FROM  
THE BANK OF AMERICA

HACLA 02238

003148

| Case No  | Date of Report | Page     |
|----------|----------------|----------|
| P17-0129 | 08/07/2025     | 20 of 39 |

**BEST  
IMAGE  
AVAILABLE**

Account # [REDACTED] MICR Acct # [REDACTED] Check No 159071  
Transaction type: Check Amount \$35,274.50 Date: 08/26/2019  
Sequence Number: 1068259136

Front:

HOUSING AUTHORITY  
OF THE CITY OF LOS ANGELES  
Los Angeles, CA 90012

City of Los Angeles  
415 Figueroa Street  
Los Angeles, CA 90071

No. 159071

DATE  
15 AUG 2019

CHECK NO.  
159071

AMOUNT  
35,274.50

PAY EXACTLY  
Thirty-Five Thousand Two Hundred Seventy-Four Dollars And Fifty Cents

PAY TO THE ORDER OF  
DEL RICHARDSON & ASSOCIATES INC  
510 S LA BREA AVE  
ING EWOOD, CA 90301

REVERSE SIDE OF THE CHECK MUST BE READ IN ADDITIONAL WATERMARKS FOR SECURITY. IF AN ERROR, THE CHECK IS NOT VALID.

Back:

REVERSE SIDE OF THE CHECK MUST BE READ IN ADDITIONAL WATERMARKS FOR SECURITY. IF AN ERROR, THE CHECK IS NOT VALID.

12113

REVERSE SIDE OF THE CHECK MUST BE READ IN ADDITIONAL WATERMARKS FOR SECURITY. IF AN ERROR, THE CHECK IS NOT VALID.

HACLA 02239

003149

**BEST  
IMAGE  
AVAILABLE**

Account # MICR Acct # Check No 159185  
Transaction Type: Check Amount: \$46,157.43 Date: 09/06/2019  
Sequence Number: 1066084596

Front:

HOUSING AUTHORITY  
OF THE CITY OF LOS ANGELES  
Los Angeles CA 90087

No. 159185

15-AUG-2019 159185 46,157.43

PAY EXACTLY  
Forty-Six Thousand One Hundred Fifty-Seven Dollars And Forty-Three Cents

PAY TO THE ORDER OF  
DEL RICHARDSON & ASSOCIATES INC  
810 S LA BREA AVE  
INGLEWOOD, CA 90301

RECEIVED BY THE COUNCIL OF THE CITY OF LOS ANGELES

Back:

THIS CHECK IS NOT VALID UNLESS IT IS DEPOSITED WITHIN 60 DAYS OF THE DATE OF ISSUANCE. IF NOT DEPOSITED WITHIN 60 DAYS, THE CHECK IS VOID.

FOR DEPOSIT ONLY

HACLA 02240

003150

| Case No  | Date of Report | Page     |
|----------|----------------|----------|
| P17-0129 | 08/07/2025     | 22 of 39 |

**BEST  
IMAGE  
AVAILABLE**

Print Close

Account # [REDACTED] MICR Acct # [REDACTED] Check No 159659  
 Transaction type: Check Amount: \$71,014.04 Date: 11/08/2019  
 Sequence Number: 1068294372

Front:

|                                                                                                    |  |                                                                                   |                                                                          |                       |
|----------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------|
| Union Bank<br>445 S. Foothill Street<br>Los Angeles, CA 90007                                      |  |  | HOUSING AUTHORITY<br>OF THE CITY OF LOS ANGELES<br>Los Angeles, CA 90017 | No. 159659            |
| PAY EXACTLY<br>Seventy-One Thousand Fourteen Dollars And Four Cents                                |  | DATE<br>24 OCT 2019                                                               | CHECK NO.<br>159659                                                      | AMOUNT<br>\$71,014.04 |
| PAY TO THE ORDER OF<br>DEL RICHARDSON & ASSOCIATES INC<br>510 S LA BREA AVE<br>INGLEWOOD, CA 90301 |  | DOLLARS                                                                           |                                                                          |                       |

Back:

1068294372

NO DEPOSIT ONLY

HACLA 02241

003151

| Case No  | Date of Report | Page     |
|----------|----------------|----------|
| P17-0129 | 08/07/2025     | 23 of 39 |

**BEST  
IMAGE  
AVAILABLE**

Account # MICR Act # 160135  
 Transaction Type: Check Amount: \$25,000.00 Date: 01/21/2020  
 Sequence Number: 1066750652

**HOUSING AUTHORITY**  
 OF THE CITY OF LOS ANGELES  
 Los Angeles, CA 90012

No. 160135  
 Amount  
 \$25,000.00

**PAY TO THE ORDER OF**  
 DEL. ROQUARDSON & ASSOCIATES INC  
 510 S LA BREA AVE  
 INGLEWOOD, CA 90301

**DATE** 01/21/2020 **CHECK NO.** 160135 **AMOUNT** \$25,000.00  
 DOLLARS



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 MICR LINE 100

003152

HACUA 02242

**BEST  
IMAGE  
AVAILABLE**

Print Close

Account # [REDACTED] MICR Acct # [REDACTED] Check No 161238  
Transaction type: Check Amount: \$173,753.20 Date: 05/13/2020  
Sequence Number: 1067591134

Front:

Union Bank  
605 S. Figueroa Street  
Los Angeles, CA, 90017

**HOUSING AUTHORITY  
OF THE CITY OF LOS ANGELES**  
Los Angeles CA 90017

No. 161238  
MICR  
1234

| DATE        | CHECK NO. | AMOUNT     |
|-------------|-----------|------------|
| 07-MAY-2020 | 161238    | 173,753.20 |

PAY EXACTLY  
One Hundred Seventy-Three Thousand Seven Hundred Fifty-Three Dollars And Twenty Cents\*\*\*\*\*  
DOLLARS

PAY TO THE ORDER OF  
DEL RICHARDSON & ASSOCIATES INC  
510 S LA BREA AVE  
INGLEWOOD, CA 90301

  
VOID AFTER THE DATE

Back:

THE CHECKS MUST HAVE THE FOLLOWING SECURITY FEATURES:

- 1. The check must be printed on a security paper.
- 2. The check must be printed on a security paper.
- 3. The check must be printed on a security paper.
- 4. The check must be printed on a security paper.
- 5. The check must be printed on a security paper.
- 6. The check must be printed on a security paper.
- 7. The check must be printed on a security paper.
- 8. The check must be printed on a security paper.
- 9. The check must be printed on a security paper.
- 10. The check must be printed on a security paper.

FOR DEPOSIT ONLY

DO NOT WRITE OR SIGN OVER THIS LINE

VOID AFTER THE DATE

HACLA 02243

**BEST  
IMAGE  
AVAILABLE**

**Front:**

**Back:**

|          |                |          |
|----------|----------------|----------|
| Case No  | Date of Report | Page     |
| P17-0129 | 08/07/2025     | 26 of 39 |

**BEST  
IMAGE  
AVAILABLE**

Print Close

Account # [REDACTED] MICR Acct # [REDACTED] Check No 163913  
Transaction Type: Check Amount: \$24,040.00 Date: 11/30/2020  
Sequence Number: 1067705626

Front:

Union Bank  
443 S Figueroa Street  
Los Angeles, CA 90071



HOUSING AUTHORITY  
OF THE CITY OF LOS ANGELES  
Los Angeles, CA 90017

No. 163913

DATE 19 NOV 2020

CHECK NO. 163913

AMOUNT 24,040.00

PAY EXACTLY  
Twenty Four Thousand Four Dollars And Zero Cents

PAY TO THE ORDER OF  
DEL RICHARDSON & ASSOCIATES INC  
510 S LA BREA AVE  
INGLEWOOD, CA 90301



1067705626

Back:

THIS CHECK IS MADE PAY TO THE ORDER OF THE FOLLOWING ACCOUNTS:

1. DEL RICHARDSON & ASSOCIATES INC  
510 S LA BREA AVE  
INGLEWOOD, CA 90301

2. [REDACTED]

FOR DEPOSIT ONLY

DO NOT WRITE ON THIS CHECK. THE BANK  
RESERVED THE RIGHT TO RETURN THIS CHECK  
IF IT IS NOT DEPOSITED WITHIN 90 DAYS.

HACLA 02245

003155

| Case No  | Date of Report | Page     |
|----------|----------------|----------|
| P17-0129 | 08/07/2025     | 27 of 39 |

**BEST  
IMAGE  
AVAILABLE**

Account # [REDACTED] MICR Acct # [REDACTED] Check No 163969  
Transaction type: Check Amount: \$17,220.00 Date: 12/14/2020  
Sequence Number: 1068422068

Front:

|                                                                                                    |                                                                                   |                                                                          |                                                                                    |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Union Bank<br>641 S. Figueroa Street<br>Los Angeles, CA 90014                                      |  | HOUSING AUTHORITY<br>OF THE CITY OF LOS ANGELES<br>Los Angeles, CA 90057 | No. 163969                                                                         |
| DATE 24-NOV-2020                                                                                   |                                                                                   | CHECK NO. 163969                                                         | AMOUNT 17,220.00                                                                   |
| PAY EXACTLY<br>Seventeen Thousand Two Hundred Twenty Dollars And Zero Cents                        |                                                                                   |                                                                          | DOLLARS                                                                            |
| PAY TO THE ORDER OF<br>DEL RICHARDSON & ASSOCIATES INC<br>610 S LA BREA AVE<br>INGLEWOOD, CA 90201 |                                                                                   |                                                                          |  |

Back:

|                                                                                                                                                                                                                                                                                                               |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <p>THIS CHECK IS VOID WITHOUT THE SIGNATURE OF THE ISSUING OFFICE. IF THIS CHECK IS CASHED WITHOUT THE SIGNATURE OF THE ISSUING OFFICE, THE CASHING OFFICE WILL BE RESPONSIBLE FOR THE FULL AMOUNT OF THE CHECK.</p> <p>DEL RICHARDSON &amp; ASSOCIATES INC<br/>610 S LA BREA AVE<br/>INGLEWOOD, CA 90201</p> |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

HACLA 02246

003156

| Case No  | Date of Report | Page     |
|----------|----------------|----------|
| P17-0129 | 08/07/2025     | 28 of 39 |

**BEST  
IMAGE  
AVAILABLE**

Print Close

Account # [REDACTED] MICR Acct # [REDACTED] Check No 164212  
Transaction Type: Check Amount: \$25,000 00 Date 12/18/2020  
Sequence Number: 1068413540

**Front:**

|                                                                                                                                                                                                           |  |                                                                                  |  |                            |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------|--|----------------------------|--|
|                                                                                                                          |  | <b>HOUSING AUTHORITY<br/>OF THE CITY OF LOS ANGELES</b><br>Los Angeles, CA 90057 |  | <b>No. 164212</b>          |  |
| Union Bank<br>445 S. Figueroa Street<br>Los Angeles, CA 90071                                                                                                                                             |  | <b>DATE</b><br>17 DEC 20 70                                                      |  | <b>CHECK NO.</b><br>164212 |  |
|                                                                                                                                                                                                           |  |                                                                                  |  | <b>AMOUNT</b><br>25 000 00 |  |
| PAY TO THE ORDER OF<br><b>Twenty-Five Thousand Dollars And Zero Cents</b>                                                                                                                                 |  |                                                                                  |  |                            |  |
| PAY TO THE ORDER OF<br><b>DEL RICHARDSON &amp; ASSOCIATES INC</b><br>510 S LA BREA AVE<br>INGLEWOOD, CA 90301                                                                                             |  |                                                                                  |  |                            |  |
| <div style="text-align: right;"> <br/> <b>DEL RICHARDSON</b><br/>         Mayor of the City of Los Angeles       </div> |  |                                                                                  |  |                            |  |

**Back:**

CREDITED TO THE ACCOUNT  
 OF A NEWLY NAMED PAISE  
 NEW YORK BRANCH, CREDITED  
 CITY NATIONAL BANK

THE CHECK MUST HAVE THE FOLLOWING SECURITY FEATURES:  
 1. WATERMARK: A large, faint watermark of the word "ONE" is visible when the check is held up to the light.  
 2. MICR: Magnetic Ink Character Recognition (MICR) line at the bottom of the check.  
 3. COLOR: The check is printed on high-quality, off-white paper with color ink.  
 4. TEXT: The words "ONE HUNDRED DOLLARS" are printed in large, bold letters.  
 5. SIGNATURE: A signature is written in the designated area.  
 6. DATE: The date is printed in the designated area.  
 7. SERIAL NUMBER: A unique serial number is printed on the left side of the check.  
 8. SECURITY FEATURES: The check includes various security features, including a large, faint watermark of the word "ONE" and a MICR line at the bottom.

HACLA 02247

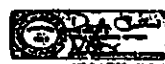
003157

|          |                |          |
|----------|----------------|----------|
| Case No  | Date of Report | Page     |
| P17-0129 | 08/07/2025     | 29 of 39 |

**BEST  
IMAGE  
AVAILABLE**

Account # MICR Acct # Check No 164947  
Transaction type: Check Amount: \$17,871.25 Date: 03/02/2021  
Sequence Number: 1068331498

Front:

|                                                                                                          |                                                                                   |                                                                         |                     |
|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------|
| Union Bank<br>445 S. Figueroa St.<br>Los Angeles, CA 90071                                               |  | HOUSING AUTHORITY<br>OF THE CITY OF LOS ANGELES<br>Los Angeles CA 90067 | No. 164947          |
| DATE<br>25 FEB 2021                                                                                      |                                                                                   | CHECK NO.<br>184947                                                     | AMOUNT<br>17,871.25 |
| PAY EXACTLY<br>Seventeen Thousand Eight Hundred Seventy-One Dollars And Twenty-Five Cents ***** DOLLARS  |                                                                                   |                                                                         |                     |
| PAY TO THE ORDER OF<br>DEL RICHARDSON & ASSOCIATES INC<br>510 S LA BREA AVE<br>INGLEWOOD, CA 90361       |                                                                                   |                                                                         |                     |
| <br>VOID AFTER 60 DAYS |                                                                                   |                                                                         |                     |

Back:

|                                                                                       |  |
|---------------------------------------------------------------------------------------|--|
| <p>VOID AFTER 60 DAYS</p> <p>FOR DEPOSIT ONLY</p> <p>DO NOT WRITE IN THESE SPACES</p> |  |
|---------------------------------------------------------------------------------------|--|

HACLA 02248

003158

| Case No  | Date of Report | Page     |
|----------|----------------|----------|
| P17-0129 | 08/07/2025     | 30 of 39 |

**BEST  
IMAGE  
AVAILABLE**

Print Close

Account # [REDACTED] MICR Acct # [REDACTED] Check No 167180  
 Transaction type: Check Amount: \$159,573.32 Date: 10/15/2021  
 Sequence Number: 1068310050

Front:

| <br>Union Bank<br>6155 Figueroa Street<br>Los Angeles, CA 90071 |           | HOUSING AUTHORITY<br>OF THE CITY OF LOS ANGELES<br>Los Angeles, CA 90057                                                                                                                      |  | No. 167180<br>10/25/21 |           |        |             |        |            |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------|-----------|--------|-------------|--------|------------|---------|
| PAY EXACTLY<br>One Hundred Fifty-Nine Thousand Five Hundred Seventy-Three Dollars And Thirty-Two Cents                                           |           | <table border="1"> <thead> <tr> <th>DATE</th> <th>CHECK NO.</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>07.OCT.2021</td> <td>167180</td> <td>159,573.32</td> </tr> </tbody> </table> |  | DATE                   | CHECK NO. | AMOUNT | 07.OCT.2021 | 167180 | 159,573.32 | DOLLARS |
| DATE                                                                                                                                             | CHECK NO. | AMOUNT                                                                                                                                                                                        |  |                        |           |        |             |        |            |         |
| 07.OCT.2021                                                                                                                                      | 167180    | 159,573.32                                                                                                                                                                                    |  |                        |           |        |             |        |            |         |
| PAY TO THE ORDER OF<br>DEL RICHARDSON & ASSOCIATES INC<br>510 S LA BREA AVE<br>INGLEWOOD, CA 90331                                               |           |                                                                                                                                                                                               |  |                        |           |        |             |        |            |         |

Back:

FOR DEPOSIT ONLY TO  
 R/T: [REDACTED]

DO NOT WRITE IN THESE SPACES

THE BACK OF THIS CHECK IS RESERVED FOR THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES. ANY OTHER MARKS OR WRITINGS ON THE BACK OF THIS CHECK WILL BE AT THE RISK OF THE ENDORSEE. THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES WILL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THIS CHECK OR TO THE FUNDS THEREON.

HACLA 02249

003159

| Case No  | Date of Report | Page     |
|----------|----------------|----------|
| P17-0129 | 08/07/2025     | 31 of 39 |

**BEST  
IMAGE  
AVAILABLE**

Print Close

**Back:**

THE 1982-1983 issue of the **POLYMER LETTERS EDITION** of **MACROMOLECULES** is now available. This special issue contains 100 articles on polymer science and technology. The articles are written by leading experts in the field and are of high scientific quality. The articles are arranged in 10 sections, each dealing with a different aspect of polymer science. The articles are written in a clear and concise style, making them accessible to a wide range of readers. The articles are also of great interest to those working in the field of polymer science and technology. The articles are available in both print and microfilm formats. The articles are available for purchase from the American Chemical Society, 11 Dupont Circle, N.W., Washington, D.C. 20036. The articles are also available for purchase from the Polymer Letters Edition, 11 Dupont Circle, N.W., Washington, D.C. 20036. The articles are available for purchase from the Polymer Letters Edition, 11 Dupont Circle, N.W., Washington, D.C. 20036.

Full Name: [REDACTED]  
Account: [REDACTED]  
PO#: [REDACTED]

**WORLDWIDE COMMUNICATIONS, INC.**

003160

|          |                |          |
|----------|----------------|----------|
| Case No  | Date of Report | Page     |
| P17-0129 | 08/07/2025     | 32 of 39 |

# ATTACHMENT D

**BEST  
IMAGE  
AVAILABLE**

AFFIDAVIT

Re: CURREN PRICE JR.

Court Case Number BA515782

I, the undersigned, am the duly authorized custodian of records of Del Richardson & Associates with the authority to certify said records, and do hereby declare the following:

1. That the copy of the records attached to this affidavit, described as

DRA00517 - DRA01176

\_\_\_\_\_ is a true copy of all the records described in the subpoena, \_\_\_\_\_ pages in length, that we are authorized by law to release under subpoena; and

2. That the records were prepared by employees of

Del Richardson & Associates in the ordinary course of business, at or near the time of the act, condition, or event, for the specific purposes of the business itself; and,

3. That the records are accurate, reliable and trustworthy, and that we at Del Richardson & Associates rely on said records to conduct our business; and,

4. That I am familiar with the method and mode of preparing and maintaining business records at Del Richardson & Associates, and am familiar with how to retrieve said records; and,

5. That the records attached to this affidavit were prepared in the following manner (please describe how records were prepared, ie, by photocopying originals, or by searching, retrieving and printing information from a computer database, etc.)

Searching company records in our accounting, time entry, and contract storage systems.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 5<sup>th</sup> at \_\_\_\_\_

Signature: Tamara Gordon

Print Name: Tamara Gordon

Title: CFO

030599

| Case No  | Date of Report | Page     |
|----------|----------------|----------|
| P17-0129 | 08/07/2025     | 34 of 39 |

**Seneca Real Estate Services, Inc**

01.01.2018 to 12.31.2021

| Date       | Transactio | Customer Name                             | QB Customer Name                          | Num  | Amount      |
|------------|------------|-------------------------------------------|-------------------------------------------|------|-------------|
| 5/2/2018   | Invoice    | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 7798 | 6,914.25    |
| 5/14/2018  | Payment    | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |      | (6,914.25)  |
|            |            |                                           |                                           |      | -           |
| 2/16/2017  | Invoice    | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 7608 | 1,717.26    |
| 2/16/2017  | Invoice    | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 7609 | 1,439.57    |
| 2/22/2017  | Invoice    | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 7615 | 2,216.56    |
| 3/9/2017   | Invoice    | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 7626 | 2,049.70    |
| 4/24/2017  | Invoice    | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 7648 | 3,021.06    |
| 5/29/2017  | Invoice    | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 7661 | 2,139.04    |
| 6/27/2017  | Invoice    | [MTA]-LA County Metro Transport Authority | Bus Solution Center                       | 7670 | 2,736.38    |
| 7/13/2017  | Invoice    | [MTA]-LA County Metro Transport Authority | Creshaw/LAX Transit Project               | 7676 | 5,195.13    |
| 8/22/2017  | Invoice    | [MTA]-LA County Metro Transport Authority | Creshaw/LAX Transit Project               | 7694 | 1,948.50    |
| 11/16/2017 | Invoice    | [MTA]-LA County Metro Transport Authority | Creshaw/LAX Transit Project               | 7719 | 5,108.53    |
| 1/19/2018  | Invoice    | [MTA]-LA County Metro Transport Authority | Creshaw/LAX Transit Project               | 7725 | 4,050.81    |
| 1/26/2018  | Invoice    | [MTA]-LA County Metro Transport Authority | Creshaw/LAX Transit Project               | 7754 | 3,997.12    |
| 5/25/2018  | Payment    | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |      | (35,619.66) |
|            |            |                                           |                                           |      | -           |
|            |            |                                           |                                           |      |             |
| 8/14/2018  | Invoice    | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 7876 | 40,974.95   |
| 8/27/2018  | Payment    | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |      | (36,877.45) |
| 9/17/2020  | Payment    | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |      | (4,097.49)  |
| 10/31/2021 | Payment    | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |      | (0.01)      |
|            |            |                                           |                                           |      | 0.00        |
|            |            |                                           |                                           |      |             |
| 9/17/2018  | Invoice    | [MTA]-LA County Metro Transport Authority | Bus Solution Center                       | 7893 | 35,987.35   |
| 10/19/2019 | Payment    | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |      | (32,388.61) |
|            |            |                                           |                                           |      | 3,598.74    |

Case No  
P17-0129  
Date of Report  
08/07/2025  
Page  
35 of 39

CONFIDENTIAL

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|            |         |                                           |                                           |         |             |
|------------|---------|-------------------------------------------|-------------------------------------------|---------|-------------|
| 2/22/2019  | Invoice | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 7980    | 21,036.83   |
| 3/25/2019  | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 1074858 | (18,933.14) |
| 9/17/2020  | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |         | (2,103.68)  |
| 10/31/2021 | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |         | (0.01)      |
|            |         |                                           |                                           |         | 0.00        |
| 2/22/2019  | Invoice | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 7981    | 26,675.27   |
| 3/25/2019  | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |         | (24,007.74) |
| 2/13/2023  | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |         | (2,667.53)  |
|            |         |                                           |                                           |         | -           |
| 3/11/2019  | Invoice | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 7986    | 27,766.60   |
| 3/25/2019  | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |         | (24,989.94) |
| 1/10/2022  | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |         | (2,223.81)  |
| 2/13/2023  | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |         | (552.85)    |
|            |         |                                           |                                           |         | -           |
| 7/1/2019   | Invoice | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 8005    | 24,483.28   |
| 8/2/2019   | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                       | 8021    | 21,227.57   |
| 8/5/2019   | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |         | (45,710.85) |
|            |         |                                           |                                           |         | -           |
| 7/11/2019  | Invoice | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 7896RV3 | 26,748.98   |
| 8/12/2019  | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 1087306 | (26,748.98) |
|            |         |                                           |                                           |         | -           |
| 10/22/2019 | Invoice | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 8087    | 26,368.87   |
| 11/19/2019 | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |         | (23,731.98) |
|            |         |                                           |                                           |         | 2,636.89    |
| 10/22/2019 | Invoice | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 8086    | 25,610.53   |
| 11/18/2019 | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |         | (23,049.48) |

|            |         |                                           |                                           |         |             |
|------------|---------|-------------------------------------------|-------------------------------------------|---------|-------------|
|            |         |                                           |                                           |         | 2,561.05    |
|            |         |                                           |                                           |         |             |
| 10/22/2019 | Invoice | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 8085    | 29,058.42   |
| 11/15/2019 | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 1095395 | (26,152.58) |
|            |         |                                           |                                           |         | 2,905.84    |
|            |         |                                           |                                           |         |             |
| 12/11/2019 | Invoice | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 8110    | 30,087.07   |
| 12/23/2019 | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |         | (27,078.36) |
|            |         |                                           |                                           |         | 3,008.71    |
|            |         |                                           |                                           |         |             |
| 12/16/2019 | Invoice | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 8111    | 25,212.94   |
| 12/24/2019 | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority |         | (22,691.64) |
|            |         |                                           |                                           |         | 2,521.30    |
|            |         |                                           |                                           |         |             |
| 3/11/2020  | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                       | 8159    | 25,049.40   |
| 4/16/2020  | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 1108078 | (25,049.40) |
|            |         |                                           |                                           |         | -           |
|            |         |                                           |                                           |         |             |
| 2/23/2020  | Invoice | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 8136    | 21,522.73   |
| 2/24/2020  | Invoice | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 8147    | 22,255.49   |
| 3/11/2020  | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 1105001 | (39,400.40) |
|            |         |                                           |                                           |         | 4,377.82    |
|            |         |                                           |                                           |         |             |
| 5/5/2020   | Invoice | [MTA]-LA County Metro Transport Authority | Creshaw/LAX Transit Project               | 8190    | 25,629.64   |
| 5/21/2020  | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority | 1110690 | (25,629.64) |
|            |         |                                           |                                           |         | -           |
|            |         |                                           |                                           |         |             |
| 3/16/2018  | Invoice | [MTA]-LA County Metro Transport Authority | Creshaw LAX/Transit Project               | 7758    | 3,177.42    |
| 6/26/2018  | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                       | 7832    | 2,601.72    |
| 6/26/2018  | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                       | 7830    | 2,964.19    |
| 6/26/2018  | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                       | 7833    | 2,421.31    |
| 6/27/2018  | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                       | 7837    | 2,733.71    |
| 6/27/2018  | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                       | 7838    | 2,523.89    |

|            |         |                                           |                                                                      |         |             |
|------------|---------|-------------------------------------------|----------------------------------------------------------------------|---------|-------------|
| 6/29/2018  | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                                                  | 7840    | 2,611.52    |
| 8/14/2018  | Invoice | [MTA]-LA County Metro Transport Authority |                                                                      | 7876    | 4,097.49    |
| 9/13/2018  | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                                                  | 7901    | 3,220.41    |
| 9/17/2018  | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                                                  | 7893    | 3,598.73    |
| 2/22/2019  | Invoice | [MTA]-LA County Metro Transport Authority |                                                                      | 7980    | 2,103.68    |
| 2/22/2019  | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                                                  | 7979    | 2,686.69    |
| 3/5/2019   | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                                                  | 7923    | 5,962.85    |
| 7/17/2020  | Invoice | [MTA]-LA County Metro Transport Authority |                                                                      | 8218    | 2,773.37    |
| 9/17/2020  | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority                            | 1118974 | (43,476.98) |
|            |         |                                           |                                                                      |         | -           |
|            |         |                                           |                                                                      |         |             |
| 10/26/2020 | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                                                  |         | 23,869.42   |
| 11/27/2020 | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority                            | 1123487 | (23,869.42) |
|            |         |                                           |                                                                      |         | -           |
|            |         |                                           |                                                                      |         |             |
| 2/5/2021   | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                                                  | 8308    | 15,007.32   |
| 3/1/2021   | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority                            | 1129579 | (15,007.32) |
|            |         |                                           |                                                                      |         | -           |
|            |         |                                           |                                                                      |         |             |
| 6/1/2021   | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                                                  | 8344    | 15,736.92   |
| 6/7/2021   | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                                                  | 8347    | 15,849.00   |
| 6/16/2021  | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority                            |         | (31,585.92) |
|            |         |                                           |                                                                      |         | 0.00        |
|            |         |                                           |                                                                      |         |             |
| 7/2/2021   | Invoice | [MTA]-LA County Metro Transport Authority | Bus Solution Center                                                  | 8363    | 15,376.67   |
| 7/12/2021  | Payment | [MTA]-LA County Metro Transport Authority | [MTA]-LA County Metro Transport Authority                            |         | (15,376.67) |
|            |         |                                           |                                                                      |         | -           |
|            |         |                                           |                                                                      |         |             |
| 1/19/2018  | Invoice | Crshaw/LAX Transit Project                | [MTA]-LA County Metro Transport Authority:Crshaw                     | 7725    | 40,508.10   |
| 2/16/2018  | Payment | Crshaw/LAX Transit Project                | [MTA]-LA County Metro Transport Authority:Crshaw/LAX Transit Project |         | (36,457.29) |
|            |         |                                           |                                                                      |         | 4,050.81    |
|            |         |                                           |                                                                      |         |             |
| 1/26/2018  | Invoice | Crshaw/LAX Transit Project                | [MTA]-LA County Metro Transport Authority:Crshaw                     | 7754    | 39,971.14   |

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|            |         |                             |                                                                 |         |              |
|------------|---------|-----------------------------|-----------------------------------------------------------------|---------|--------------|
| 2/26/2018  | Payment | Creshaw/LAX Transit Project | [MTA]-LA County Metro Transport Authority:Cresh                 | 1042530 | (35,974.02)  |
|            |         |                             |                                                                 |         | 3,997.12     |
| 3/16/2018  | Invoice | Creshaw/LAX Transit Project | [MTA]-LA County Metro Transport Authority:Cresh                 | 7758    | 31,774.25    |
| 5/25/2018  | Payment | Creshaw/LAX Transit Project | [MTA]-LA County Metro Transport Authority:Creshaw/LAX Transit F |         | (28,596.83)  |
|            |         |                             |                                                                 |         | 3,177.42     |
| 6/5/2020   | Invoice | Creshaw/LAX Transit Project | [MTA]-LA County Metro Transport Authority:Cresh                 | 8205    | 26,392.66    |
| 6/16/2020  | Payment | Creshaw/LAX Transit Project | [MTA]-LA County Metro Transport Authority:Creshaw/LAX Transit F |         | (23,753.39)  |
|            |         |                             |                                                                 |         | 2,639.27     |
| 7/1/2020   | Invoice | Creshaw/LAX Transit Project | [MTA]-LA County Metro Transport Authority:Cresh                 | 8211    | 28,729.52    |
| 7/13/2020  | Payment | Creshaw/LAX Transit Project | [MTA]-LA County Metro Transport Authority:Cresh                 | 1114542 | (25,856.57)  |
|            |         |                             |                                                                 |         | 2,872.95     |
| 12/23/2019 | Invoice | [WSP]-WSP USA Inc           | [WSP]-WSP USA Inc                                               | 8121    | 1,134.97     |
| 2/11/2020  | Payment | [WSP]-WSP USA Inc           | [WSP]-WSP USA Inc                                               | 1639408 | (1,134.97)   |
| 5/11/2020  | Invoice | [WSP]-WSP USA Inc           | WSP #28137 Metro #AE1156000 I-405 Sepulveda F                   | 8197    | 532.98       |
| 7/27/2020  | Payment | [WSP]-WSP USA Inc           | [WSP]-WSP USA Inc                                               | 1652840 | (479.68)     |
|            |         |                             |                                                                 |         | 53.30        |
| 12/23/2019 | Invoice | [WSP]-WSP USA Inc           | [WSP]-WSP USA Inc:WSP #28091 West Santa Ana                     | 8119    | 3,065.23     |
| 2/28/2019  | Invoice | [WSP]-WSP USA Inc           | [WSP]-WSP USA Inc:WSP #28091 West Santa Ana                     | 8154    | 8,805.47     |
| 3/5/2020   | Invoice | [WSP]-WSP USA Inc           | [WSP]-WSP USA Inc:WSP #28091 West Santa Ana                     | 8155RVI | 36,198.05    |
| 3/10/2020  | Invoice | [WSP]-WSP USA Inc           | [WSP]-WSP USA Inc:WSP #28091 West Santa Ana                     | 8161    | 47,045.29    |
| 4/13/2020  | Invoice | [WSP]-WSP USA Inc           | [WSP]-WSP USA Inc:WSP #28091 West Santa Ana                     | 8173    | 62,217.14    |
| 5/30/2020  | Invoice | [WSP]-WSP USA Inc           | [WSP]-WSP USA Inc:WSP #28091 West Santa Ana                     | 8199    | 21,488.94    |
| 6/3/2020   | Invoice | [WSP]-WSP USA Inc           | [WSP]-WSP USA Inc:WSP #28091 West Santa Ana                     | 8203    | 23,227.14    |
| 7/11/2020  | Invoice | [WSP]-WSP USA Inc           | [WSP]-WSP USA Inc:WSP #28091 West Santa Ana                     | 8213    | 27,651.36    |
| 9/4/2020   | Payment | [WSP]-WSP USA Inc           | [WSP]-WSP USA Inc                                               | 1655664 | (229,698.62) |

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF LOS ANGELES

|                                                                                                           |                                             |
|-----------------------------------------------------------------------------------------------------------|---------------------------------------------|
| THE PEOPLE OF THE STATE OF CALIFORNIA,<br><br>v.<br><br>01 CURREN DE MILLE PRICE, JR<br>(DOB: 12/16/1950) | Plaintiff,<br><br><br><br><br>Defendant(s). |
|-----------------------------------------------------------------------------------------------------------|---------------------------------------------|

CASE NO. BA515782

1<sup>ST</sup> AMENDED  
FELONY COMPLAINT

CONFORMED COPY  
ORIGINAL FILED  
Superior Court of California  
County of Los Angeles

AUG 11 2025

David W. Slayton, Executive Officer/Clerk of Court

**FILED**  
Superior Court of California  
County of Los Angeles  
AUG 12 2025  
David W. Slayton, Executive Officer/Clerk of Court

The undersigned is informed and believes that:

COUNT 1

On or between August 2, 2019 and October 5, 2021, in the County of Los Angeles, the crime of CONFLICT OF INTEREST in violation of GOVERNMENT CODE SECTION 1090(A), a Felony, was committed by CURREN DE MILLE PRICE JR a city officer or employee, specifically, a CITY OF LOS ANGELES CITY COUNCILPERSON FOR DISTRICT 9 had a financial interest in a contract made by the defendant in an official capacity, and had a financial interest in a contract made by a body or board of which the defendant was a member, to wit:

On February 21, 2019, Beach Avenue Housing LP, incorporated by Thomas Safran & Associates, issued a check for \$14,400 to Del Richardson & Associates. On March 14, 2019, Beach Avenue Housing LP issued a check for \$18,390 to Del Richardson & Associates. On March 28, 2019, Beach Avenue Housing LP issued a check for \$2,900 to Del Richardson & Associates.

On April 28, 2019, Emily Alpert Reyes wrote an article for the Los Angeles Times entitled, "L.A. councilman has voted on decisions involving his wife's clients." Within that article, Thomas Safran & Associates as well as GTM Holdings are identified as clients of Del Richardson & Associates.

On August 2, 2019, Curren Price Jr. voted to allocate remaining Community Redevelopment Agency (CRA) funds to Thomas Safran & Associates' HHH project, Reseda Theater, as reflected in Los Angeles City Council File #14-1174-S89. On September 17, 2019, Curren Price Jr. voted to authorize \$4,687,500 in funding for Thomas Safran & Associates' HHH project, Missouri and Bundy, as reflected in Los Angeles City Council File #17-1274-S1.

On January 7, 2021, Town Meadows LP, incorporated by Thomas Safran & Associates, issued a check for \$4,060 to Del Richardson & Associates. On February 4, 2021, Town Meadows LP, incorporated by Thomas Safran & Associates, issued a check for \$29,052 to Del Richardson & Associates.

## Communication from Public

**Name:**

**Date Submitted:** 03/05/2026 04:39 PM

**Council File No:** 25-1518

**Comments for Public Posting:** This cultural, and may I say, intellectual landmark is an important piece of our history. Many people have wonderful memories of Dutton's Books, It featured a deep collection of books not found in the usual lowbrow retail malls, which only sell the best-sellers of the week. I augmented my reading material while I was at UCLA with books from Dutton's, and they have served me well for decades. We don't need another vacant lot. We don't want another high-rise, dense multifamily building that would be built in the minimalist Federal-Housing Projects-soon-to-be-a-slum style.

## Communication from Public

**Name:**

**Date Submitted:** 03/06/2026 09:08 AM

**Council File No:** 25-1518

**Comments for Public Posting:** Agenda Item 14, March 6, 2026. Under Administrative Code 22.171, the owner/applicant has a duty to maintain this HCM. The letters and attachments submitted by the applicant's representative provides substantial evidence that the applicants have failed to secure or proactively monitor the building. All of the issues brought up by the applicant are the result of their own actions and are self-imposed. It is the City's responsibility to hold the owner/applicant responsible and uphold the City's Preservation ordinance.

## Communication from Public

**Name:** Allison Strauss

**Date Submitted:** 03/06/2026 12:59 PM

**Council File No:** 25-1518

**Comments for Public Posting:** If you were brought to the Barry Building blindfolded having never been there before, and then the blindfold was removed, you'd instantly know you were you in Los Angeles, and more specifically, northwest L.A. between Santa Monica and West Hollywood. The Barry Building is an architectural treasure because it tells you exactly where you are. There is no chance that whatever would replace the Barry Building would match its character. Further, I am tired of my city government rewarding demolition by neglect. Historic-Cultural Monument designations seem meaningless when there's money involved and the city's pattern of siding with blatantly greedy landlords is bad for our morale as Angelenos. Thank you.

## Communication from Public

**Name:** Douglas Dutton

**Date Submitted:** 03/06/2026 05:27 PM

**Council File No:** 25-1518

**Comments for Public Posting:** I was the owner of Dutton's Book Store, housed in the Barry Building, and I fully support not tearing it down. It is a landmark that ought not be demolished for what it was, an historic sight and an important gathering place for the community when it was Dutton's Brentwood Book Store.