

**APPROVED**  
NOV 05 2014  
BOARD OF RECREATION  
& PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 14-272

DATE November 5, 2014

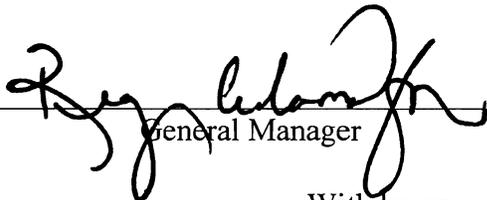
C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HOLLENBECK PARK PROJECT (PRJ20868) – PUBLIC BENEFITS PLAN FUNDS  
– ACCEPTANCE OF TFPAYMENTS; PUBLIC BENEFIT PLAN AGREEMENT

R. Adams _____	*V. Israel _____
R. Barajas _____	K. Regan _____
H. Fujita _____	N. Williams _____

Approved \_\_\_\_\_

  
\_\_\_\_\_  
General Manager

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks' (RAP) General Manager to accept and receive the Public Benefits Plan (PBP) Funds from the Greenland LA Metropolis Acquisition LLC, in the amount of \$1,000,000.00 for the Hollenbeck Park Project (PRJ20868), subject to the approval of the Mayor and City Council;
2. Designate RAP's General Manager, Executive Officer, or Assistant General Manager as the agent to conduct all negotiations, execute and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the administration of the PBP Funds;
3. Approve the PBP Agreement (Funding Agreement), substantially in the form on file in the Board Office, with the Greenland LA Metropolis Acquisition LLC to complete the public improvement at Hollenbeck Park, including a pump and irrigation system for Hollenbeck Lake, subject to the approval of the City Attorney as to form;
4. Authorize RAP's Chief Accounting Employee to establish the necessary account and/or to appropriate funding received within "Recreation and Parks Grant" Fund 205 to accept the PBP Funds in the amount of \$1,000,000.00;
5. Authorize RAP's Chief Accounting Employee to make any technical changes as may be required to effectuate the intent of these funds; and

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6. Direct staff to transmit a copy of the Funding Agreement to the Mayor, Office of the City Administrative Officer (CAO), Office of the Chief Legislative Analyst (CLA) and to the City Clerk for committee and City Council approval before accepting and receiving the PBP Funds, pursuant to Los Angeles Administrative Code Section 14.6 et seq. as may be amended.

### SUMMARY:

On June 30, 2014, CRA/LA, a Designated Local Authority (Successor to the Community Redevelopment Agency of the City of Los Angeles, CA) (the "DLA") entered into a Fourth Implementation Agreement to the Amended and Restated Owner Participation Agreement dated as of October 6, 2005, with Greenland LA Metropolis Acquisition LLC (Greenland or Participant), a Delaware limited liability company, to develop real property generally bounded by 8<sup>th</sup> Street, Francisco Street, 9<sup>th</sup> Street and the 110 Freeway in the City of Los Angeles, commonly referred to as the Metropolis site.

On October 2, 2014, the DLA entered into a First Amendment to the Fourth Implementation Agreement (collectively, the "FIA") with the Participant relating to clarification of the location of the Donor site for the TFAR (as defined below).

The FIA grants an option to Greenland to acquire from the DLA up to 360,000 square feet of additional Floor Area for Phase 2 of Greenland's development on the Site. This is called a "TFAR". As consideration for Greenland's ability to acquire the TFAR from the DLA, the DLA requires Greenland to make certain payments ("TFAR Payments") to certain designated recipients to be used for specified community benefit purposes, pursuant to the Public Benefit Plan (PBP) attached to the FIA. Greenland has agreed to make TFAR payments for the benefit of the City of Los Angeles to sixteen (16) City recipients. Each recipient will receive a portion of the TFAR Payments.

A prerequisite for the Department of Recreation and Parks (RAP), as a Public Benefit Recipient, to receive any portion of the TFAR Payments is for the City Council of the City of Los Angeles to authorize RAP to accept the TFAR Payments and for the Board of Recreation and Park (the "Board") to approve receipt of the TFAR payments. Under the PBP Agreement, RAP is one of sixteen (16) recipients. RAP will receive \$1,000,000.00 in PBP funds for use at Hollenbeck Park. The PBP Funds will be used for public park improvements, including a pump and irrigation system for Hollenbeck Lake, to benefit the Boyle Heights community, which serves the East Los Angeles and downtown area of the City. The Hollenbeck Park project has the support of Council District 14.

### FISCAL IMPACT STATEMENT:

The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance services. Therefore, there is no anticipated impact to RAP's General Fund.

This report was prepared by Isophine Atkinson, Senior Management Analyst, Grants Administration.