

SPECIAL MEETING MINUTES

BOARD OF RECREATION AND PARK COMMISSIONERS OF THE CITY OF LOS ANGELES

Wednesday, March 22, 2017

The Board of Recreation and Park Commissioners of the City of Los Angeles convened the Special Meeting in the Lafayette Multipurpose Community Center Gymnasium at 9:30 a.m. Present were President Patsouras, Commissioner Melba Culpepper, Commissioner Pilar Diaz, and Commissioner Misty Sanford. Also present were Michael A. Shull, General Manager, and Deputy City Attorney IV Mike Dundas.

The following Department staff members were present:

Anthony-Paul Diaz, Executive Officer and Chief of Staff

Vicki Israel, Recreation Services Branch

Cathie Santo Domingo, Superintendent of Planning, Maintenance and Construction Branch

Eleanor Chang, Departmental Chief Accountant IV, Finance and Administrative Services Division

CALL TO ORDER

Kimani Black, Assistant District Director of Councilmember Herb J. Wesson, Jr.'s Office, presented opening remarks and welcomed the Board and audience to the Tenth Council District.

Sophia Pina-Cortez, Superintendent of the Metro Region, introduced Department staff and provided background and programming information regarding the Lafayette Multipurpose Community Center.

TOUR OF LAFAYETTE MULTIPURPOSE COMMUNITY CENTER

The Board, Department staff, and other interested parties proceeded to tour the premises of Lafayette Multipurpose Community Center, and returned to the Gymnasium after the tour.

NEIGHBORHOOD COUNCIL COMMENTS

There were no comments from the Neighborhood Council Representatives relative to the Agenda Item being considered.

BOARD REPORT PUBLIC COMMENT

Public comments were invited for the Board Reports. A total of 15 requests for public comment were submitted and such comments were made to the Board, some of which were translated.

BOARD REPORTS

17-077 - REVISED

LAFAYETTE PARK – PROPOSED ARTS AND RECREATION CENTER – LEASE AGREEMENT WITH HOLA COMMUNITY PARTNERS FOR THE CONSTRUCTION AND OPERATION OF AN ARTS AND RECREATION CENTER; FINAL CONSTRUCTION PLANS AND CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332 OF THE STATE CEQA GUIDELINES (URBAN IN-FILL)

March 22, 2017

Cid Macaraeg, Senior Management Analyst II of the Planning, Construction and Maintenance Branch, presented revised Board Report No. 17-077 for approval of a proposed Lease Agreement between the City of Los Angeles and HOLA Community Partners (HOLA-CP) for the construction and operation of a Proposed Arts and Recreation Center at Lafayette Park, subject to the approval of the Mayor, City Council, and City Attorney as to form; approval of a proposed Consent to Leasehold Deed of Trust and Modification of Lease (Lender Consent) between the City of Los Angeles, HOLA-CP, and New Markets Community Capital XXI, LLC, in order to obtain financing secured by HOLA-CP's leasehold interest in the proposed project site under the New Markets Tax Credit (NMTC) program, subject to the approval of the Mayor, City Council, and City Attorney as to form; request that the City Council consent to HOLA-CP entering into a proposed Sub-Lease Agreement with Heart of Los Angeles Youth, Inc. (HOLA-Youth) pursuant to Section 17.1 of the proposed Lease Agreement to effectuate the subletting of the improvements described in Section 11.1 of the proposed Lease Agreement in order to allow HOLA-CP to obtain NMTC financing under Internal Revenue Code Section 45; approval of the final plans of the proposed Arts and Recreation Center; issuance of a temporary Right-of-Entry Permit to HOLA-CP and/or HOLA-Youth for the proposed construction area depicted in Exhibit E to allow for the construction of the proposed Arts and Recreation Center Project (Project) upon approval the construction plans; adoption of the California Environmental Quality Act (CEQA) exemption determination previously made by the City Planning Department for the Project; approval of an independent finding that the Project is categorically exempt from CEQA provisions pursuant to Section 15332 of the State CEQA Guidelines; and adoption of the Notice of Exemption (NOE) to be prepared and filed by the City Planning Department as the CEQA documentation for the Project.

Senior Management Analyst Macaraeg discussed the additional information that was included in the revised Board Report pursuant to the Board's discussion during the March 15, 2017 Board Meeting. Board Report No. 17-077 was further revised to include the following Recommendation to be inserted as Recommendation No. 3 between the existing Recommendation Nos. 2 and 3, and all subsequent Recommendations shall be renumbered in sequential order to accommodate the additional Recommendation:

3. Authorize Department of Recreation and Parks staff, in coordination with the City Attorney, to finalize negotiations of the proposed Lease, Lender Consent, and Sub-Lease Agreement, and to execute the final Lease, Lender Consent, and Sub-Lease Agreement with the general terms and conditions as outlined in the Various Agreements section of this Board Report.

President Patsouras requested that the Article 11.1 – Improvements sections of the proposed Lease Agreement and Sub-Lease Agreement be amended to require the Department's prior approval of all improvements constructed on the premises by HOLA:

11.1 Improvements. All improvements constructed on the Premises by HOLA at any time and from time to time during the Term shall have prior approval by the Department of Recreation and Parks and be owned by HOLA during the Term (including any extension thereof). Upon the expiration or termination of this Lease, HOLA shall surrender the improvements in accordance with the terms and provisions of Article 16 below.

March 22, 2017

The Board and Department staff discussed the differentiation between Heart of Los Angeles Youth, Inc. (HOLA-Youth) which will be responsible for the operation and maintenance of the Project under the proposed Sub-Lease Agreement, and HOLA Community Partners which was established as a 501(c)3 organization to obtain NMTC financing. The Board and Department staff discussed the environmental impact studies conducted by the City Planning Department that were used to make the CEQA exemption determination.

Commissioner Sanford moved that the Board reject the Recommendations, direct the City Attorney to provide instructions as to what environmental review is required; and if environmental review is required, that the environmental review be done and brought back to the Board. The Motion died on the floor due the lack of a Second.

Deputy City Attorney IV Dundas discussed that the City Attorney's Office can provide written advice to the Board regarding the application of the Urban In-Fill CEQA exemption for this Project as attorney-client privileged information, which cannot be discussed in open session.

Board Report No. 17-077 was continued for consideration to the April 5, 2017 Board Meeting so that written advice from the City Attorney's Office regarding the CEQA exemption can be distributed to the Board Members.

GENERAL PUBLIC COMMENT

Public comments on matters within the Board's jurisdiction were invited; however, no requests were submitted.

NEXT MEETING

The next Meeting of the Board of Recreation and Park Commissioners was scheduled to be held on Wednesday, April 5, 2017, 9:30 a.m., at South Park Recreation Center Gymnasium, 345 East 51st Street, Los Angeles, CA 90011.

ADJOURNMENT

There being no further business to come before the Board, President Patsouras adjourned the Meeting at 11:00 a.m.

ATTEST



PRESIDENT



BOARD SECRETARY