



DRAFT
STATEMENT OF PROCEEDINGS
FOR THE REGULAR MEETING OF THE
LOS ANGELES GRAND AVENUE AUTHORITY
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 374-A
LOS ANGELES, CALIFORNIA 90012



Monday, May 23, 2016

10:00 AM

AUDIO FOR THE ENTIRE MEETING. (16-2688)

Attachments: [AUDIO PART 1](#)
 [AUDIO PART 2](#)

Present: Chair Hilda L. Solis, Secretary Sachi A. Hamai and
 Director Steve Valenzuela

Absent: Vice Chair José Huizar

I. ADMINISTRATIVE MATTERS

1. Call to Order. (16-2572)

Chair Solis called to order the seventy-fifth meeting of the Los Angeles Grand Avenue Authority at 10:01 a.m., with a quorum of members present.

2. Approval of the April 25, 2016 meeting minutes. (16-2579)

On motion of Director Valenzuela, seconded by Secretary Hamai, this item was approved.

Attachments: [SUPPORTING DOCUMENT](#)

II. PRESENTATION

3. Presentation by Developer on Grand Avenue Project Phase IIC Conceptual Design (Parcel L partial) - Deborah Kanter and Chris Mercier. (16-2610)

Bradford Bolger, Senior Manager, Chief Executive Office Capital Programs, introduced this item and reported that on January 25, 2016, staff was directed to work with the Broad on the conceptual designs for Parcel L.

Deborah Kanter, representative for Eli Broad, The Broad, stated that their team has had four (4) meetings with JPA staff since February 25, 2016. Collaboratively with the architect, they came up with seven (7) designs and refined down to four (4) smartest best versions. Ms. Kanter noted that the goal is to keep this site open and flexible so that school kids can visit and attend events such as movies and concerts, make it lively during the day to serve the public.

Chris Mercier, Architect, FER Studios, presented the overall site plan that included the layout of The Broad Museum, the new GTK Plaza, and the proposed Metro Station Bridge. The space includes ADA access, exits, lighting, various ideas of social space, a space for potential projections for large events, tent setup for larger groups, shading with trees and drought tolerant landscaping.

Mr. Mercier presented the four (4) different design schemes and explained that they are in order of magnitude in terms of complexity:

- The “X-S” Scheme is the base design option with a large turf in the center with surrounding crushed granite area, tall grass at the edge to soften the space, and concrete area will match the new bridge. Existing site conditions such as elevator, drainage, guardrail, paving and up-lighting will remain. Design will tie in with the GTK Plaza and The Broad.
- The “S” Scheme adds seating benches.
- The “M” Scheme includes items in the “S” Scheme with the addition of trees in raised planters to provide shade. Ms. Kanter stated that they are looking at non-fruiting olive trees to create continuity from the bridge to Phase IIC.
- The “L” Scheme includes items in the “M” Scheme with an additional four (4) trees and two (2) benches.

Director Valenzuela questioned if other shading options were considered. Mr. Mercier stated that they looked at umbrellas as a potential idea.

Ms. Kanter explained that the two new egress stairs are included in all

four (4) schemes; however, they are shown on the design as placeholders and will need to be studied and may require significant additional cost.

In response to questions posed by Mr. Bolger, Mr. Mercier confirmed that the stairs are based on an occupancy level and can be reduced if the occupancy is lowered. The bridge can be considered an existing route once it's built and can alternatively reduce the stairs. Ms. Kanter noted that they would work with the Fire Department and City of Los Angeles on that.

Secretary Hamai questioned what the capacity would be if stairs were reduced. Mr. Mercier confirmed that the capacity would be reduced to half. Chair Solis stressed that she would like the design to take into consideration exit paths in the event of a disaster and know that there might be more capacity than 600.

Director Valenzuela questioned if the artificial turf needed irrigation. Mr. Mercier confirmed that they would have to collect rain water, but no irrigation is needed for the turf and drought tolerant plants would use a drip water system.

Mr. Mercier presented a daytime, nighttime, and bird's eye view from the proposed Metro Bridge and provided a breakdown of the budget.

Director Valenzuela indicated that the JPA is opened to having Related Company work with The Broad in creating something on an interim basis and stressed that it is important to provide an opportunity to activate the site and create an interim open space. In response to the schemes presented, Director Valenzuela indicated that options "M" and "L" are more in-line with JPA's goal in softening the space and creating a flexible space that can accommodate a range of activities; these plans are moving in the right direction.

Secretary Hamai questioned what the contingency is. Mr. Bolger confirmed that the design contingency is \$250,000 to help ensure a collaborative scope of work was achieved. Secretary Hamai suggested that at the minimum, select option "M" and have additional trees and benches added if there are funds left. Chair Solis concurred.

Member of the public, Brady Westwater, indicated that he had one minor issue regarding the decomposed granite; he has not seen any insulation that has worked the way it should and suggested the design to incorporate hard surface or turf in lieu of decomposed granite.

III. CLOSED SESSION

4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: Parcel Q (APN 5149-010-949), Parcel L (APN 5151-004- 928), and Parcel W-2 (APN 5149-010-944) of the Bunker Hill Urban Renewal Project Area and the Grand Park Parcels

JPA Real Property Negotiators: Bradford Bolger, Christine Frias, Chia-Ann Yen, Maria Cabildo, Russell Horning, Thomas Webber, Paul Rutter, Diane Hvolka, Sara Hernandez

Negotiating Parties: Grand Avenue L.A., LLC

Under Negotiation: Price and Terms or Payment. (16-2573)

Helen S. Parker, Authority Counsel, announced the above Notice of Closed Session.

The JPA Board recessed to Closed Session at 10:34 a.m. Present were Chair Solis, Secretary Hamai and Director Valenzuela.

The Chair reconvened the Grand Avenue Authority meeting to open session at 11:17 a.m. Present were Chair Solis, Secretary Hamai and Director Valenzuela.

No reportable action was taken in Closed Session.

IV. RECOMMENDATIONS

5. Approve the Conceptual Design for Phase IIC (Parcel L partial) - Bradford Bolger. (16-2574)

After discussion, on motion of Valenzuela, and seconded by Hamai, the Board approved conceptual design M. JPA staff was directed to continue to work with the Developer to add more trees/shade and seating.

6. Request by Grand Avenue LA, LLC for a short term extension to the Grand Avenue Phase IIC (Parcel L partial) and Phase III (Parcel W-2) Schedule of Performance in the Second and Third Amendments to the Disposition and Development Agreement with respect to the milestones with the current deadline of June 1, 2016, and other related deadlines, subject to its agreement to certain terms, including waivers - Bradford Bolger. (16-2611)

Bradford Bolger, Senior Manager, Chief Executive Office Capital Programs, introduced this item and reported that on January 25, 2016, the Authority Board approved a short term extension of the February 1, 2016 deadline for submission of the schematic design plans for both Phase IIC and Phase III to June 1, 2016.

On April 22, 2016, Grand Avenue Los Angeles, LLC (Developer) requested an additional extension to October 1, 2016, with the goal of completing a Sixth Amendment and associated documents necessary for Phase IIC and Phase III.

Due to the linkage between Phase IIC and Phase III, Mr. Bolger recommends that an additional short term four month extension and staff will continue to work with the developer to review the scope, schedule, and requirements for these phases of this project. The new deadline would be extended to October 1, 2016.

On motion of Director Valenzuela, seconded by Chair Solis, this item was approved.

7. Authorize staff to conform the current deadlines of the Grand Avenue Phase I (Parcel Q) Schedule of Performance in the September 28, 2015 Letter Agreement with Grand Avenue LA, LLC to schedule for the upcoming Fifth Amendment to the Disposition and Development Agreement - Bradford Bolger. (16-2612)

Bradford Bolger, Senior Manager, Chief Executive Office Capital Programs, indicated that JPA staff continues to work with the Developer, to finalize the terms of Phase I, Parcel Q Schedule of Performance and Scope of Development.

Mr. Bolger reported that due to the pending approvals by the City of Los Angeles, staff was not able to complete the necessary documents, such as the upcoming Fifth Amendment to the Disposition and Development Agreement, and obtain approvals from the governing entities to finalize the terms of Phase I, Parcel Q.

Staff is requesting authorization to conform the current deadlines of the Grand Avenue Phase I (Parcel Q) Schedule of Performance in the September 28, 2015 Letter Agreement with the proposed schedule in the upcoming Fifth Amendment to the Disposition and Development Agreement.

On motion of Secretary Hamai, seconded by Director Valenzuela, this item was approved.

V. MISCELLANEOUS

- 8. Discussion of Future Agenda Items - Bradford Bolger. (16-2575)**

There were no items discussed.

- 9. Date of Next Regular Meeting scheduled for June 27, 2016 - Bradford Bolger. (16-2576)**

Bradford Bolger, Senior Manager, Chief Executive Office Capital Programs, noted that the next regular meeting date is scheduled for Monday, June 27, 2016 at 10:00 a.m.

- 10. Public Comment. (16-2577)**

No members of the public addressed the Authority Board.

- 11. Adjournment. (16-2578)**

There being no further business to discuss, Chair Solis adjourned the meeting at 11:20 a.m.