

## BALDWIN HILLS REGIONAL CONSERVATION AUTHORITY

**NOTICE IS HEREBY GIVEN** pursuant to Government Code § 54956 that the Governing Board of the Baldwin Hills Regional Conservation Authority will hold a special meeting on Thursday, August 27, 2009 at 2:00 p.m. at Exposition Park Offices, 700 Exposition Park Drive, Los Angeles, California.

### AGENDA

- I. Call to order.
- II. Roll call.
- III. Public comment on matters not appearing on this Meeting Agenda and within the subject matter jurisdiction of the Authority.
- IV. Approval of Minutes.
- V. Consideration of regular meeting schedule for FY 2009-2010.
- VI. Consideration of resolution authorizing a grant to Outward Bound–Teach Me to Camp from Billboard Funds.
- VII. Consideration of resolution finding the need to procure specialized professional services with respect to acquisition opportunities within the Baldwin Hills; defining the scope of work for such services, and authorizing the solicitation of requests for qualifications from individuals and/or firms with respect thereto.
- VIII. Consideration of resolution authorizing the Chairperson and Vice-Chairperson of the Authority, or their respective designees, and such other person or persons as the Chairperson may designate, to review statements of qualification for professional services related to Item VII and/or to interview potential professional services contractors as needed, and on the basis thereof to recommend the awarding of professional services agreements in an amount not to exceed \$200,000.
- IX. Consideration of resolution authorizing the Executive Officer to solicit requests for statements of qualification for technical and due diligence review with respect to potential acquisition of the Ohr Ellyahu Academy site, and authorizing the Chairperson to execute such agreements in an aggregate amount not to exceed \$40,000.

- X. Consideration of resolution authorizing the Executive Officer to solicit requests for proposals, on an expedited basis, for completion of a business plan/ acquisition funding program, and authorizing the Chairperson and Vice Chairperson, or their respective designees, together with such other person or persons as the Chairperson may designate, to review and rank such proposals, and to recommend the selection of a contractor to the Governing Board, in an amount not to exceed \$20,000, to be funded from the Billboard Account.
- XI. Consideration of resolution authorizing the allocation of up to \$250,000 from the Billboard Account for project management/financing of the Baldwin Hills Community Standards District Review as called for in the motion by Supervisor Ridley-Thomas and approved by the Board of Supervisors of Los Angeles County.
- XII. Consideration of resolution authorizing request for amendment of grant and request for and acceptance of Proposition A Excess Funds, Grant Number 58M3-05-2074, Baldwin Hills Acquisition and Development Project.
- XIII. Discussion and review of draft Harvard Studio Book and consideration of resolution authorizing disbursement of funds under Design Studio Contracts.
- XIV. Closed Session.

**Conference with Legal Counsel--Existing Litigation (Government Code Section 54956.9(a))**

Concerned Citizens of South Central Los Angeles v. County of Los Angeles, et al., Los Angeles Superior Court Case No. BS 118 039

City of Culver City v. County of Los Angeles, et al., Los Angeles Superior Court Case No. BS 118 023

Community Health Councils, Inc., et al. v. County of Los Angeles, et al., Los Angeles Superior Court Case No. BS 118 018

Citizen's Coalition for a Safe Community v. County of Los Angeles, et al., Los Angeles Superior Court Case No. BS 118 056

**Conference with Real Property Negotiators (Government Code Section 54956.8)**

It is the intention of the Baldwin Hills Regional Conservation Authority to meet in Closed Session to provide instructions to its real estate negotiators with respect to the proposed purchase of the following properties in the Baldwin Hills area of Los Angeles:

Property No. 1: Ohr Eliyahu Academy site, APNs: 4204-014-024, 4204-014-025, 4204-014-026.

Authority Negotiators: Joseph T. Edmiston and David Myerson  
Negotiating Parties: Elliott Dolin  
Under Negotiation: Price and Terms

Property No. 2: Airey-Moynier-Barbot site, APN: 4204-014-015.

Authority Negotiators: Joseph T. Edmiston and David Myerson  
Negotiating Parties: John Engh and Michael Moynier  
Under Negotiation: Price and Terms

Property No. 3: Lloyd Properties LP site, APN: 4204-017-013.

Authority Negotiators: Joseph T. Edmiston and David Myerson  
Negotiating Parties: Gary Brummett  
Under Negotiation: Price and Terms

Property No. 4: Chevron/PXP site, APNs: 5009-006-009, 5009-006-010.

Authority Negotiators: Joseph T. Edmiston and David Myerson  
Negotiating Parties: Chevron/Plains Exploration and Production Company  
Under Negotiation: Price and Terms

Property No. 5: Baldwin Stocker LLC site, APNs: 5029-020-010, 5029-020-011.

Authority Negotiators: Joseph T. Edmiston and David Myerson  
Negotiating Parties: Baldwin Stocker LLC; Plains Exploration and Production Company  
Under Negotiation: Price and Terms

XIII. Statements, questions, and directions to staff pursuant to Section 54954.2 of the Government Code.

XIV. Announcement of future meetings and adjournment.

Public comment is welcome on any agenda item. During the meeting the governing board may hold a closed session on any item pursuant to Sections 54956.8 and

54956.9, or other Sections as announced, of the Government Code. Unless otherwise ordered, individuals will be allowed three minutes to speak and representatives or organization/agencies will be given five minutes.

Note: A person with a disability may contact the Baldwin Hills Regional Conservation Authority office at (310) 589-3200, extension 118 as soon as possible before the meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting.

Note: The entire agenda package and any meeting related writings or documents provided to a majority of the Board members after distribution of the agenda package, unless exempt from disclosure pursuant to California Law, will be available at 570 West Avenue 26, Suite 100, Los Angeles, CA 90065. Any person with questions regarding items on the Baldwin Hills Regional Conservation Authority agenda should contact James Yeramian at (310) 589-3230, extension 118.