

On June 22, 2018, Council approved various actions related to the acquisition of real property located at 18447 Sherman Way and 7217 North Canby Avenue, Reseda, CA 91335 (Property) (C.F. 14-1174-S34). The purpose of the acquisition is to facilitate development of movie theater on the Sherman Way parcel (Theater Project) and a 26-unit senior affordable housing development by Thomas Safran and Associates (TSA) on the Canby Avenue parcel (Affordable Housing Project). The City closed escrow on November 28, 2018, and the Property is now under the jurisdiction of the General Services Department. The Sherman Way parcel will ultimately be sold to an independent theater operator for development of the Theater Project and the Canby Avenue parcel will be sold to TSA for the Affordable Housing Project.

The Sherman Way parcel is improved with the former Reseda Theater which was built in 1948 and operated as a movie theater for 40 years until it closed its doors in 1988. As a result of being vacant for 31 years, the building has suffered significant deterioration and is in need of major repairs to rehabilitate the property. Funding is needed to assist with capital improvements to rehabilitate the property and assure successful completion of the Theater Project.

Funds are available to Council District 3 through taxable CRA/LA Excess Bond Proceeds from the Reseda/Canoga Park Redevelopment Project Area that can assist with capital improvement related to the Reseda Theater Rehabilitation Project. In accordance with policies adopted by Council (C.F. 14-1174) related to the CRA/LA Bond Expenditure Agreement and Bond Spending Plan, any proposal to expend CRA/LA Excess Bond Proceeds shall be initiated by Council Motion. Proposals will be reviewed by the CRA/LA Bond Oversight Committee, Economic Development Committee, and any other applicable committee with final recommendations presented to the Council and Mayor for final consideration and approval. The use of taxable CRA/LA Excess Bond Proceeds for capital improvements related to the Reseda Theater Rehabilitation Project in the Reseda/Canoga Park Redevelopment Project Area is an eligible expense identified in the Bond Expenditure Agreement and Bond Spending Plan.

I THEREFORE MOVE that the Council instruct the Economic and Workforce Development Department (EWDD), with the assistance of the City Administrative Officer, Chief Legislative Analyst, General Services Department (GSD), and any other applicable City department, to provide a report with recommendations to the CRA/LA Bond Oversight Committee to allocate all remaining taxable CRA/LA Excess Bond Proceeds available to Council District 3, including any earned interest, for capital improvements related to the Reseda Theater Rehabilitation Project as identified in the Bond Expenditure Agreement and Bond Spending Plan for the Reseda/Canoga Park Redevelopment Project Area.

I FURTHER MOVE that the Council authorize the expenditure of all remaining taxable CRA/LA Excess Bond Proceeds available to Council District 3, including any earned interest, from the Reseda/Canoga Park Redevelopment Project Area to be utilized by Thomas Safran and Associates for capital improvements related to the Reseda Theater Rehabilitation Project contingent upon Council's approval of the forthcoming EWDD report.

PRESENTED BY:

BOB BLUMENFIELD

Councilmember, 3rd District

SECONDED BY: