



**Special Meeting of the Board of Directors of
LA CIENEGA LOMOD, INC.
VIDEOCONFERENCE**

THURSDAY– JULY 28, 2022

ACTION MINUTES

Director Cielo Castro called the La Cienega LOMOD Board of Directors Special Meeting to order on Thursday, July 28, 2022 at 1:37pm. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

PRESENT: Director Cielo Castro
Director Delfino De La Cruz

ABSENT: Director Daniel Tenenbaum

ALSO PRESENT: Tina Smith-Booth, President

II. POSTING OF THE AGENDA

Posting of the Agenda complied with the requirements of the Brown Act. Agenda was posted prior to 4:30pm on Friday, July 22, 2022 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057 and at www.hacla.org.

III. PUBLIC COMMENT INSTRUCTIONS

****Please note special Videoconference Public Comment Instructions***

MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY ITEM MAY PROVIDE COMMENTS VERBALLY DURING THE VIDEOCONFERENCE OR IN WRITING VIA EMAIL

1. **ORAL PUBLIC COMMENTS** WILL BE ACCEPTED DURING THE VIDEOCONFERENCE MEETING. TO SUBMIT ORAL PUBLIC COMMENT, YOU WILL NEED TO DOWNLOAD THE ZOOM ONLINE MEETING PLATFORM AVAILABLE AT WWW.ZOOM.COM OR CONNECT TO THE MEETING IN-BROWSER.

- If using a web browser, make sure you are using a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
- OR, if using a smart phone, download the ZOOM application onto your phone from the Apple Store or Google Play Store and enter the meeting ID.
- Zoom requests that you enter a first and last name, which will be visible online and will be used to notify you that it is your turn to speak.
- When the Board Chair calls for the item on which you wish to speak, click on “Raise Hand” (or dial *9 if using your phone for audio). Speakers will be notified shortly before they are called to speak by the Board Secretary. Mute all other audio before speaking, as using multiple devices can cause audio feedback.
- When called upon, unmute yourself using the screen controls (or dial *6 if using your phone for audio). Please limit your remarks to two minutes. After the comment has been given, the microphone for the speaker’s Zoom profile will be muted.
- Any person that does not adhere to the Public Comment Instructions provided herein will be dismissed from the meeting. The purpose of public comment is to allow the public to address the Board and the Board is interested in hearing from members of the public, stakeholders, and interested parties. However, speakers are asked to exercise courtesy and consider the rights of other speakers by adhering to the Special Teleconference Public Comment Instructions and if possible, refrain from unnecessary interruptions or repetition in their comments.
- We ask that you only connect to the meeting using the App or In-Browser due to interpretation and language setting limitations.

ZOOM MEETING ID: 893 3118 1729

2. **WRITTEN PUBLIC COMMENTS** MAY BE SUBMITTED TO THE BOARD SECRETARY BY EMAIL AT TIFFANY.PRESCOTT@HACLA.ORG. Although it is preferred for written comments to be submitted by Wednesday, July 27, 2022 at 12:00 P.M., we will accept written comments up to and during the meeting. Please make sure your email includes name, agenda item number, and address/organization for who you represent. We also ask that all comments be limited to 500 words or less. The secretary will provide all written comments to the Board for review and read each public comment into the record at the time the item is considered.

IV. BOARD BUSINESS ITEMS

1. Proposed Resolution of La Cienega LOMOD, Inc., as the Managing General Partner of Jordan Downs Phase S4, LP, to Receive Up to \$4,912,069 of Additional Developer Fee for Jordan Downs Phase S4, Commit to Providing Such Additional Developer Fee to the Partnership as a \$4,912,069 Capital

Contribution for the Construction of Jordan Downs Phase S4, and the Undertaking of Various Actions in Connection Therewith

Purpose: Approve and adopt the Resolution authorizing the President, or designee, of La Cienega LOMOD, Inc., a California nonprofit public benefit corporation (“LOMOD”), as managing general partner of Jordan Downs Phase S4, LP (the “Partnership”), to receive up to \$4,912,069 of developer fee for Jordan Downs Phase S4 (the “Project” or “Phase S4”) and commit to providing such additional developer fee as a \$4,912,069 capital contribution to the Partnership for the development and construction of the Project.

Contact: Tina Smith-Booth, President

Action: **APPROVED**
Motioned: Director Delfino De La Cruz
Seconded: Director Cielo Castro

2 AYES, 0 NAYS, 1 ABSENT (Tenenbaum), Motion Carried

2. Proposed Resolution Authorizing La Cienega LOMOD, Inc. or a Limited Liability Company, with La Cienega LOMOD Inc. as its Sole Member, to Enter Into a To-Be-Formed Limited Partnership Known as Avanath Baldwin Village, LP, as the Managing General Partner, to Acquire a Real Property Asset Located at Multiple Addresses Including But Not Limited to 4220 Santa Rosalia Drive, Los Angeles, California 90008, with 669 Multi-Family Dwelling Units and Other Improvements, All Commonly Known as Baldwin Village Apartments; Authorizing and Approving the Execution By the President or Designee, of the Limited Partnership Agreements, Financing and Related Documents and Agreements; and the Undertaking of Various Actions in Connection Therewith

Contact: Tina Smith-Booth, President

- *Removed from agenda by staff*

V. ADJOURNMENT

Motioned: Director Delfino De La Cruz
Seconded: Director Cielo Castro

2 AYES, 0 NAYS, 1 ABSENT, **Meeting adjourned at 1:41pm.**