



***Joint Special Meeting of the Board of Directors of Los Angeles
LOMOD South, Inc. and La Cienega LOMOD, Inc.***

VIDEOCONFERENCE

TUESDAY– NOVEMBER 15, 2022

ACTION MINUTES

Director Cielo Castro called the Joint Special Meeting of the Board of Directors of Los Angeles LOMOD South, Inc. and La Cienega LOMOD, Inc. Videoconference to order on Tuesday, November 15, 2022 at 1:06am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

PRESENT: Director Cielo Castro
Director Dan Tenenbaum

ABSENT: Director Delfino De La Cruz

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 Thursday, November 10, 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: 858 5267 9009

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 Monday, November 14, 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 Authorizing the President, Secretary, and Treasurer of Los Angeles LOMOD South, Inc. to Enter Into the Topanga Canyon Housing Partners, LP Limited Partnership as its Administrative General Partner, with PHK SUP8, LLC, as its Managing General Partner, for the Purpose of Owning Real Property Located at 7625 and 7631 Topanga Canyon, Canoga Park, CA; Authorizing Extension of the Interim Ground Lease, Provision of a Bridge Loan to the Partnership in the Amount of \$2,876,549, and Bridge Loan Borrowings by the Partnership from the Housing Authority of the City of Los Angeles in an Amount Not to Exceed \$2,000,000; and Authorizing Related Actions and the Execution of Related Documents

Purpose: Provide authority post factum to the President, Secretary and Treasurer of Los Angeles LOMOD South, Inc., a California nonprofit public benefit corporation (“LOMOD South”) to enter into the Topanga Canyon Housing Partners, LP, a Limited Partnership (the “Limited Partnership”) as the Administrative General Partner (“AGP”), authorizing and approving the Canoga Park Place Homekey Project, and as AGP entering into related operational and financing documents including but not limited to an interim ground lease, grant agreements with the Housing Authority of the City of Los Angeles (“HACLA” or the “Authority”) and the City of Los Angeles, contracts for services and prospective authority to negotiate and enter into debt financing, option agreements, long-term ground leases and related documents, and currently authorizing a bridge loan from LOMOD South to the Limited Partnership, and various actions in connection therewith.

Contact: Tina Smith-Booth, President

Action: **APPROVED**

Motioned: Director Dan Tenenbaum

Seconded: Director Cielo Castro

2 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

2. Proposed Resolution Authorizing Westlake Macarthur Park Apartments, LLC, to Accept Assignment of a One-Year Contract with Redesign Group, Inc., Pursuant to HACLA Award Under IFB HA-2022-118-NF-PBV, for \$710,000 for the Build-Out of Property Management and Supportive Services Space at Alvarado Lakeview Apartments, and to Borrow up to \$710,000 Through HACLA's Line of Credit to Cover the Cost of this

Contract

Purpose: To accept the assignment and all obligations under the contract to furnish all labor and materials necessary for the build-out of onsite office space for property management and supportive services at the Alvarado Lakeview Apartments.

Contact: Tina Smith-Booth, President

Action: **APPROVED**
Motioned: Director Dan Tenenbaum
Seconded: Director Cielo Castro

2 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

3. 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 Limited Partnership Known as Woodlake Property, LP as the Managing General Partner, to Acquire 276 Multi-Family Dwelling Units and Other Improvements Located at Multiple Addresses Including but not Limited to 4555 W. Martin Luther King Jr. Blvd., Los Angeles, California 90016, and Authorizing and Approving Related Actions and Documents

Purpose: The Resolution (Attachment 1) authorizes the President of La Cienega LOMOD, Inc., a California nonprofit public benefit corporation ("LCL"), or designee, to enter into a limited partnership known as Woodlake Property, L.P. (the "Partnership") as the managing general partner ("MGP"), with Woodlake Property AGP, LLC as the administrative general partner ("AGP") and Woodlake Property Limited Partner, LLC as the limited partner ("LP"), to purchase a property with 276 multi-family dwelling units and other improvements located at multiple addresses including 4555 W. Martin Luther King Jr. Blvd. (the "Property") and to execute all related documents associated with the transaction and to undertake all related actions as approved by legal counsel.

Contact: Tina Smith-Booth, President

Action: **APPROVED**
Motioned: Director Dan Tenenbaum
Seconded: Director Cielo Castro

2 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

V. ADJOURNMENT

Motioned: Director Dan Tenenbaum
Seconded: Director Cielo Castro

2 AYES, 0 NAYS, 1 ABSENT (De La Cruz), **Meeting Adjourned at 1:18pm**