



Board Report

File #: 2018-0656, **File Type:** Motion / Motion Response

Agenda Number:

**REGULAR BOARD MEETING
SEPTEMBER 27, 2018**

Motion by:

DUPONT-WALKER AMENDED BY BUTTS

SUBJECT: MOTION BY DUPONT-WALKER AMENDED BY BUTTS

Related to Item 11: Expo/Crenshaw Station Joint Development Project

LA Metro has established commendable standards to ensure contracting that is inclusive, encourages diversity, and offers authentic opportunity to small, disadvantaged and minority stakeholders. Metro's joint development policy and process should mirror those standards, and where possible, exceed them.

As trailblazers in Los Angeles County, the Joint Development policy must be a source of pride, be visionary and set a new paradigm.

The project currently under consideration did respond to the RFP as written, but we can openly acknowledge that it fell short - especially since the community has spoken and a revised scenario is being birthed. That we consider the revised scenario to be "not significantly different" is subject to interpretation. Further, we also understand that the revisions may require other partner changes to access public resources (not a part of the original scenario).

This board has taken pride in standing for the most progressive standards in transportation, which include the elusive search to stem gentrification and neighborhood demographic shifts.

The terms of this development set a precedent for future ones, and I would hope that nothing would be spared in insuring that it helps to establish another process to be modeled here at Metro and elsewhere in transportation.

I, THEREFORE, MOVE that the Board direct the CEO to:

- A. Approve ENA for a period not to exceed ~~12~~ 14 months, including continued outreach in the community, and report back on these results in the most transparent way possible.

- B. In order to consider an extension to the ENA after ~~12~~ 14 months, the developer shall demonstrate the following: any decision and changes in partnership roles, contracting and vendor outreach, balance between market and affordable housing, range of affordability for retail leasing, commercial/retail selection criteria, local hire policy for permanent positions, and other factors referenced in the community meetings.

- C. Provide an update of the above by the March 2019 Board meeting

- D. Report the final results, as described above, which includes all benefits to Metro (including terms of ground lease) and penalties for non-performance by the ~~September~~ November 2019 Board meeting.

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