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CENTRAL CITY ASSOCIATION
Westin Bonaventure Hotel & Suites • May 17, 2012 • 11:00 am to 1:30 pm

CCA

Advocacy & Action

LA's Premier Business Advocate



CCA's January Executive Committee Meeting at the Orpheum Theatre

First Quarter 2012

Banking on Downtown's Future

"We are on the verge of a second renaissance that will forever alter what people see and think when they hear 'Downtown.' More importantly, the positive repercussions of our growth will extend and benefit communities throughout Los Angeles."

Sean Foley, CCA Chair and Regional Chairman and Executive Vice President, Southern California Commercial Banking, U.S. Bank



As your incoming Chair, I would like to first extend my sincere thanks to Tim McOsker for leading CCA to great heights during his term. Under Tim's guidance, CCA and its members successfully weathered a global financial crisis that only now is improving. Tim's leadership and extraordinary dedication to this organization have ensured that not only are CCA's members represented at the bargaining table, but that the entire Los Angeles business community has a voice before elected officials and community leaders. Tim is a good friend, and I am honored to take over the CCA gavel from him.

I am anxious to begin my chairmanship during such an exciting time in Downtown. 2012 will prove to be a year of progress: amazing projects in all sectors are moving forward, and we will see Downtown's skyline and physical landscape change as a new City Target, the Broad, Farmers Field and the Wilshire Grand redevelopment come to fruition. The Civic Park is also expected to open during the summer, giving Downtowners a central gathering place to relax and celebrate. We will experience changes in our mobility, as important transportation projects such as the Regional Connector and Expo Line finally begin to operate.

We are on the verge of a second renaissance that will forever alter what people see and think when they hear "Downtown." More importantly, the positive repercussions of our growth will extend and benefit communities throughout Los Angeles.

Although CCA is often thought of as a Downtown



Photo courtesy of Brookfield Office Properties

A rendering of the aerial view of FIGat7th

organization, we are much broader. And as our stature and advocacy grows, so does our membership. Currently, over one-third of our membership is located outside the Downtown area. This is testament to the fact that CCA is committed to serving the needs of the business community throughout Los Angeles.

As your Chair, it is my goal to broaden our membership base and continue our advocacy on behalf of all business. Our advocacy efforts will go where the issues take us. We will concentrate on furthering our development reform agenda and pushing our transportation initiatives forward to get Los Angeles moving again. With these objectives in mind, I thank you for the opportunity to serve.

Sean Foley

CCA Chair and Regional Chairman and Executive Vice President, Southern California Commercial Banking

U.S. Bank

Quick Calendar

MAY 17

18th Annual Treasures of Los Angeles

Westin Bonaventure Hotel & Suites

MAY 30

Special Luncheon with Attorney General Kamala Harris

Omni Los Angeles Hotel



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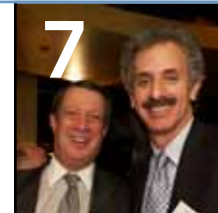
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**Central City Association
2012 Officers**

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U.S. Bank

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System Property Development Company

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Legislative Affairs Administration Associate

Annie Nuttall
Membership Coordinator

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Councilmember Tony Cardenas; Dante Colombatti Riboli, San Antonio Winery; Lupita Comejo, AT&T; Gilbert Ivey, Metropolitan Water District



Phil Belling, LBA Realty; Councilmember Dennis Zine; Anita Gabrielian, AT&T; CCA Chair Tim McOsker, Mayer Brown



Steve Needleman, Anjac Fashion Buildings & The Orpheum Theatre; LA County Supervisor Zev Yaroslavsky

CCA Hosts Power Lunches with L.A. Officials

CCA's Executive Committee recently hosted a series of power lunches welcoming Los Angeles City Councilmembers **Tony Cardenas** and **Dennis Zine**, as well as Los Angeles County Supervisor **Zev Yaroslavsky**. All three speakers shared a common theme: how to revitalize the Los Angeles economy.

In November, Councilmember Cardenas joined CCA's Executive Committee at a lunch hosted by the historic **San Antonio Winery** where he discussed the need to simplify the city's business tax structure and reduce red tape for small business owners. Small businesses create two out of three new jobs in the country, and as large corporations continue to leave California for other states, our economy will become even more reliant on small businesses to create more jobs and expand economic opportunity.

Hosted by **LBA Realty**, Councilmember Dennis Zine joined the committee in December at the "Top of the AT&T Center," and addressed several issues currently affecting the city including the Responsible Banking Ordinance, the city's high unemployment rate, and the impending budget deficit. He emphasized that city leaders must implement more business incentives such as the business tax holiday and eliminate the gross receipts tax to catalyze economic recovery.

In January, the Executive Committee met with Supervisor Yaroslavsky at the **Orpheum Theatre**, at a lunch hosted by **Steve Needleman** and **Anjac Fashion Buildings**. Supervisor Yaroslavsky emphasized the importance of accelerating and expanding public transportation throughout the region to stimulate the economy. He urged support for America Fast Forward, which would complete the transportation projects funded by Measure R in 10 years instead of 30 years.



"From the perspective of a global corporation, it's imperative that we keep an ear-to-the-ground at the local level. CCA has been invaluable as a go-to source for timely and accurate inside information on the political and legislative forces shaping the Los Angeles market."

Peter R. Villegas
Vice President, Senior Manager
Office of Corporate Responsibility
JPMorgan Chase & Co.

CCA Launches Nonprofit Organization – Downtown Works



CCA President & CEO Carol Schatz speaks at the Downtown Works press conference with supporters Patrick Spillane, IDS Real Estate Group; CCA Chair Sean Foley, U.S. Bank; and Chrysalis President & CEO Mark Loranger.

CCA, along with several prominent Los Angeles business leaders, held a press conference in January to announce the launch of **Downtown Works**, a nonprofit initiative created by CCA aimed at tackling some of the city center's most pressing social and economic issues. In its first year of operations, Downtown Works will address homelessness, with a focus on creating and strengthening job skills and employment opportunities for this vulnerable population.

The announcement was made at **Chrysalis**, a partner in the new program and site of the first Downtown Works-funded project.

As part of its launch, Downtown Works announced a commitment of \$200,000

over the next two years, which will fund "Skills for Success," a new program operated by Chrysalis to increase job opportunities for the homeless.

CCA would like to thank its members that have committed to contributing to Downtown Works, including: **AEG, Bank of America, Downtown L.A. Motors, Grand Central Square LP, IDS Real Estate Group, JPMorgan Chase, King's Seafood Company, Sheraton Los Angeles Downtown Hotel, Universal Protection Service, U.S. Bank, Wal-Mart, Wells Fargo and Xyvest Holdings.**



CCA MEMBER PROFILE

Javier C. Angulo

Director of Community Affairs
Walmart Stores, Inc.

Javier Angulo serves as Director of Community Affairs for Walmart Stores, Inc. in Los Angeles County, where he is responsible for public affairs and government relations initiatives. In this role, he acts as an on-ground contact for local community, non-profit and business leaders who are interested in partnering with Walmart on a number of ventures, including philanthropic activities and public/private partnerships.

Javier began his career as a Congressional Hispanic Caucus Fellow in Washington, D.C., where he served as a constituent liaison for the Senate Democratic Steering and Coordination Committee. He returned to California to serve as Director of Development for the Mexican American Legal Defense and Educational Fund (MALDEF), where he managed the organization's corporate giving and special events programs. Following his time at MALDEF, Javier joined the National Association of Latino Elected and Appointed Officials (NALEO), where he directed the organization's national civic engagement and community participation program. Most recently, Javier served as a senior associate for Progressive Strategy Partners, a political and non-profit consulting firm.

A lifelong Angeleno born and raised in Whittier, CA, Javier earned a Bachelor's Degree from the University of California, Santa Barbara.

CCA's Architects Panel: New Paradigms for Practice



CCA's Architects Panel included: Scott Johnson, Johnson Fain; Barbara Flammang, Killefer Flammang Architects; Michael Maltzan, Michael Maltzan Architecture; Carol Schatz, Central City Association; Bill Roschen, Roschen Van Cleve Architects; Nick Seierup, Perkins + Will; Ronald Turner, Gensler; Hal Bastian, Downtown Center Business Improvement District

CCA President & CEO Carol Schatz presents LADBS with an award for its Parallel Design Permitting Program. From Left: Carol Schatz, Central City Association; Ken Gill, Ray Chan, Ewa O'Neal, and Ifa Kashefi, Los Angeles Department of Building & Safety

Moderated by **Scott Johnson** of **Johnson Fain**, CCA's Architects Panel, "LA Architects: New Paradigms for Practice," featured noted architects **Barbara Flammang**, Killefer Flammang Architects, **Michael Maltzan**, Michael Maltzan Architecture, **Bill Roschen**, Roschen Van Cleve Architects and President of the Los Angeles City Planning Commission, **Nick Seierup**, **Perkins + Will**, and **Ronald Turner**, **Gensler**.

Each panelist spoke briefly about recent and relevant projects and noted various trends of the architecture industry as it evolves during tough economic times. They emphasized that the increase in population, as well

as the increase in home foreclosures, has led to a higher demand for rental housing, sometimes in areas not previously thought of as significant for development. The increase in multi-family projects also follows pent-up demand as people deconstruct expanded households forged by the economic downturn. The panelists also spoke about the need to simplify entitlements, as well as the need for certainty in the development process.

At the meeting, CCA also presented the **Los Angeles Department of Building & Safety (LADBS)** with an award for its excellent work on the Parallel Design Permitting Program, which accelerates a project's plan check

by allowing the design and permitting processes to run concurrently. Since its inception last year, more than 56 projects with more than \$4 billion in construction value have participated in the program.

Parallel Design Permitting is one of the first steps toward comprehensive development reform, and CCA is pleased to honor the DBS for listening to the development community and successfully implementing a program that saves time and money and helps bring jobs and investment to our city.



Heath Fox, The Broad Foundation and David Galligan, MOCA



Natalie Sofer and Robert Nieto with Collaborative House



Andrew Besirof, John A. Martin & Assoc., and Roy Reel, Harley Ellis Devereaux



Simon Ha, TCA and Tim Wang, LA City Department of Building and Safety



Miriam Saadati and Sheila Shenasi with Tangram



Bill Fain, Johnson Fain and Roy Willis, Newhall Land



Paula Stamp, PCL Construction and Elizabeth Wheeler, PPG Inc.



Andrew Willrodt, Fuscoe Engineering and Aaron Hass, Lundgren Management

January General Membership Meeting



Hamid Behdad, CCDGI and Department of Building and Safety General Manager Bud Ovrom



Doyle McDonald, Hearst Corporation and Nelson Algaze, Shlemmer Algaze Associates Interiors and Architecture



Kevin Johnson and Jim Atkins, 901 West Olympic Boulevard LT



Jacob Lipa, Psomas and Don Scott, First Financial Bancorp



Thomas Bohlinger, CBRE; Kevin Tan, Barker Pacific Group; and Tom Klawiter, Klawiter and Associates



Bill Witte, Related California and Matt Karatz, Deputy Mayor of the Office of Economic and Business Policy



Patrice Hopper and Liz McLay with Brookfield Office Properties



Joanne Heyler, The Broad Art Foundation and Rob Jernigan, Gensler

CCA

New Members and Fourth Quarter Renewing Members

NEW EXECUTIVE MEMBERS

Armbruster Goldsmith & Delvac
Lawyers Title Company
Regent Theatre DTLA

NEW BUSINESS ADVOCACY MEMBERS

brigade LA
F.E. Design & Consulting
Kyoto Grand Hotel & Gardens
Metrolink
Penwal Industries
Shlemmer Algaze Associates
United States Veterans Initiative - U.S. Vets

NEW GENERAL MEMBERS

BRC Advisors

FOURTH QUARTER RENEWING MEMBERS

AC Martin Partners
American Business Bank
Arnie Berghoff & Associates
Bark Avenue
Berman Singer Public Relations
BHFC Capital
BNSF Railway Company
bp America
California Club
California Hospital Medical Center
Cartifact
Cathedral of Our Lady of The Angels
City Club on Bunker Hill
Daily Grill
Daktronics
Flux Business Solutions
Forest City Development
Freshii
Greenberg Traurig
Herbalife
Hilton Checkers Hotel
Historic Downtown BID
Homeier & Law
Hospital Association of Southern California
Howard Building Corporation
ICO Development
Jones Lang LaSalle
Kaufman Legal Group
Linear City Development
Los Angeles Business Journal

Los Angeles Department of Building & Safety
Los Angeles Department of Water & Power
Manatt Phelps & Phillips
Manpower
Marriott Hotel - Downtown Los Angeles
McConnell Government Relations
Melendrez
Microsoft
Midnight Mission
Miller Gems
Motion Picture Association of America
Munger, Tolles & Olson
Nossaman
O'Melveny & Myers
Omgivning
PCL Construction Services
Portofino Cucina Italiana
RNL Design
Simpson Gumpertz & Heger
Snell & Wilmer
State Farm Insurance Company
System Property Development Company
Tangram
The Association
The Edison
Ultimate Life Living
Volt
Wokcano
Yellin Company
Yojie Japanese Fondue and Sake Bar



CITY HALL SPOTLIGHT

Joe Avila
Staff Assistant to the General Manager
Los Angeles Department of Water
and Power

As the Staff Assistant to the General Manager of the Los Angeles Department of Water and Power (LADWP), Joe Avila is responsible for providing review, analysis and advice on a wide array of legislative policy, business and operational issues.

Previously, Joe served as Chief of Staff to Councilmember José Huizar. Prior to his work with the councilmember, he spent five years as an energy analyst in the Office of the Chief Legislative Analyst, advising the City Council on legislative issues relating to LADWP.

In addition to his City Hall experience, Joe spent 15 years in the private sector where he developed expertise in finance, information technology and energy consulting. As a consultant with Perot Systems Corporation, he was responsible for providing strategic advice in preparation for deregulation to LADWP and was the Team Lead on a multi-million dollar systems integration and applications development project at Southern California Edison.

Before joining Perot Systems, Joe worked as a corporate banker at Fuji Bank, financing over \$500 million worth of cogeneration and independent power projects.

Joe holds a Bachelor's of Arts degree in Political Science from UCLA and a Masters of Business Administration from USC.

CCA's "Downtown 2020" Showcases Projects Shaping the Future of Downtown



2020 panelists included: Frank Mottek, CBS/KNX 1070 News Radio; Sean Foley, U.S. Bank; Bert Dezzutti, Brookfield Office Properties; Ayahlushim Getachew, Thomas Properties Group; Joanne Heyler, The Broad Art Foundation; Arthur Leahy, Metro; Ted Tanner, AEG; Homer Williams, Williams/Dame & Associates; Bill Witte, Related California



CCA 2012 Officers include: Tim McOsker, Mayer Brown; CCA President & CEO Carol Schatz; CCA Chair Sean Foley, US Bank; David Damus, System Property Development; Steve Nissen, NBCUniversal; David Wright, Plains All American Pipeline; and Patrick Spillane, IDS Real Estate Group. Not pictured: Andrea Van de Kamp, Van de Kamp Consulting and Tom Sayles, USC

More than 300 people convened at the **Sheraton Los Angeles Downtown Hotel** in January to attend CCA's special membership meeting entitled "Downtown 2020: Projects Shaping Our Future." Building upon CCA's half-day symposium in 2010 that established a blueprint for continuing the Downtown Renaissance, this event spotlighted important development and transportation projects guaranteed to have a significant impact on Downtown and the entire Los Angeles region.

Moderated by **Frank Mottek** of CBS/KNX 1070 News Radio, the panelists

included: **Bert Dezzutti, Brookfield Office Properties** (FIGat7th project); **Ayahlushim Getachew, Thomas Properties Group** (Wilshire Grand redevelopment project); **Joanne Heyler, The Broad Art Foundation** (The Broad); **Art Leahy, Metro** (Regional Connector); **Ted Tanner, AEG** (Farmers Field); **Homer Williams, Williams/Dame & Associates** (Courtyard by Marriott and Residence Inn project); and **Bill Witte, Related California** (Parcel M and Civic Park).

At the luncheon, CCA also introduced its officers for 2012: Chair **Sean Foley,**

U.S. Bank; Treasurer **David Damus, System Property Development Company;** Secretary **Andrea Van de Kamp, Van de Kamp Consulting;** Executive Vice Chair **Steve Nissen, NBCUniversal;** Executive Vice Chair **Thomas Sayles, University of Southern California;** Executive Vice Chair **Patrick Spillane, IDS Real Estate Group;** Executive Vice Chair **David Wright, Plains All American Pipeline;** Immediate Past Chair **Tim McOsker, Mayer Brown;** and President **Carol Schatz, Central City Association.**

LEGISLATIVE UPDATES

Community Redevelopment Agency Dissolution

In January, the Los Angeles City Council voted against absorbing the additional costs and responsibilities of the Community Redevelopment Agency of Los Angeles (CRA/LA) once the agency dissolves. Following a December 2011 California Supreme Court decision, the state's nearly-400 redevelopment agencies have been abolished as of February 1st. Given the importance of this issue to our membership and the many questions raised, CCA is very pleased that Immediate Past Chair Tim McOsker has been appointed by Governor Brown to the 3-member panel (Designated Local Authority) that is tasked with winding down the affairs of the CRA/LA.

The Designated Local Authority (DLA) will be responsible for paying existing bond debt; following through on pre-existing contractual obligations; maintaining reserves; enforcing former redevelopment agency rights to protect and benefit bondholders; disposing of former redevelopment agency assets; managing properties until contracted work has been completed; and preparing an administrative budget and obligations payment schedule, among other things. Mr. McOsker and his fellow appointees, Chairman Nelson Rising and Mee Semcken, will work closely with former redevelopment agency staff to accomplish these tasks.

Going forward, CCA has organized a Redevelopment Working Group consisting of Los Angeles' leading land use attorneys, developers and others who are charting the course through these murky yet historic times.

Regional Connector

The Los Angeles County Metropolitan Transportation Authority (Metro) has released the final environmental impact report for the Regional Connector, a \$1.4 billion transit link that will connect existing and future light rail systems

through Downtown. The report discusses final details on the project's two-mile route as well as three underground stations planned for Second and Hope streets, Second and Broadway, and First and Alameda streets.

CCA has supported the project since its inception, as it will increase access, transportation reliability, and reduce traffic congestion throughout Southern California. The Metro Board is scheduled to consider the report recommendations on February 23, 2012. If approved, construction would begin in 2013.

Automated Parking Revenue Control

The Audits & Governmental Efficiency Committee of the Los Angeles City Council is considering an Office of Finance recommendation to mandate that all of the city's 1,551 parking lots be equipped with automated revenue control devices (e.g., gates or "arms" that limit and monitor entry at parking lots and structures). Speaking in opposition at the committee, CCA asked for time to further study this issue, which was not widely understood and which would potentially drive up parking rates and force smaller lots out of business.

Going forward, the committee decided to take the time to conduct additional outreach to the parking industry, and asked city staff to develop language amending the municipal code to focus on tax scofflaws, instead of doing across-the-board mandated installation of equipment.

CCA is working with the parking industry and Councilmember Zine's office to develop an industry response that will enable the city to achieve its audit and revenue collection goals, without unduly burdening parking lot owners or constraining the use of surface parking lots.

LADWP Water Rate Increases

The Los Angeles City Council approved a proposal by the Los Angeles Department of Water & Power to increase the "Water Quality Adjustment Factor" by \$0.35 per hundred cubic feet. The average residential household will see their water bill increase by three percent.

LADWP sought this increase in order to finance improvements at the city's reservoirs to meet strict water quality standards set by the Environmental Protection Agency. The monies will be used to cover and bypass five reservoirs, reduce chemicals in the city's water distribution system, and implement other safe drinking water measures.

CCA testified in support of the proposed water rate increase, and acknowledged that the utility has no choice but to meet its federal safe drinking water standards. Although the rate increase could not come at a more difficult economic time, it is justified in light of the utility's legal obligations.

As the business community's steward on LADWP rate issues, CCA was heavily involved in the Energy Cost Adjustment Factor (ECAf) debates in early 2010. Our staunch advocacy forced LADWP to be more transparent and allow the private sector to meaningfully participate in all future rate increase discussions.

CCA would like to thank our Premier Members for their commitment to our organization and the City.





Ray Chan and David Lara, LA City Department of Building and Safety



Councilmembers Jan Perry and Ed Reyes



CRA/LA CEO Chris Essel and State Assemblymember Gil Cedillo



RJ Noonan, Lockton Insurance and LACCD Chancellor Daniel LaVista



City Planning Commissioner Diego Cardoso; Kent Smith, Fashion District BID; and Mark Weinstein, MJW Investments



LAPD Senior Lead Officer Jack Richter; CCA President & CEO Carol Schatz; LAPD Captain Horace Frank; and LAPD Chief Jose Perez



State Assemblymember Mike Feuer and Dan Rosenfeld, Office of LA County Supervisor Mark Ridley-Thomas



Bureau of Sanitation Director Enrique Zaldivar and Councilmember Tom LaBonge



Matt Hale, Office of Councilmember Paul Krekorian; Councilmember Paul Krekorian; and Mitch Menzer, Paul Hastings Janofsky & Walker



Tony Canzoneri, McKenna Long & Aldridge; LA County Supervisor Don Knabe; Gary Townsend, Office of LA County Assessor; and LA City Attorney Carmen Trutanich

CCA Celebrates the Holidays at Point Moorea

CCA's Holiday Party, held at the **Wilshire Grand Hotel & Centre's Point Moorea**, was a smashing success, with over 400 people in attendance. Distinguished guests included Los Angeles City Attorney **Carmen Trutanich**; Los Angeles City Council President Pro Tempore **Jan Perry**; Councilmembers **Tom LaBonge**, **Jose Huizar**, **Paul Koretz**, **Paul Krekorian**, **Ed Reyes** and **Dennis Zine**; Los Angeles County Supervisor **Don Knabe**; California

State Controller **John Chiang**; State Assemblymembers **Gil Cedillo** and **Mike Feuer**; LAUSD Boardmember **Tamar Galatzan**; Board of Public Works Commission President **Andrea Alarcon**; Community Redevelopment Agency (CRA/LA) CEO **Chris Essel**; CRA/LA Commissioners **Ken Fearn** and **Dwayne Gathers**; City Planning Commissioner **Diego Cardoso**; Community Development Department General Manager **Richard Benbow**; Department of Water & Power General Manager **Ron Nichols**; Department of Building & Safety General Manager **Bud Ovrom**; Bureau of Sanitation Director **Enrique Zaldivar**; and LAPD Deputy Chief **Jose Perez** and Captain **Horace Frank**.

CCA thanks Executive Member **Chris Park**, General Manager of the Wilshire Grand, for his tremendous hospitality. We would also like to thank our title sponsor **Sean Foley** and **U.S. Bank**, our host sponsor **Andrew Ratner** and **The Nuance Group**, and event sponsors **LaDonna DiCamillo**, **BNSF Railway**; **Rod Spackman**, **Chevron**; **Sweilana Cahill**, **Millennium Biltmore Hotel**; **David Wright**, **Plains All American Pipeline**; **Kevin Dow** and **Tom Donohue**, **Turner Construction**; **Chris Park**, **Wilshire Grand Hotel & Centre**; and **Sauli** and **Henry Danpour**, **Xyvest Holdings**.



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