

Inglewood, California  
June 10, 2004

The Inglewood Redevelopment Agency of the City of Inglewood, California held a special meeting on June 10, 2004, in the Council Chambers in City Hall of said City.

Chairman Dorn called the meeting to order at the hour 5:59 p.m. The Secretary announced the presence of a quorum as follows:

Present: Chairman Dorn, Members Price, Dunlap, Morales and Franklin;  
Absent: None.

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**PRESENTATION AND SELECTION OF A PREFERRED DEVELOPER IN CONJUNCTION WITH THE INGLEWOOD REDEVELOPMENT AGENCY'S ISSUANCE OF A REQUEST FOR PROPOSALS TO REDEVELOP SIX PROPERTIES ALONG CENTURY BOULEVARD.** Presentation and evaluation of three proposals, and selection of developer in response to the City's Request for Proposal to redevelop six properties along Century Boulevard.

Barron McCoy, Redevelopment Manager, gave a brief overview of the Request For Proposal (RFP) which was sent out on January 29, 2004 to solicit proposals from developers for the redevelopment of 223,463 square feet located at 3700 Century Boulevard, 58,370 square feet located at 3930 Century Boulevard, 134,165 square feet located at 3851 W. 102<sup>nd</sup> Street, 10,019 square feet located at 3947 W. 102<sup>nd</sup> Street, 2,801 square feet located 10020 Prairie Avenue and 26,572 square feet located at 10126 Prairie Avenue. The RFP was sent to over 50 developers of which nine proposals were received. The final three developers selected by the initial developer selection committee were CB Richard Ellis, Karabuild Development, and Imperial Partners.

Brian Polkinghorne, CB Richard Ellis, gave a PowerPoint presentation submitting Dave's Bakery for a 76,000 sq. ft. manufacturing development of the site located at 3851 W. 102<sup>nd</sup> Street. Dave's Bakery, represented by owners David and Mayer Aframian, is a family-owned business located in the city of Hawthorne for the past 44 years. They are planning to expand and would like to relocate to Inglewood. Dave's Bakery would hire 40 local employees and they are not seeking any outside funding.

Chairman Dorn declared the meeting recessed at the hour of 6:20 p.m.

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Chairman Dorn again called the meeting to order at the hour of 6:30 p.m.

George Karajerjian, President, and Ara Karajerjian, Project Manager and Engineer, Karabuild Developers, presented a PowerPoint presentation of their proposed mixed use development for the sites located at 3930 Century Boulevard, 3851 W. 102<sup>nd</sup> Street, 10126 Prairie Avenue and 3947 W. 102<sup>nd</sup> Street. Karabuild Development has been in operation for over 50 years and has been doing business in Inglewood for over five years. Their proposed development of four sites totals approximately 53,000 sq. ft of the southwest corner at Prairie and 102<sup>nd</sup> Street, and they are not seeking financial assistance from the City.

Chairman Dorn declared the meeting recessed at the hour of 7:05 p.m.

Chairman Dorn again called the meeting to order at the hour of 7:13 p.m.

John McDonald, Imperial Partners, displayed architectural renderings of their proposal for 200,000 sq. ft. development which includes a 14-screen movie theater at 3700 Century Boulevard, a medical office building at 3851 W. 102<sup>nd</sup> Street, and a surgical building and parking at 3930 Century Boulevard, 10020 Prairie Avenue, 10126 Prairie Avenue, and 3947

W. 102<sup>nd</sup> Street. Imperial Partners will work in conjunction with an architect and McCarthy General Contractors. Their proposal makes use of all the lots designated on the RFP. In addition, they propose to purchase adjacent properties for this development. Imperial Partners has strong financial backing and is not seeking financial assistance from the City.

Member Dunlap left the Council Chambers at the hour of 7:42 p.m.

It was moved Member Franklin and seconded by Member Morales that Imperial Partners be selected as the preferred developer in conjunction with the Inglewood Redevelopment Agency's six properties along Century Boulevard. The motion was carried by the following roll call vote:

Ayes: Members Price, Morales, Franklin and Chairman Dorn;  
Noes: None;  
Absent: Member Dunlap.

There being no further business to be presented, Chairman Dorn declared the meeting adjourned at the hour of 7:53 p.m. in memory of Ray Charles.

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Secretary

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2004

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Chairman