Inglewood, California
November 16, 2004

The Inglewood Redevelopment Agency of the City of Inglewood, California held a special meeting on November 16, 2004, in the Council Chambers in City Hall of said City.

Chairman Dorn called the meeting to order at the hour of 7:47 p.m. The Secretary announced the presence of a quorum as follows:

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

MINUTES. It was moved by Member Morales and seconded by Chairman Dorn that the minutes of the meeting held October 26, 2004 be approved as recorded. The motion was carried by the following roll call vote:
Ayes: Members Price, Morales, Franklin and Chairman Dorn;
Noes: None;
Not voting: Member Dunlap.

131 **SELECTION OF PREFERRED DEVELOPER FOR THE D-3 SITE (200 N. LA BREA AVENUE).** Staff report dated November 16, 2004 was presented recommending the three finalists for the D-3 site (200 N. La Brea Avenue) be afforded an opportunity to present their development proposals and that a developer be selected to negotiate with exclusively for the development of the site.

Member Morales left the Council Chambers at the hour of 7:52 p.m.

Chairman Dorn left the Council Chambers at the hour of 7:54 p.m.

Member Morales returned to the Council Chambers at the hour of 7:55 p.m.

Chairman Dorn returned to the Council Chambers at the hour of 7:58 p.m.

Chairman Dorn recessed the Redevelopment Agency at the hour of 8:31 p.m.

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Chairman Dorn again called the Redevelopment Agency to order at the hour of 8:44 p.m.

Following presentations made by Haagen Company LLC and Skyline Holdings LLC, it was moved by Member Price and seconded by Member Dunlap that Skyline Holdings, LLC be selected as the preferred developer. The motion was carried by the following roll call vote:
Ayes: Members Price, Dunlap, Morales, and Franklin;
Noes: Chairman Dorn.

Member Morales left the Council Chambers at the hour of 9:36 p.m. and returned at the hour of 9:38 p.m.

131 **PUBLIC HEARING HELD – RESOLUTION NO. R-04-12 ADOPTED - RESOLUTION OF NECESSITY TO ACQUIRE REAL PROPERTY AT 315 S. MARKET STREET; RESOLUTION NO. R-04-13 ADOPTED – BUDGET AMENDMENT.** The Secretary announced that the next scheduled matter was a public hearing to consider the adoption of a Resolution of Necessity to acquire real property at 315 S. Market Street, and adoption of a resolution amending the Fiscal Year 2004-2005 City budget for noise mitigation in the Century Airport Noise Abatement Area, that notice of this hearing has been given in the time, form and manner as required by law, the affidavit is on file, and no communications were received.

The Executive Administrator presented a staff report dated November 16, 2004 submitting background information on the matter.

Chairman Dorn ordered the staff report dated November 16, 2004 received and filed.

Barron McCoy, Redevelopment Manager, gave a brief discussion on the Resolution of Necessity to acquire the property at 315 S. Market Street to be used as a temporary relocation for seniors during the construction of the Intergenerational Facility. He commented that the property at 315 S. Market is the optimum site for the temporary relocation because of its proximity to the new bus center and the fact that it is vacant and has been vacant for over nine years. Due to the location of the In-Town Redevelopment Project Area, the property also could be an integral part of the downtown revitalization efforts. He further commented that the appraised value of the property is $1,825,000 but the initial offer was rejected and the owner has not provided a counter offer to staff. Finally, he commented that the funds for the acquisition are available in the Agency's unreserved Housing Set-Aside Account.

Chairman Dorn inquired if there were any persons present who wished to address the Redevelopment Agency on this matter.

Paul Russell commented that rather than use the property for a temporary location, why not use it as the permanent location for the senior center since it seems to be ideal because of the location.

Diane Sambrano spoke concerning the poor planning for the senior project and since this was not anticipated, the price is much higher for a temporary location. She commented that the Agency should start listening to the people who have experience in these fields. She further commented that the money the Agency plans on spending on this property is money that should be spent on children, schools, and police.

No other persons wishing to address the Redevelopment Agency on this matter, Chairman Dorn declared the public comment section closed at the hour of 10:01p.m.

Member Price spoke concerning the on-going obligation the City has to its senior citizens and after a great deal of searching this site was identified as a temporary location to relocate the seniors during construction. He commented that because the site has been vacant for many years and because the owner is not interested in taking the appropriate action, he will support this Resolution of Necessity.

Member Dunlap commented that the City missed a golden opportunity by not purchasing the property when it was for sale for $600,000. She further commented that the Redevelopment Agency should be purchasing properties when they become vacant, but now that an interest has been expressed, the Agency will have to pay $1.8 million. She further commented that she supports the use of this property for a temporary senior center, but she questioned the use of Housing Set-Aside Funds because there is no documentation that the funds may be used for this purpose. She finally requested that there be two motions for this matter.

Member Morales commented on the need for a temporary location for the senior center and by purchasing this property the Agency will have control on how it is used in the future.

Barron McCoy commented that since the new senior center will have 58 dwelling units, the use of set-aside funds would be appropriate, and recommended looking at the site for a future mixed use development.

Member Franklin commented that once the site is no longer a temporary senior center, what type of mixed use development will be built.

Barron McCoy commented that the Members of the Redevelopment Agency would have to make that decision.

Member Franklin commented that using the site as a temporary senior center is better than

having the building remain vacant.

Chairman Dorn commented that the Housing Set-Aside Funds may be used since the seniors need to be housed in a temporary location.

It was moved by Chairman Dorn and seconded by Member Dunlap that Resolution No. R-04-12 entitled:

> A RESOLUTION OF THE INGLEWOOD REDEVELOPMENT AGENCY FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING THE CONDEMNATION OF CERTAIN REAL PROPERTY (ASSESSOR PARCEL NUMBERS 4034-021-015, 016 & 017) IN THE MERGED IN-TOWN INGLEWOOD REDEVELOPMENT PROJECT

be adopted. The motion was carried by the following roll call vote:
Ayes: Members Price, Dunlap, Morales, Franklin and Chairman Dorn;
Noes: None.

It was moved by Chairman Dorn and seconded by Member Morales that Resolution No. R-04-13 entitled:

> A RESOLUTION OF THE INGLEWOOD REDEVELOPMENT AGENCY AMENDING THE 2004-05 BUDGET FOR THE IN-TOWN MERGED REDEVELOPMENT PROJECT AREA ACTIVITIES

be adopted. The motion was carried by the following roll call vote:
Ayes: Members Price, Morales, Franklin and Chairman Dorn;
Noes: Member Dunlap.

There being no further business to be presented, Chairman Dorn declared the meeting adjourned at the hour of 10:11 p.m.

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Secretary

Approved this _____day of _____, 2004

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Chairman