Inglewood, California
March 1, 2005

The Inglewood Redevelopment Agency of the City of Inglewood, California held a regular meeting on March 1, 2005 in the Council Chambers in City Hall of said City.

Mayor/Chairman Dorn called the Redevelopment Agency into joint session with the City Council at the hour of 6:04 p.m. The Acting Secretary announced the presence of a quorum as follows:

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

134 **PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY.** Mayor/Chairman Dorn inquired if there were any persons present who wished to address the City Council/Redevelopment Agency on any closed session items.

There was no response.

Mayor/Chairman Dorn recessed the City Council/Redevelopment Agency for closed session item nos. CS-1 through CS-7 and CSR-1 at the hour of 6:04 p.m.

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Mayor/Chairman Dorn again called the Redevelopment Agency/Housing Authority to order at the hour of 8:19 p.m.

131.8 **AGREEMENT NOS. 05-22, R-05-02 and H-05-01 APPROVED – ZUCKER SYSTEMS OF SAN DIEGO.** Staff report dated March 1, 2005 was presented recommending approval of contract with Zucker Systems of San Diego to perform a management review and audit of the Community Development Department and to grant authority for the City Administrator/Executive Director to expend an additional $12,500 for a more detailed study of the Housing Division under "Option Two" if deemed appropriate after an initial assessment by the contracting consultant.

It was moved by Council Member/Member Franklin and seconded by Council Member/Member Price that the City Council/Redevelopment Agency/Housing Authority does hereby 1) approve Agreement Nos. 05-22, R-05-02 and H-05-01 in the amount of $69,500; and 2) if deemed necessary, authorize expenditure for an additional $12,500 for the study of the Housing Division. The motion was carried by the following roll call vote:
Ayes: Council Members/Members Price, Dunlap, Morales, Franklin and Mayor/Chairman Dorn;
Noes: None.

Mayor/Chairman Dorn recessed the Redevelopment Agency and the Housing Authority the hour of 8:25 p.m.

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Chairman Dorn again called the Redevelopment Agency to order at the hour of 8:35 p.m. with all Members present.

132.6 **CLOSED SESSION – REAL PROPERTY NEGOTIATIONS FOR THE DISPOSITION**

AND REDEVELOPMENT OF THE PROPERTIES LOCATED ON THE WEST SIDE OF MARKET STREET BEWTEEN REGENT AND QUEEN STREETS. Closed session - Real Property/Negotiator Meeting - Real Property Negotiations, Government Code Section 54956.8; Real Property Negotiations for the disposition and redevelopment of the properties located on the West Side of Market Street between Regent and Queen Streets (Parcels 4021-007-904 and 4021-007-906) in the Merged Inglewood Redevelopment Project Area (In-Town); Parties: Inglewood Redevelopment Agency and Rose and Fields Real Estate Investments; Negotiator for the Agency: Barron McCoy, Redevelopment Manager. Under negotiations: Price, terms and conditions.

An update was provided to Council/Agency; direction was provided to staff.

MINUTES. It was moved by Member Morales and seconded by Member Franklin that the minutes of the meeting held February 8, 2005 be approved as recorded. The motion was carried by the following roll call vote:
Ayes: Members Price, Dunlap, Morales, Franklin and Chairman Dorn;
Noes: None.

131 **AGREEMENT NO. R-05-03 APPROVED – ROSENOW SPEVACEK GROUP, INC. (RSG).** Staff report dated March 1, 2005 was presented recommending approval of agreement with Rosenow Spevacek Group, Inc. (RSG) for economic consulting services.

It was moved by Member Price and seconded by Member Morales that Agreement No. R-05-03 in an amount not to exceed $60,000 be approved. The motion was carried by the following roll call vote:
Ayes: Members Price, Dunlap, Morales, Franklin and Chairman Dorn;
Noes: None.

131 **AGREEMENT NO. R-05-04 APPROVED – KEYSER MARSTON ASSOCIATES, INC.** Staff report dated March 1, 2005 was presented recommending approval of agreement with Keyser Marston Associates, Inc. for economic consulting services.

It was moved by Member Franklin and seconded by Member Morales that Agreement No. R-05-04 in an amount not to exceed $30,000 be approved. The motion was carried by the following roll call vote:
Ayes: Members Price, Dunlap, Morales, Franklin and Chairman Dorn;
Noes: None.

131 **AGREEMENT NO. R-05-05 APPROVED – MARSHALLS OF CA, LLC.** Staff report dated March 1, 2005 was presented recommending that the Redevelopment Agency enter into a Recognition and Attornment Agreement with Marshalls of CA, LLC.

It was moved by Member Franklin and seconded by Member Morales that Agreement No. R-05-05 be approved. The motion was carried by the following roll call vote:
Ayes: Members Price, Dunlap, Morales, Franklin and Chairman Dorn;
Noes: None.

Chairman Dorn recessed the Redevelopment Agency at the hour of 8:59 p.m.

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Chairman Dorn again called the Redevelopment Agency to order at the hour of 9:01 p.m. with all Members present.

131 **LOCUST SENIOR CITIZEN AND HOUSING COMPLEX DESIGN SCHEME – NOT APPROVED; DESIGN DEVELOPMENT STATEMENT OF PROBABLE COSTS –**

RECEIVED AND FILED. Staff report dated March 1, 2005 was presented recommending that the Redevelopment Agency approve the design scheme completed by the Design Team, Kennard Group & Widom Wein Cohen O'Leary Terasawa (KDG/WWCOT) for the Locust Street Senior Citizen and Housing Complex.

It was moved by Council Member Dunlap and seconded by Mayor Dorn that the Redevelopment Agency does 1) not approve design scheme; and 2) receive and file Design Development Statement of Probable Cost. The motion was carried by the following roll call vote:

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

There being no further business to be presented, Chairman Dorn declared the meeting adjourned at the hour of 9:29 p.m.

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Acting Secretary

Approved this _____day of _____, 2005

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Chairman