The Inglewood Redevelopment Agency of the City of Inglewood, California held a regular meeting on January 10, 2006, in the Council Chambers in City Hall of said City.

Mayor/Chairman Dorn called the meeting into joint session with the City Council at the hour of 6:02 p.m. The Secretary announced the presence of a quorum as follows:

Present: Mayor/Chairman Dorn, Council Members/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 thru CS-4, CSR-1, and CSR-2 at the hour of 6:03 p.m.

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Chairman Dorn called the Redevelopment Agency into joint session with the City Council at the hour of 8:43 p.m.

131 <u>RESOLUTION NO. 06-03 ADOPTED – BUDGET AMENDMENT;</u>
<u>AGREEMENT NO. 06-08 & R-06-02 APPROVED – EIP ASSOCIATES.</u> Staff report dated January 10, 2006 was presented recommending adoption of a resolution amending the 2005-2006 fiscal year budget and approval of agreement with EIP Associates to prepare the General Plan Update and Master Environmental Impact Report (EIR).

It was moved by Council Member/Member Price and seconded by Council Member/Member Morales that 1) Resolution No. 06-03 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AMENDING THE 2005-2006 ANNUAL BUDGET

be adopted; and 2) Agreement Nos. 06-08 & R-06-02 in the amount of \$898,656 be adopted. 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 at the hour of 8:44 p.m.

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Chairman Dorn again called the Redevelopment Agency to order at the hour of 9:05 p.m.

## 132.6 CLOSED SESSION - REAL PROPERTY NEGOTIATIONS - MERGED INGLEWOOD REDEVELOPMENT PROJECT AREA (IN-TOWN).

Closed session - Confidential - Real Property/Negotiator Meeting, Government Code Section 54956.8: Closed session regarding Real Property Negotiations for the disposition and redevelopment of the properties located on the east 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 the Alchemy Group, LLC; Negotiator for the Agency: Barron McCoy, Redevelopment Manager.

An update was provided to the Agency; direction was provided to staff.

## 132.6 CLOSED SESSION - REAL PROPERTY NEGOTIATIONS - MERGED

REDEVELOPMENT PROJECT AREA (CENTURY). Closed session - Confidential - Real Property/Negotiator Meeting; Government Code Section 54956.8; Closed session regarding Real Property Negotiations for the disposition and redevelopment of the property located at 3930 & 3700 W. Century Boulevard, 3851 & 3947 W. 102nd Street and 10020 & 10126 S. Prairie Avenue in the Merged Redevelopment Project Area (Century); Parties: Inglewood Redevelopment Agency and Imperial Partners LLC; Negotiator for the Agency: Barron McCoy, Redevelopment Manager; Under Negotiation: Price, Term & Conditions.

An update was provided to the Agency; no action was taken.

Chairman Dorn recessed the Redevelopment Agency at the hour of 9:05 p.m.

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Chairman Dorn again called the Redevelopment Agency to order at the hour of 9:28 p.m.

<u>MINUTES.</u> It was moved by Member Morales and seconded by Member Franklin that the minutes of the meetings held December 6, 13, and 20, 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.

Member Dunlap left the Council Chambers at the hour of 9:29 p.m.

131 <u>AGREEMENT NO. R-06-01 APPROVED - SANLI, PASTORE & HILL.</u> Staff report dated January 10, 2006 was presented recommending approval of a one-year agreement for Goodwill Appraisal Services with Sanli, Pastore & Hill.

It was moved by Member Morales and seconded by Member Franklin that Agreement No. R-06-01 in an amount up to \$60,000 be approved. The motion was carried by the following roll call vote:

Ayes: Members Price, Morales, Franklin and Chairman Dorn;

Noes: None;

Absent: Member Dunlap.

AGREEMENT NO. R-06-03 APPROVED - THE ALCHEMY GROUP. Staff report dated January 10, 2006 was presented recommending approval of an Exclusive Negotiation Agreement between the Inglewood Redevelopment Agency and The Alchemy Group for the development of retail, restaurant and entertainment uses on property located at 140 and 150 N. Market Street (APN: parcels 4021-007-904 and 4021-007-906) in the Merged Inglewood Redevelopment Project (In-Town).

It was moved by Member Price and seconded by Member Morales that Agreement No. R-06-03 be approved. The motion was carried by the following roll call vote:

Ayes: Members Price, Morales, Franklin and Chairman Dorn;

Noes: None:

Absent: Member Dunlap.

- 131 <u>AFFORDABLE HOUSING PROJECT UTILIZING THE LAND TRUST MODEL.</u> This item was pulled from the agenda.
- 219 <u>MONTHLY TREASURER'S REPORT.</u> Staff report dated January 10, 2006 was presented submitting the Redevelopment Agency Treasurer's Report for the month ending November 30, 2005.

Chairman Dorn ordered the above listed report received and filed.

January	10,	2006
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There being no furth adjourned at the hour		sented, Chairman Dorn declared	d the meeting
			Secretary
Ammoved this	day of	2006	, and the g
Approved tills	day of	, 2006	
Chairman			