



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
February 23, 2006

The Community Development Committee meeting was called to order on Thursday, February 23, 2006 at 6:02 p.m. by Chairperson, Councilmember Curren D. Price, Jr.

Members Present

Chairperson Curren D. Price, Jr., Councilmember, District 1
Vice Chairperson Eloy Morales, Jr., Councilmember, District 3

Staff Present

Jesse Lewis, Community Development Director
Barron McCoy, Redevelopment Manager
Chris Cain, Redevelopment Coordinator
Ed Johnson, Purchasing and Services Manager
Kathy Ares, Recording Secretary

PLEDGE OF ALLEGIANCE

Vice Chairperson Eloy Morales, Jr. led the Pledge of Allegiance

PUBLIC COMMENTS REGARDING AGENDA ITEMS

There were no public comments.

APPROVAL OF MINUTES

The minutes of the January 26, 2006 meeting were approved.

REPORTS/UPDATES

1. US Vets Westside Residence Hall Campus Expansion
Recommendation: Review proposal and consider recommending to the Inglewood Redevelopment Agency that the Agency enter into an Owner Participation Agreement with US Vets.

Mr. Chris Cain reported that US Vets has proposed development of a new 82,000 square foot, five-story building which would consist of 196 housing units. The estimated cost for the project is \$25 million. The development will be financed with housing tax credits and conventional financing. US Vets is requesting assistance from the Inglewood Redevelopment Agency's housing set aside funds in the amount of \$4.3 million for the project.

Vice Chairperson Morales requested that staff provide the past agreement between the City of Inglewood and US Vets so he could peruse it to insure that goals established by the City in the past have been adhered to, prior to the matter being forwarded to the City Council for approval.

Chairperson Price invited representatives from US Vets to speak on the matter.

Peter Postlmayr of US Vets advised the Committee that currently the eight-story housing units have approximately 335 bedrooms dormitory-style, and that the proposed housing units would be similar to a hotel room with kitchenettes.

Dwight Radcliffe of US Vets also advised the Committee that there are currently approximately 335 veterans residing in the transition housing and approximately 150 participate in program services. Mr. Radcliffe stated that Inglewood is the largest and highest rated veteran program in the country. US Vets are seeking to expand and improve residence housing space. Mr. Radcliffe advised the Committee that the current cost for a single unit is \$450.00 which includes all paid utilities, two meals a day and access to a career center and computers. Currently, there is a waiting list.

Vice Chairperson Morales moved that the matter be forwarded to the Inglewood Redevelopment Agency with the stipulation that the past agreement between the City of Inglewood and US Vets be provided to him for review, prior to forwarding to the Agency. Chairperson Price seconded the motion.

2. 708 E. Hardy Avenue Redevelopment Project Update
Recommendation: Receive and File.

Mr. Chris Cain reported on the proposed construction of six town homes. Mr. Cain advised the Committee that based on staff's review and the agency economist's analysis, the development's request for subsidy in the amount of \$241,000 per unit was excessive.

Vice Chairperson Morales moved that the matter be received and filed. Chairperson Price seconded the motion.

3. Discussion of proposed amendment to the City Charter, pertaining to the City's purchasing and contracting processes.
Recommendation: Receive and File.

Mr. Ed Johnson reported on the proposed changes to various sections of the purchasing ordinance. In regards to formal contracts, the authority amount would increase to \$75,000.

The charter amendment would also allow the City Administrator to sign documents for informal bids up to \$20,000. Currently, the authority amount is \$7,500. The increase in the authority amount would expedite the informal bid process. The section for competitive bidding will be raised from \$2,500 to \$7,500.

The charter amendment would provide a local business preference program for local businesses. Mr. Johnson advised the Committee that with approval of the charter amendment, the City would provide workshops for local businesses to educate them on how to do business with the City of Inglewood and provide businesses with a wealth of valuable information.

Chairperson Price opened the floor regarding comments on the proposed charter amendment.

Mr. Ted Brass applauded the Committee for placing the initiative on the ballot. He also commented on the training that will be provided by the City of Inglewood for local businesses on how to do business with the City of Inglewood. Mr. Brass stated that he looks forward to receiving training.

PUBLIC COMMENTS REGARDING OTHER MATTERS

There were no public comments.

COMMITTEE MEMBERS REMARKS

Vice Chairperson Morales commented that he appreciates and looks forward to staff educating local businesses on how to do business with the City of Inglewood. He also commented that the Committee will continue to provide updates on projects.

Chairperson Price commented that he appreciates US Vets' positive development in the community. He also commented on the proposed charter amendment which would increase bid authority and sets a framework in place to give an advantage to local businesses to participate and compete.

ADJOURNMENT

The meeting adjourned at 6:32 p.m.