The Inglewood Redevelopment Agency of the City of Inglewood, California held a regular meeting on Tuesday, July 18, 2006 in the Council Chambers in City Hall of said City.

Chairman Dorn called the Redevelopment Agency into joint session with the City Council at the hour of 6:06 p.m. The Secretary announced the presence of a quorum as follows:

Present: Chairman Dorn, Members Morales and Franklin;

Absent: Members Price and Dunlap.

134 <u>PUBLIC COMMENTS – CLOSED SESSION ITEMS.</u> Mayor/Chairman Dorn inquired if there were any persons present who wanted to address the City Counci/Redevelopment Agency on any closed session item.

There was no response.

Mayor/Chairman Dorn recessed the City Council/Redevelopment Agency at the hour of 6:06 p.m. for closed session item nos. CS-1 through CS-5, CSR-1 and CSR-2.

\* \* \* \* \* \* \* \* \*

Chairman Dorn reconvened the Redevelopment Agency at the hour of 7:24 p.m. with a quorum present.

FUNDING OPTIONS FOR THE INGLEWOOD SENIOR CENTER & RESIDENTIAL FACILITY REDEVELOPMENT PROJECT – TO BE CONTINUED. Staff report dated July 18, 2006 was presented recommending consideration of the funding options for the Inglewood Senior Center & Residential Facility Redevelopment Project, and approval of staff's funding recommendation.

Redevelopment Manager, Barron McCoy, commented that the item before the City Council/Redevelopment Agency is the funding recommendations to construct a 52 unit senior facility as well as the 33,000 square feet senior center that is to be located on the corner of Queen and Locust Streets. He commented that the funding strategy detailed in the staff report took into account the various funds that were available for the particular project that was brought before the body on the 18<sup>th</sup> of April. He stated that during that session, there were concerns about the use of CDBG Funds that were currently allocated to programs as well as Section 108 funds that have been allocated to the Economic Development program. He further commented that staff went back and identified HOME funds that could be used and researched how the funding gap could be addressed without using the CDBG funding or the \$5 million dollars that was to be allocated for the Economic Development program. He commented that the funding strategy that staff is currently presenting will enable the City Council/Redevelopment Agency to construct the project at the estimated \$32,350,000 cost.

Council Member/Member Franklin commented that the body has stated they want nothing to do with an intergenerational facility. He inquired if the suggested funding, particularly Housing Set Aside, was strictly for senior housing.

Mr. McCoy stated that it was not. He commented that the body would have to allocate an additional 4.7 million dollars. He commented that as it relates to the residential component of the project, 4.7 million dollars would be allocated from the Housing Set Aside funds and that amount represents 12 units that would not be age restricted. He further stated that if the body would identify funds to substitute the Housing Set Aside funds, those 12 units could be age restricted.

Council Member/Member Franklin commented that the Redevelopment Agency/City Council agreed that the facility would not be intergenerational. He further stated that the presentation of funds provided for consideration, commingles that term. He commented that the body was

July 18, 2006

looking for a presentation to support as it relates to providing funding for a senior housing facility.

Mr. McCoy stated that he was unclear as to what the Council was requesting. He commented that if the body were to approve the allocation, excluding the 4.7 million dollars, the majority of the funding would be in place and staff would have to identify an alternative type of funding for the other 12 units.

Council Member/Member Franklin commented that he can not support the item based on the way it is presented. He commented that Mr. McCoy made reference to an attachment in the agenda packet, which he does not have and he stated with reference to the 32.3 million there is nothing to lead him to believe that the presentation is not intergenerational.

Mayor/Chairman Dorn inquired if the presentation could currently be approved, excluding the 4.7 million dollars for intergenerational. He also inquired once the source is identified by staff to fund the 4.7 million dollars, if the body could come back and approved it.

Mr. McCoy commented that was correct. He commented as the funding strategy currently stands, the intergenerational only represents the 4.7 million for the housing component. He commented that the rest of the funding does not have the same restrictions and the balance would be applied to the senior center. He further commented if the body was to approve the funding minus the 4.7 million dollars, the majority of the funding would be in place and staff would have to go back and identify a source from which to cover the 4.7 million dollar gap to allocate towards the housing component.

Mayor/Chairman Dorn inquired if that would eliminate the facility becoming intergenerational.

Mr. McCoy stated that was correct.

Mayor/Chairman Dorn commented that the City Council/Redevelopment Agency has voted not to include intergenerational housing. He inquired if it would be simple to bring the item back next week with the resolution to identifying a funding source.

Mr. McCoy stated that staff would need time to identify the source to fund the 4.7 million dollars.

Council Member/Member Morales concurred with his colleagues and stated that it would be easier to have the information in front of them next week than to just vote without the 4.7 million dollars. He further inquired if the information regarding the 6320 Bond, could be included in the report.

Mr. McCoy stated the 6320 bonds is simply a revenue bond that could be issued and revenues from the project would be applied towards the debt service. He commented that the typical term of the debt service would be a 30 year period. He further commented that it is his understanding that for the 30 year period, the building would not be owned by the public agency but rather a non profit agency that is set up for that particular purpose. He stated after the debt is repaid, the property would confer back to the public entity.

Mayor/Chairman Dorn inquired why this body would agree to that when the monies can be borrowed against the project and the City still maintain total control of the property and use the rent collected to pay off the debt that way. He further commented that it would be crazy to invest approximately 28 million dollars and then turn over the property for 30 years to a non profit agency for 4.7 million dollars. He commented that he doesn't believe any of the members on the dais would support that idea.

Council Member/Member Morales inquired if the 4.7 million dollars would be included in the report along with suggestive ways of repayment.

Mr. McCoy stated that was correct. He commented that staff is going to revisit ways to

July 18, 2006

substitute the 4.7 million dollars. He commented if the substitution is a bank loan, the body will be provided with what staff anticipates the terms to be as well as if the rent is sufficient enough to repay the debt service.

It was the consensus of the City Council/Redevelopment Agency that the item be brought back next week.

Joseph Rouzan, Executive Director, inquired if staff could have 2 weeks instead. He commented that research is going to have to be performed and the task is a little different than what they understood it to be initially.

Mayor/Chairman Dorn stated that it was made clear that the body did not want intergenerational housing.

Mr. Rouzan commented that intergenerational housing was not the issue, but rather allocating funds for a project. He further stated that the term intergenerational was thrown out a while ago.

Mayor/Chairman Dorn stated that because 12 of the units in question does not have age restrictions, makes it intergenerational. He commented that a deadline was approaching.

Mayor/Chairman Dorn announced that the matter will be continued to August 1, 2006 at the request of the City Council/Redevelopment Agency.

Council Member/Member Dunlap commented that the reason Housing Set Aside funds can not be used is because the City has overbuilt with regards to the statute for senior housing. She inquired how many of the 19 units in question are set aside for seniors. She inquired how the housing component can be built if there is no money for senior housing. She asked how the gap can be filled, which is the reason why the project was initially termed intergenerational.

Mr. McCoy stated that at the direction of the City/Agency, staff is going to see if a commercial loan or other funding can be facilitated to substitute the 4.7 million dollars.

Council Member/Member Dunlap inquired from where the 4.7 million dollar figure derives.

Mr. McCoy commented that the calculation of 3.9 million from the 8.6 million dollars in Set Aside Funds can be used for restricted senior housing. He commented that the 4.7 million dollars is the balance.

Council Member/Member Dunlap inquired if staff was going to look at other sources of funding to make sure it is all senior housing.

Mr. McCoy commented that was correct.

Council Member/Member Dunlap commented that she was under the impression that the 5 million dollars from the Section 108 loan was for Economic Development.

Mr. McCoy commented that the funds staff is asking to consider for the project is money that has been used and repaid. He stated that it is money that is on an account with no allocation.

Council Member/Member Dunlap inquired to whom the money belongs.

Mr. McCoy commented the City of Inglewood.

Council Member/Member Dunlap inquired why the funds are called Section 108.

Mr. McCoy stated it is referred as that because that is the name of the original funding.

Council Member/Member Dunlap inquired if the HUD Section 108 Loan that the City

obtained for 10 million dollars has been repaid in its entirety.

Mr. McCoy commented that it had not. He commented that he stated the initial 5 million dollars that was used was repaid.

Council Member/Member Dunlap inquired if the remaining 5 million dollars is in the bank.

Mr. McCoy commented that it was not. He commented that the remaining 5 million dollars was reallocated to the Economic Development Loan program.

Council Member/Member Dunlap inquired what the source of funding is for the 5 million dollars in the bank.

Mr. McCoy commented that it is program income.

Council Member/Member Dunlap inquired from what program the income originated.

Mr. McCoy commented that he does not have the exact breakdown from which the income derived.

Council Member/Member Dunlap inquired if he could give a general description of the program.

Mr. McCoy stated that he unfortunately did not have that information available.

Council Member/Member Dunlap inquired if the 10 million dollar loan was repaid with Community Development Block Grant funds at approximately \$800,000 a year until it was paid off.

Mr. McCoy stated that he believes that was the repayment for the first 5 million dollars.

Council Member/Member Dunlap commented it was stated that the 5 million dollars was identified as program income, and she would like to know from which program. She inquired if it is City money that is just sitting in the bank, why is it being referred to as Section 108 Loan funds.

Mr. McCoy stated that he will have an answer when he returns with an updated report after consulting with the CDBG administrator. He commented that the funds whether or not they are special grant funds, are either allocated as a grantee to the Redevelopment Agency of the City of Inglewood.

Council Member/Member Dunlap commented that it was stated that the funds were the City's money generated from the City.

Mr. McCoy commented that he did not say the funds were generated from the City. He commented that he stated the funds were on account in the City's name. He commented that he believes that the money is program income derived from the original 5 million dollars from Section 108 funds.

Council Member/Member Dunlap inquired if Mr. McCoy would have a full explanation when the item is brought back in two weeks.

Mr. McCoy stated he would.

Mayor/Chairman Dorn recessed the Redevelopment Agency at the hour of 7:20 p.m. Chairman Dorn reconvened the Redevelopment Agency at the hour of 7:25 p.m. with all Members present except Member Dunlap.

## 183 <u>AGREEMENT NO. R-06-10 APPROVED – WEST BASIN MUNICIPAL WATER</u>

**<u>DISTRICT.</u>** Staff report dated July 18, 2006 was presented authorizing West Basin Municipal Water District (WBMWD) to use property located at 215 E. Regent Street for the construction of a temporary disinfection facility.

It was moved by Member Franklin and seconded by Member Morales that Agreement No. R-06-10 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.

Chairman Dorn recessed the Redevelopment Agency at the hour of 7:25 p.m.

\* \* \* \* \* \* \* \* \*

:

Chairman Dorn reconvened the Redevelopment Agency at the hour of 7:27 p.m.

CLOSED SESSION – REAL PROPERTY NEGOTIATIONS, FOR THE DISPOSITION AND REDEVELOPMENT OF THE PROPERTY LOCATED AT SOUTHEAST CORNER OF FLORENCE AND LA BREA AVENUES IN THE MERGED INLGEOWOD REDEVELOPMENT PROJECT AREA; PARTIES: INGLEWOOD REDEVELOPMENT AGENCY AND ALON ABADY AND SHANE ASTANI. Closed session - Confidential - Real Property/Negotiator Meeting; Real Property Negotiations, Government Code Section 54956.8; Closed session regarding real property negotiations for the disposition and redevelopment of the property located at the southeast corner of Florence and La Brea Avenues (Parcels 4015-028-900 through 909) in the Merged Inglewood Redevelopment Project Area (In-Town); Parties; Inglewood Redevelopment Agency and Alon Abady and Shane Astani; Negotiator for the Agency: Barron McCoy, Redevelopment Manager; Under negotiation: Price, Terms and Conditions.

Direction to Staff; No Action Taken.

CLOSED SESSION –REAL PROPERTY NEGOTIATIONS FOR THE DISPOSITION AND REDEVELOPMENT OF THE PROPERTY LOCATED AT 3930 AND 3700 W. CENTURY BLVD., 3851 AND 3947 W. 102<sup>ND</sup> STREET AND 10020 & 10126 S. PRAIRIE AVENUE; PARTIES: INGLEWOOD REDEVELOPMENT AGENCY AND IMPERIAL PARTNERS LLC AND CENTURY COMMERCE DEVELOPMENT LTD. Closed session - Confidential - Real Property/Negotiator Meeting; Real Property Negotiations, Government Code Section 54956.8; Closed session regarding real property negotiations for the disposition and redevelopment of the property located at 3930 and 3700 W. Century Boulevard, 3851 and 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 and Century Commerce Development LTD.; Negotiator for the Agency: Barron McCoy, Redevelopment Manager; Under Negotiation: Price, Term and Conditions.

Direction to Staff; No Action Taken.

There being no further business to be presented, Chairman Dorn declared the meeting adjourned at the hour of 7:29 p.m.

			Secretary
Approved this	day of	, 2006	
Chairman		_	