Inglewood, California
July 10, 2007

The Inglewood Redevelopment Agency of the City of Inglewood, California held a regular meeting on Tuesday, July 10, 2007 in the Council Chambers in City Hall of said City.

Chairman Dorn called the meeting to order at the hour of 7:21 p.m. The Secretary announced the presence of a quorum as follows:

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

131 **JOINT PUBLIC HEARING – AGREEMENT BETWEEN THE INGLEWOOD REDEVELOPMENT AGENCY AND KEANA INVESTMENT HOLDINGS.** The City Clerk announced that the next scheduled matter is a joint public hearing to consider actions associated with approval of the proposed disposition and development agreement between the Inglewood Redevelopment Agency and Keana Investment Holdings, LLC for the development of a retail shopping center of approximately 49,800 square feet 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), that notice of this joint public hearing has been given in the form, time and manner as required by law, the affidavit is on file and no communications was received.

Jerry Givens, Acting City Administrator/Acting Executive Director, presented staff report dated July 10, 2007 submitting background information.

Mayor/Chairman Dorn ordered the staff report dated July 10, 2007 received and filed.

Jessie Lewis, Director, Redevelopment Agency gave a brief oral report.

Chris Cane, Development Coordinator gave a brief oral report.

Mayor/Chairman Dorn inquired why the matter needed to be continued until October 2, 2007.

Jessie Lewis stated that staff needed to complete the implementation plan as required by law. He requested the City Council/Redevelopment Agency to consider listening to public testimony and set a date to adopt the resolutions.

Mayor/Chairman Dorn inquired from Mr. Lewis if what the Redevelopment Agency does in regards to an implementation plan will that impact the need for public comment.

Jessie Lewis stated no.

Council Member/Member Dunlap asked for further information on the implementation plan and inquired why the Redevelopment Agency isn't ready to present their implementation plan.

Jessie Lewis complimented that the Redevelopment Department is seeking to have a project area committee to hear from the public so that their ideas are included in the implementation plan.

Council Member/Member Dunlap stated that if the Redevelopment Agency's legal counsel, Royce Jones doesn't give approval to postpone the hearing then this City Council/ Redevelopment Agency should move forward.

Cal Saunders, City Attorney/Counsel stated that he had a conversation with Royce Jones and per the Health and Safety Code Section 33433, in order to approve a disposition and development agreement it would require a finding by the Redevelopment Agency to be consistent with an implementation plan adopted pursuant to Section 33490. He mentioned after reading Section Code 33490 that the City Council/Redevelopment Agency is required

to adopt a new implementation plan every 5 years. He explained the City Council/Redevelopment Agency could not move forward until an implementation plan is completed.

Council Member/Member Morales asked Mr. Lewis how did this process lapse.

Jessie Lewis explained that the Redevelopment Department was trying to create a project area Committee.

Council Member/Member Dunlap stated that she felt this was totally negligent on the department. She also stated that the department has been negotiating with the developers for 3 years and the developers have agreed to pay at market rate. She also mentioned that the community is losing out on a good development.

Council Member/Member Franklin stated that staff should have been more prepared and that the City doesn't want to lose tenants interested in this project. He also stated that a huge amount money has been spent to make this project a success and staff has dropped the ball.

Council Member/Member Morales stated that this is unacceptable and staff should have informed the City Council/Redevelopment Agency well in advance of this problem. He stated that the implementation plan is very important to complete this process and staff needs to work extremely hard to complete it. He asked Jessie Lewis for a date that the City Council/Redevelopment Agency could consider adopting the implementation plan.

Jessie Lewis commented that staff is asking the City Council/Redevelopment Agency to consider October 2, 2007 because it will take 35 business days to complete the implementation plan.

Council Member/member Tabor inquired what steps staff is prepared to take to ensure that the implementation plan gets done and if a PAC is needed to complete the implementation plan how can the city/Redevelopment Agency assure the developer that an increase will not be applied.

Jessie Lewis stated that if the hearing is continued he doesn't believe the developers would be impacted and if a PAC isn't involved an implementation would not stop the process.

Council Member/Member Tabor asked if the City Council/Redevelopment Agency would be approving the implementation plan on October 2, 2007.

Jessie Lewis stated if the City Council/Redevelopment Agency agrees with the implementation plan presented on October 2, 2007, staff would move forward with the Redevelopment Plan.

Cal Saunders, City Attorney/Legal Counsel stated the City Council/Redevelopment Agency could hear public comments at tonight's meeting and close it or choose to re-open it at the October 2, 2007 meeting.

Council Member/Member Franklin stated that an appraisal is going to be needed for the property and the cost may affect the developers.

Mayor Dorn asked staff why this item was placed on the agenda knowing they weren't ready to proceed.

Jerry Givens explained that he learned of this situation on July 2, 2007 and felt the City Council/Redevelopment Agency needed to know the status of the project and that is why it was brought before the City Council/Agency tonight.

Council Member/Member Dunlap stated why the City Council/Redevelopment Agency is

seeking to postpone the public hearing until October 2, 2007 if staff needs 35 days to complete the implementation plan.

Jessie Lewis stated that staff would like to have enough time complete the implementation plan.

Mayor/Chairman Dorn inquired if there were any persons present who wished to address the City Council/Redevelopment on the matter.

Marlon Thompson, representative of Keana Investment Holdings gave a brief overview of the project and stated he was upset that this project cannot move forward. He stated their company is using their own personal funds and has not asked the City for money. He mentioned the tenants involved in the project are ready to move forward.

Marvin McCoy stated that lack of professionalism has been shown through the Redevelopment department. He stated he has been threatened by the Redevelopment staff and was told by Jessie Lewis his project would not be investigated.

Michael Kehano stated he is in favor of the project.

Ralph Davis stated he is appalled that the City of Inglewood has not moved forward with this project.

Debbie DuMar stated she is in favor of the project.

Dennis Richardson stated he is in favor of this project.

DeCaur Richardson stated she looks forward to this project.

Flora Easton stated this project will bring more jobs to Inglewood.

Gale Dawson stated she is in favor of this project.

Kevin Hill, leasing agent for the project stated the developers is losing credibility with their tenants and the city needs to move forward.

Allen Kurshan stated he supports this project and it will bring more jobs to the community.

Hector Cortel, Panda Express Restaurant District Manager stated he is excited about the project and they look forward to bringing more business to Inglewood.

Reynold Davis, 2nd District stated he supports this project and would like to see the City move forward.

Ben Shu Chan stated he supports this project and is excited about bringing his business to the City of Inglewood.

Reginald Robinson, 3rd District stated that this is an excellent project for the area.

Milton Brown, 3rd District stated that he is upset that this project isn't moving forward.

Michael Williams stated he is excited about the project and would like for it to move forward.

Felicia Ford, 1st District stated that Inglewood is a beautiful city and wants the City Council/Redevelopment Agency to move forward with the project.

Cindy Giardina, 1st District stated that she is a 30 year resident and wants this project to move forward.

Del Richardson, stake holder and business owner in the City of Inglewood stated that she would like to see this project move forward.

Michael Benbow, 1st District stated that this project hasn't moved forward because of certain people and felt that staff shouldn't be beat up.

Gil Matthews 4th District stated that the City Council needs to be more accretive with its employees and he would like to see this project move forward.

Mayor/Chairman Dorn ordered public comments section closed at the hour of 8:16p.m.

Council Member/Member Tabor stated that the community is looking for this development and stated if the PAC is holding back the process the City Council/Agency should be notified so they can help get community participation. He asked what necessary actions it will take to move this project forward.

Jessie Lewis stated a PAC is not needed to move the implementation process forward however, 35 days would be needed.

Council Member/Member Tabor asked who makes up the PAC.

Jessie Lewis stated that the residents of the community, business owners and tenants.

Council Member/Member Dunlap stated that 7 to 8 months ago the Redevelopment Agency was notified by the Secretary of State regarding the reporting of housing set aside funds. She stated that there has been a discrepancy and the department was told to cease any redevelopment activity until financial problems were handled with the state. She mentioned for a number of years the department has been misreporting to the state the housing set aside funds usage and total amounts. She explained that $12 million annually goes into tax increment which 20% of that money goes into the fund. She mentioned once legal matters were cleared up with the Secretary of State office she asked staff if redevelopment projects could moved forward and she was assured that they could. She expressed her disappointment with the Redevelopment staff because they failed to notify the City Council/Redevelopment Agency. Lastly, she stated she thought this project was a beautiful one.

Council Member/Member Morales expressed his frustration with the Redevelopment staff and stated that he would like the matter brought back the first week of September. He asked if another hearing is needed regarding the implementation plan.

Cal Saunders, City Attorney/Legal Counsel stated another hearing will be required.

Council Member/Member Morales stated that he would like to see this project a priority until it's completed. Furthermore, he thanked the developer for sticking it out with the City of Inglewood.

Council Member/Member Franklin stated that a PAC is required to be in place before action is taken on the implementation plan. He inquired if a PAC should be functional in order to implement the implementation plan.

Jessie Lewis stated that a PAC is not needed in order for the project to move forward.

It was moved by Council Member/Member Franklin and seconded by Council Member /Member Morales that the City Council/Redevelopment Agency does hereby continue the dialogue to continue this as an exclusive dialogue with the developer and the redevelopment

agency.

Cal Saunders, City Attorney/Legal Counsel stated that a motion would not be necessary.

Council Member/Member Franklin stated that the City Council/Redevelopment Agency is handcuffed and doesn't want anything to fall between the cracks. He stated that he wants to be certain that this City Council/Redevelopment Agency doesn't allow any other projects to enter into a DDA or an exclusive. He mentioned that he wants to be sure a disservice to the developer doesn't continue. He asked the City Attorney/Legal Counsel that if a date certain can be read as "hearing no later than October 2, 2007".

Cal Saunders, City Attorney/Legal Counsel stated a date certain is needed.

Mayor/Chairman Dorn stated that staff has not been diligent with regards to the implementation plan. He mentioned that the developer has changed the plan three times. He stated that this is the greatest waist of land Downtown Inglewood would ever have and having 49,000 square feet of retail on 2.8 acres of land is a tremendous waste. He stated that he feels the developer should express interest in 80 to 90 thousand square feet of retail and at least 60 upscale condominiums on the 2.8 acres of land. He also stated that the same developer is developing Downtown Los Angeles and feels this type of project should be brought to the City of Inglewood. He further commented that if Market Street is ever going to thrive it needs an incentive and this project is not going to create this type of incentive. He mentioned he agrees that the City of Inglewood should help out financially to create a better development plan for Market Street.

This matter will be continued until September 18, 2007 at the hour of 7:00 p.m. with the pubic comment section closed.

131 **INGLEWOOD NEIGHBORHOOD HOUSING SERVICES, INC. – APPROVED – FIRST –TIME HOMEBUYERS PROGRAM.** Staff report dated July 10, 2007 was presented recommending approval of a one-year agreement with Inglewood Neighborhood Housing Services, Inc. (INHS) for the First-Time Homebuyers Program.

It was moved by Council Member Morales and seconded by Council Member Franklin that the City Council does hereby approve a one-year agreement with Inglewood Neighborhood Housing Services, Inc. The motion was carried by the following roll call vote:

Ayes: Mayor/Chairman Dorn, Council Member/Member Tabor, Dunlap, Morales and Franklin.

Noes: None.

219 **MONTHLY TREASURER'S REPORT.** Staff report dated July 10, 2007 was presented submitting the Redevelopment Agency Treasurer's Report for the month ending May 31, 2007.

Chairman Dorn ordered the above listed received and filed.

There being no further business to be presented, Chairman Dorn declared the meeting adjourned at the hour of 7:15 p.m.

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Secretary

Approved this _____day of _____, 2007

July 10, 2007

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Chairman