Inglewood, California
September 18, 2007

The Inglewood Redevelopment Agency of the City of Inglewood, California held a regular meeting on Tuesday, August 28, 2007 in the Council Chambers in City Hall of said City.

Chairman Dorn called the meeting to order at the hour of 8:19 p.m. The Secretary announced the presence of a quorum as follows:

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

131 **AGREEMENT NO. R-07-16 APPROVED – KOA CORPORATION.** Staff report dated September 18, 2007 was presented recommending approval of an agreement with KOA Corporation for parking consultant services.

It was moved by Member Morales and seconded by Member Franklin that Agreement No. R-07-16 in the amount of $147,750.00 be approved. The motion was carried by the following roll call vote:
Ayes: Members Tabor, Dunlap, Morales, Franklin and Chairman Dorn;
Noes: None.

131 **ACQUISITION OF NOISE IMPACTED PROPERTIES AUTHORIZED – CENTURY NOISE ABATEMENT AREA.** Staff report dated September 18, 2007 was presented requesting authorization to acquire noise impacted properties located in the Century Noise Abatement Area.

It was moved by Member Franklin and seconded by Member Morales that the Redevelopment Agency does hereby 1) Authorize tax increment funds in the amount of $2.5 million and; 2) Authorize staff to commence the acquisition of properties located in the Century Noise Abatement Area. The motion was carried by the following roll call vote:
Ayes: Members Tabor, Dunlap, Morales, Franklin and Chairman Dorn;
Noes: None.

219 **MONTHLY TREASURER'S REPORT.** Staff report dated September 18, 2007 was presented submitting the Redevelopment Agency Treasurer's Report for the month ending July 31, 2007.

Chairman Dorn ordered the above listed received and filed.

Chairman Dorn recessed the Redevelopment Agency at the hour of 6:58 p.m.

Mayor/Chairman Dorn called the Redevelopment Agency into joint session with the City Council at the hour of 7:00 p.m.

131 **JOINT PUBLIC HEARING HELD – DDA AGREEMENT NO. 07-105 & R-07-15 APPROVED BETWEEN INGLEWOOD REDEVELOPMENT AGENCY AND KEANA INVESTMENT HOLDINGS, LLC FOR THE DEVELOPMENT OF THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF FLORENCE AND LA BREA AVENUES; JOINT RESOLUTION NO. 07-101 & R-07-03 ADOPTED – APPROVING AND MAKING FINDINGS REGARDING THE MITIGATED NEGATIVE DECLARATION ON THE PROPOSED DDA AGREEMENT WITH KEANA INVESTMENT HOLDINGS, LLC.; RESOLUTION NO. 07-102 & R-07-04 ADOPTED – APPROVING THE DDA BETWEEN KEANA INVESTMENT HOLDINGS, LLC AND THE INGLEWOOD REDEVELOPMENT AGENCY; RESOLUTION NO. R-07-103 & R-07-05 ADOPTED – APPROVING AND AUTHOZING THE EXECUTION OF THE DDA BETWEEN KEANA INVESTMENT HOLDINGS, LLC AND THE INGLEWOOD REDEVELOPMENT AGENCY.** The City Clerk/Secretary announced that the next scheduled matter is a joint

public hearing of the City Council and the Redevelopment Agency to consider actions associated with approval of the proposed Disposition and Development Agreement between the 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, that notice of this hearing has been given in the time, form and manner as required by law, the affidavit is on file, and no communications have been received.

Jeff Muir, Acting City Administrator/Acting Executive Director, presented staff report dated September 11, 2007 submitting background information.

Mayor/Chairman Dorn ordered staff report dated September 18, 2007 received and filed.

Tony Foster, Redevelopment Department, gave a brief staff report.

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

Diane Sambrano stated this site would be an excellent location for the new police station.

Ethel Austin stated the City of Inglewood has enough restaurants and that the City needs to focus on building a new police station.

Marvin McCoy, 2nd District, stated this site is undervalued.

Willie Agee stated he doesn't want this project to move forward.

Michael Benbow stated this project should be a lot better than it's proposed plans. He also stated the Redevelopment Agency should hold the developer accountable to bring forth a better project.

Council Member/Member Tabor left Council Chambers at the hour of 7:15 p.m. and returned at 7:15 p.m.

Cindy Giardina stated she feels this project should move forward since Inglewood has a developer that wants to develop on land that's been empty for at least 20 years.

Council Member/Member Tabor left Council Chambers at the hour of 7:17 p.m.

Gil Mathieu, District 4, stated the projected revenue would not be good for the City of Inglewood. He also stated that the city needs more than retail because its not going to produce the revenue the city needs.

Council Member/Member Tabor returned to the Council Chambers at the hour of 7:19 p.m.

Milton Brown stated the D-3 site would encourage other developers to come to Inglewood and build.

Roosevelt Douglas, 36 year resident, stated he applauds the developer for coming forth to build in the City of Inglewood, but he wants the best for the Inglewood residents.

No other persons wishing to address the City Council/Redevelopment Agency, Mayor/Chairman Dorn declared the public comment section closed at the hour of 7:26 p.m.

Council Member/Member Tabor stated its unfair to blame the developers for this type of project. He stated it was at the request of this City Council/Agency that this type of project be developed.

Council Member/Member Dunlap stated the developer did just what the City Council/Redevelopment Agency asked them to do. She also stated the developer will be paying 3.8 million for the D-3 site. She stated she feels that the community will be happy with this project.

Council Member/Member Morales left Council Chambers at the hour of 7:30 p.m.

Council Member/Member Morales returned to the Council Chambers at the hour of 7:33 p.m.

Council Member/Member Morales stated this project has taken on a lot of responsibility. He also stated this projects RFP went out and no housing was wanted. He explained that this project has been changed 2 times. He also stated since all of the attention is on the Century development he would like to see the same on Market St. He stated he expects the developers to commit to this city.

Council Member/Member Franklin stated the Redevelopment Agency made a major stride to develop on the D-3 site. He stated that the Agency attended International Market Fairs and there were developers interested in developing on Market Street. He mentioned that the developers have changed their plans three times to meet qualifications as it relates to parking needs. He also stated that it was staff that prepared guidelines of what was wanted for that site and the developers complied with what was asked of them.

Council Member/Member Tabor left Council Chambers at the hour of 7:42 p.m.

Mayor/Chairman Dorn stated this project is a joke and everyone involved knows it. He also stated this project will do nothing for Market Street.

Council Member/Member Tabor returned to the Council Chambers at the hour of 7:44 p.m.

It was moved by Council Member/Member Tabor and seconded by Council Member/Member Dunlap that Joint Resolution Nos. 07-101 and R-07-03 entitled:

> A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD AND THE INGLEWOOD REDEVELOPMENT AGENCY APPROVING AND MAKING FINDINGS REGARDING THE MITIGATED NEGATIVE DECLARATION ON THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT WITH KEANA INVESTMENT HOLDINGS, LLC

be adopted. The motion was carried by the following roll call vote:
Ayes: Council Members/Members Tabor, Dunlap, Morales and Franklin;
Noes: Mayor/Chairman Dorn.

It was moved by Council Member/Member Tabor and seconded by Council Member/Member Dunlap that Resolution No. 07-102 & R-07-04 entitled:

> RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN KEANA INVESTMENT HOLDINGS, LLC AND THE INGLEWOOD REDEVELOPMENT AGENCY

be adopted. The motion was carried by the following roll call vote:
Ayes: Council Members/Members Tabor, Dunlap, Morales and Franklin;
Noes: Mayor/Chairman Dorn.

It was moved by Council Member/Member Tabor and seconded by Council Member/Member Dunlap that Resolution No. 07-103 & R-07-05 entitled:

RESOLUTION OF THE INGLEWOOD REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE EXECUTION OF THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN KEANA INVESTMENT HOLDINGS, LLC AND THE REDEVELOPMENT AGENCY

be adopted. The motion was carried by the following roll call vote:
Ayes: Council Members/Members Tabor, Dunlap, Morales and Franklin;
Noes: Mayor/Chairman Dorn.

There being no further business to be presented, Chairman Dorn declared the meeting adjourned at the hour of 7:48p.m.

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Secretary

Approved this _____day of _____, 2007

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Chairman