Inglewood, California
November 16, 2010

The Inglewood Redevelopment Agency of the City of Inglewood, California held a special meeting on Tuesday, November 16, 2010 in the Council Chambers in City Hall of said City.

Chairman Tabor called the meeting into joint session with the City Council at the hour of 3:21 p.m. The Acting Secretary/Clerk announced the presence of a quorum as follows:

Present: Chairman/Mayor Tabor, Members/Council Members Dunlap, Morales and Franklin;
Absent: None.

134 **PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY.** Chairman/Mayor Tabor inquired if there were any persons present who wish to address the Redevelopment Agency/City Council on any closed session items.

LeRoy Fisher spoke concerning closed session item no. CS-1, CS-4 & CSR-2.

Chairman/Mayor Tabor recessed the Redevelopment Agency/City Council at the hour of 3:23 p.m. for closed session item CS-1 – CS-4 & CSR-1 & CSR-2.

Chairman Tabor called the City Council into joint session with the Redevelopment Agency at the hour of 10:04 p.m. with all Members present except Member Dunlap.

101 **AGREEMENT NO. R-10-18 & 10-120 APPROVED – SHORT-TERM LOAN**
131 **BETWEEN THE CITY OF INGLEWOOD AND THE INGLEWOOD REDEVELOPMENT AGENCY TO REIMBURSE CERTAIN TAX INCREMENT FUNDS EXPENDED IN THE SENIOR CENTER PROJECT.** Staff report dated November 16, 2010 was presented recommending approval of a Short-term Loan Agreement between the City of Inglewood and the Inglewood Redevelopment Agency for the use of General Funds to reimburse certain tax increment funds expended in the Senior Center Project, located at 111 North Locust Street in the Merged Inglewood Redevelopment Project Area.

It was moved by Member/Council Member Franklin and seconded by Member/Council Member Morales that the Redevelopment Agency/City Council does hereby approve Agreement No. R-10-18& 10-120. The motion was carried by the following roll call vote:
Ayes: Members/Council Members Morales, Franklin and Chairman/Mayor Tabor;
Noes: None; and
Absent: Member/Council Member Dunlap.

101 **COOPERATIVE AGREEMENT NO. 10-118/R-20 ESTABLISHING THE TERMS**
131 **AND CONDITIONS GOVERNING THE USE AND REIMBURSEMENT OF AGENCY FUNDS – APPROVED.** Staff report dated November 16, 2010 was presented recommending approval of an amendment to Cooperative Agreement No. R-10-14 /10-56 between the City of Inglewood and the Inglewood Redevelopment Agency establishing the terms and conditions governing the use and reimbursement of Agency funds to purchase foreclosed/abandoned homes under the Neighborhood Stabilization Program grant.

It was moved by Member/Council Member Morales and seconded by Member/Council Member Franklin that the Redevelopment Agency/City Council does hereby approve the Amendment. The motion was carried by the following roll call vote:
Ayes: Members/Council Members Morales, Franklin and Chairman/Mayor Tabor;
Noes: None; and
Absent: Member/Council Member Dunlap.

Chairman/Mayor Tabor recessed the Redevelopment Agency at the hour of 10:11 p.m.

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Chairman Tabor reconvened the Redevelopment Agency at the hour of 10:15 p.m.

132.6 **CLOSED SESSION – REDEVELOPMENT OF PROPERTY LOCATED AT 4000 WEST CENTURY BOULEVARD.** Closed session- Confidential - Real Property Negotiator's Meeting Negotiations, Government Code Section 54956.8; Real Property Negotiations to consider Acquisition and Redevelopment of Property located at 4000 West Century Boulevard Parties: Inglewood Redevelopment Agency and Century 4000 LLC; Negotiator for the Agency: Mark F. Weinberg, Executive Director.

Discussion held; No final action taken.

132.6 **CLOSED SESSION – OSAGE SENIOR VILLAS COMPLIANCE WITH THE DISPOSITION AND DEVELOPMENT AGREEMENT DATED MARCH 14, 2000 AND AMENDED MARCH 30, 2004.** Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(c); Osage Senior Villas compliance with the Disposition and Development Agreement dated March 14, 2000 and amended March 30, 2004 for the property located at 924 South Osage Avenue.

Discussion held; No final action taken.

Chairman Tabor recessed the Redevelopment Agency at the hour of 10:20 p.m.

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Chairman Tabor reconvened the Redevelopment Agency at the hour of 10:30 p.m.

131 **FIRST AMENDMENT TO THE EXCLUSIVE NEGOTIATION WITH K.P. AUTO CENTER L.P.** Staff report dated November 16, 2010 was presented recommending approval of a First Amendment to the Exclusive Negotiation Agreement between the Inglewood Redevelopment Agency and KP Auto Center L.P. for the development of the property located at the Southwest corner of Olive Street and Glasgow Avenue in the Merged Inglewood Redevelopment Project Area.

It was moved by Member Morales and seconded by Member Franklin that the Redevelopment Agency does hereby approve the Amendment. The motion was carried by the following roll call vote:

Ayes: Members Morales, Franklin, and Chairman Tabor;
Noes: None; and
Absent: Member Dunlap.

131 **AMENDMENT NO. 1 TO AGREEMENT NO. 10-16 WITH KANE, BALLMER & BERKMAN – APPROVED.** Staff report dated November 16, 2010 recommending approval of Amendment No. 1 to Agreement No. R-10-16 with Kane, Ballmer & Berkman to provide additional funding for legal services in connection with pending redevelopment projects.

It was moved by Member Franklin and seconded by Member Morales that the Redevelopment Agency does hereby approve the Amendment. The motion was carried by the following roll call vote:

Ayes: Members Morales, Franklin and Chairman Tabor;
Noes: None; and
Absent: Member Dunlap.

There being no further business to be presented, Chairman Tabor declared the meeting adjourned at the hour of 10:30 p.m.

November 16, 2010

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Secretary

Approved this 15th day of March, 2011

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Chairman