



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: December 20, 2022

TO: Mayor and Council Members

FROM: Economic and Community Development Department

SUBJECT: Resolution Declaring Approximately 2.63 Acres of City of Inglewood-Owned Land Exempt From the Surplus Land Act, Pursuant to Government Code Section 54234(A)(1)

RECOMMENDATION:

It is recommended that the Mayor and Council Members adopt a resolution declaring approximately 2.63 acres of City of Inglewood-owned land exempt from the Surplus Land Act, pursuant to Government Code Section 54234(a)(1).

BACKGROUND:

On September 18, 2018, the City of Inglewood ("City") and Prairie Station, LLC, a Delaware limited liability company ("Initial Developer"), entered into that certain Exclusive Negotiation Agreement bearing City Agreement No. 18-272, and amended on November 19, 2019, and December 7, 2021, (the "ENA") with respect to the proposed disposition and development of the Public Property depicted on the Resolution affixed hereto as Attachment A and described in Attachment B.

In 2019, the Legislature passed Assembly Bill (AB) 1486 (Ting) amending various provisions of the Surplus Land Act, which, among other things, require offering surplus land for affordable housing prior to disposition for other public purposes. Notwithstanding these amendments, the amended act, particularly Government Code section 54234(a)(1), provides land subject to exclusive negotiating agreements dated before September 30, 2019, are not subject to the AB 1486 amendments to the Surplus Land Act, as more specifically stated herein below:

If a local agency, as of September 30, 2019, has entered into an exclusive negotiating agreement or legally binding agreement to dispose of property, the provisions of this article as it existed on December 31, 2019, shall apply, without regard to the changes made to this article by the act adding this section, to the disposition of the property to the party that had entered into such agreement or its successors or assigns, provided the disposition is completed not later than December 31, 2022.

As stated above, the ENA was initially entered into September 18, 2018, and subsequently amended. Pursuant to the ENA, the City and Prairie Station Holdings, LLC ("Developer"), the

DR-1.

successor to Prairie Station LLC, propose to enter into a Disposition and Development Agreement ("DDA"), which contemplates the scheduled conveyance of the Public Property not later than December 31, 2022.

DISCUSSION:

The purpose of Government Code section 54234 is to provide certain limited exemptions to public entities disposing of public property from the affordable housing notices required by Surplus Land Act, as amended by AB 1486. One such exemption is Government Code section 54234(a)(1), which exempts the disposition of public property where the public entity has entered into an exclusive negotiating agreement prior to September 30, 2019, and the disposition is completed by December 31, 2022. In this particular case, the ENA was entered into by the City and the Initial Developer on September 18, 2018. Pursuant to the terms of the ENA, the City and Developer (the successor to the Initial Developer) now propose to enter into a DDA on or about December 20, 2022 that provides for the scheduled disposition of the Public Property to the Developer on or before December 31, 2022. As such, the ENA and the disposition schedule for the Public Property satisfy the exemption requirements of Government Code section 54234(a)(1). Therefore, the attached resolution containing the requisite exemption findings of Government Code section 54234(a)(1) authorizes the City to enter into the proposed DDA for the disposition of the Public Property as an exempt disposition of the Public Property pursuant to Government Code section 54220 *et seq.*

Based upon the above, staff recommends adopting the attached resolution declaring the Public Property as exempt from the Surplus Land Act requiring the offer of the Public Property for affordable housing pursuant to AB 1486.

FINANCIAL/FUNDING ISSUES AND SOURCES:

None.

DESCRIPTION OF ANY ATTACHMENTS:

Attachment No. 1 - Resolution

PREPARED BY:

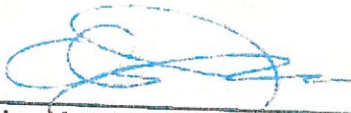
Christopher Jackson, Economic and Community Development Director

COUNCIL PRESENTER:

Christopher Jackson, Economic and Community Development Director

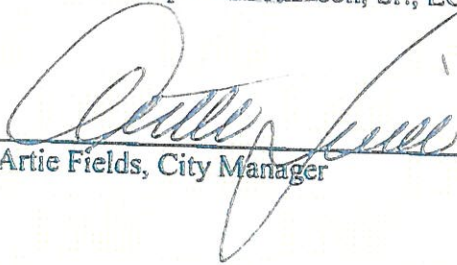
APPROVAL VERIFICATION SHEET

DEPARTMENT HEAD APPROVAL:



Christopher E. Jackson, Sr., ECD Dept. Director

CITY MANAGER APPROVAL:



Artie Fields, City Manager

ATTACHMENT NO. 1

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RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF INGLEWOOD DECLARING APPROXIMATELY 2.63 ACRES OF CITY OF INGLEWOOD OWNED LAND, AS DEPICTED IN ATTACHMENT "A" AND AS DESCRIBED IN ATTACHMENT "B" AFFIXED HERETO, EXEMPT FROM THE SURPLUS LAND ACT PURSUANT TO GOVERNMENT CODE SECTION 54234(a)(1).

WHEREAS, on September 18, 2018, the City of Inglewood (City) and Prairie Station, LLC (Initial Developer) entered into that certain Exclusive Negotiating Agreement, as amended and restated by that certain Amended and Restated Exclusive Negotiating Agreement dated November 19, 2019 bearing City Agreement No. 18-272, and amended by that certain First Amendment and Extension of Amended and Restated Exclusive Negotiating Agreement dated December 7, 2021, and further amended by that certain Second Amendment and Assignment/Extension of Amended and Restated Exclusive Negotiating Agreement dated July 21, 2022 (collectively, the "ENA") providing for the assignment of the ENA to Prairie Station Holdings, LLC, a Delaware limited liability company (Developer) authorizing negotiations with the Developer for the proposed development of market rate and affordable rate rental apartment units and related improvements on certain real property located on the corner of Prairie Avenue and Imperial Highway as described in the ENA. The ENA is a public document on file with the City Clerk for the City.

In furtherance of the ENA, the City and Developer exclusively negotiated and now propose to enter into a Disposition and Development Agreement (DDA) to develop an apartment project which includes both market and affordable rental housing units on certain real property described in the ENA generally located at the corner of Prairie Avenue and Imperial Highway as more particularly depicted

1 on the Site Map and more specifically described in the Legal Description affixed hereto as Attachments
2 A and B respectively (Site). The Site consists of the approximately 2.63 acres of City-owned real
3 property (Public Property), which was previously owned by the Inglewood Redevelopment Agency
4 and transferred to the Successor Agency to the former Inglewood Redevelopment Agency (Successor
5 Agency) pursuant to the Redevelopment Dissolution Law (Health & Safety Code section 34170, *et*
6 *seq.*, "Redevelopment Dissolution Law"). Pursuant to the Redevelopment Dissolution Law, the Public
7 Property was transferred to the City by the Successor Agency in conformance with a Long-Range
8 Property Management Plan (LRPMP) of the Successor Agency and identified in the LRPMP as the
9 Imperial & Prairie B-8 (Parcels 14 – 17) property. Both the proposed DDA and the LRPMP are public
10 document on file with the City Clerk for the City.

11
12 WHEREAS, the proposed DDA contemplates the sale and disposition of the Public Property
13 by the City to the Developer prior to December 31, 2022.

14
15 WHEREAS, the Surplus Land Act, as amended by AB 1486 (Ting), Government Code section
16 54220 *et seq.* (Act) contains requirements for the disposition of public lands by public entities to
17 provide a notice of availability and offer public land to, among other stakeholders, those interested in
18 developing affordable housing.

19
20 WHEREAS, Government Code section 54234(a)(1) provides an exemption from the Act's
21 notice of availability requirements of AB 1486 (Ting) which would otherwise require the offering of
22 public land for affordable housing. More specifically, Government Code section 54234(a)(1), states:

23
24 If a local agency, as of September 30, 2019, has entered into an exclusive
25 negotiating agreement or legally binding agreement to dispose of property, the
26 provisions of this article as it existed on December 31, 2019, shall apply, without
27 regard to the changes made to this article by the act adding this section, to the

1 disposition of the property to the party that had entered into such agreement or its
2 successors or assigns, provided the disposition is completed not later than
3 December 31, 2022.

4
5 WHEREAS, the ENA was entered into prior to September 30, 2019 and the DDA contemplates
6 a disposition of the Public Property prior to December 31, 2022.

7
8 WHEREAS, pursuant to the provisions of the ENA and DDA, the City now desires to dispose
9 of the Public Property in conformance with the exemption requirements of Government Code section
10 54234(a)(1) without having to comply with the affordable housing notice requirements of the Act.

11
12 **NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY**
13 **OF INGLEWOOD DOES HEREBY DECLARE AS FOLLOWS:**

- 14
15 1. The recitals are true and correct and incorporated herein by this reference as if set forth in full.
16
17 2. The City declares the Public Property exempt from the Act, including, but not limited to
18 AB 1486 (Ting) pursuant to Government Code section 54234(a)(1).
19
20 3. The City makes such declaration of Public Property exemption on the basis that the ENA was
21 entered into September 18, 2018 before the September 30, 2019 deadline and that conveyance
22 of the Public Property pursuant to the proposed DDA is contemplated to close on or before
23 the December 31, 2022 deadline as established by Government Code section 54234(a)(1).
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PASSED, APPROVED AND ADOPTED at a meeting of the City Council of the City of
Inglewood this 20th day of December 2022.

James T. Butts, Jr., Mayor
City of Inglewood

ATTEST:

Aisha L. Thompson, City Clerk
City of Inglewood

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ATTACHMENT "A"
PUBLIC PROPERTY DEPICTION

[Site Map appears behind this page]



ALL 900 SERIES PARCELS ON THIS PAGE ARE ASSESSED TO THE CITY OF INGLEWOOD, UNLESS OTHERWISE NOTED.



MAPPING AND GIS SERVICES
 SCALE 1" = 100'

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ATTACHMENT "B"

PUBLIC PROPERTY LEGAL DESCRIPTION

THE LAND IS SITUATED IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL OF LOT 184 AND THOSE PORTIONS OF LOTS 185 AND 186 OF THE HAWTHORNE ACRES TRACT, AS SHOWN ON MAP, RECORDED IN BOOK 9, PAGE 128 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 184; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 184, N 89° 55' 40" E, 305.83 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 184; THENCE ALONG THE EASTERLY LINES OF SAID LOTS 184 AND 185, S 0° 04' 40" E, 264.08 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 186; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 186, S 89° 55' 40" W, 25.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND DISTANT WESTERLY 25.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID LOT 186, S 0° 04' 40" E, 1.14 FEET; THENCE S 44° 55' 30" W, 16.65 FEET; THENCE S 89° 55' 40" W, 99.22 FEET TO A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 26° 26' 28", AN ARC DISTANCE OF 78.45 FEET; THENCE TANGENT FROM SAID CURVE, N 63° 37' 52" W, 89.71 FEET TO A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG LAST SAID CURVE THROUGH AN ANGLE OF 63° 33' 46", AN ARC DISTANCE OF 27.73 FEET TO THE WESTERLY LINE OF SAID

1 LOT 185; THENCE ALONG THE WESTERLY LINES OF SAID LOTS 185 AND 184, N 0° 04' 06"
2 W, 196.88 FEET TO THE POINT OF BEGINNING.

3 APN: 4035-018-902, -903

4

5 PARCEL 2:

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7 THOSE PORTIONS OF LOTS 186, 190 AND 191 OF HAWTHORNE ACRES, IN THE CITY OF
8 INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP
9 RECORDED IN BOOK 9, PAGE 128 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER
10 OF SAID COUNTY.

11

12 APN: PORTION OF 4035-018-901

13

14 EXPRESSLY EXCLUDING THEREFROM THE BELOW DESCRIBED PARCELS A, B, AND C
15 WHICH ARE RESERVED AND NOT PART OF THIS CONVEYANCE.

16

17 PARCEL A:

18 THAT PORTION OF LOT 189 OF HAWTHORNE ACRES, AS SHOWN ON MAP RECORDED IN
19 BOOK 9, PAGE 128 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID
20 COUNTY, DESCRIBED AS FOLLOWS:

21

22 BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 189, WITH A
23 LINE PARALLEL WITH AND DISTANT WESTERLY 29.00 FEET, MEASURED AT RIGHT
24 ANGLES, FROM THE EASTERLY LINE OF SAID LOT 189; THENCE ALONG SAID PARALLEL
25 LINE S00°04'54"E, 64.39 FEET; THENCE S44°55'28"W, 16.15 FEET TO A LINE PARALLEL
26 WITH AND DISTANT NORTHERLY 29.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE
27 SOUTHERLY LINE OF SAID LOT 189; THENCE ALONG LAST SAID PARALLEL LINE

1 S89°55'50"W, 35.05 FEET; THENCE N46°50'59"W, 22.14 FEET TO A TANGENT CURVE,
2 CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1488.00 FEET; THENCE
3 NORTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 03°31'41" AN ARC
4 DISTANCE OF 91.63 FEET, TO THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT
5 189; THENCE N89°55'50"E, 131.25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

6

7 CONTAINING: 6,597 SQUARE FEET (0.151 ACRES), MORE OR LESS.

8

9 PARCEL B:

10 THE SOUTHERLY 23.00 FEET OF LOT 190 OF HAWTHORNE ACRES, AS PER MAP
11 RECORDED IN BOOK 9, PAGE 128 OF MAPS, IN THE CITY OF LOS ANGELES, COUNTY OF
12 LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE RECORDER FOR SAID
13 COUNTY, BOUNDED WESTERLY BY THE NORTHEASTERLY LINE OF THAT CERTAIN 24.00
14 FOOT WIDE DRAIN EASEMENT RECORDED NOVEMBER 7, 1994 AS INSTRUMENT 94-
15 2016329 OF OFFICIAL RECORDS, AND BOUNDED EASTERLY BY THE WESTERLY RIGHT OF
16 WAY LINE OF PRAIRIE AVENUE (62.00 FOOT WESTERLY HALF WIDTH).

17

18 CONTAINING: 2,474 SQUARE FEET (0.057 ACRES), MORE OR LESS

19

20 PARCEL C:

21 THE EASEMENT AREA MORE PARTICULARLY DESCRIBED IN THAT CERTAIN 24.00 FOOT
22 WIDE DRAIN EASEMENT RECORDED NOVEMBER 7, 1994 AS INSTRUMENT 942016329 OF
23 OFFICIAL RECORDS.

24

25 APN: PORTIONS OF 4035-018-900 and 901 (EXCLUDED)

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