DATE: July 18, 2023

TO: Mayor and Council Members

FROM: Economic and Community Development Department

SUBJECT: Payment of a Peer Review Invoice Submitted by D. Michael Mason and Associates for Appraisal Services Rendered for Prairie Station Disposition and Development Agreement

RECOMMENDATION:
It is recommended that the Mayor and Council Members authorize payment of a peer review invoice submitted by D. Michael Mason and Associates for appraisal services rendered for Prairie Station Disposition and Development Agreement in the amount of $2,500. (General Fund)

BACKGROUND:
On December 20, 2020, the Mayor and Council Members approved a Disposition and Development Agreement ("DDA") providing for the development of approximately 2.63 acres previously owned by the City. The DDA provides for the development of the previously owned City parcels, along with approximately 0.73 acres of real property owned by two related entities of the Developer ("Participating Parcels"), of approximately 440 residential housing units, of which 40 are required to be restricted for occupancy by Lower and Moderate-Income Households at affordable rents, and the remaining 400 will be rented at market-rate rents.

As part of the consideration of the DDA, the developer caused a fair-market appraisal to be prepared by Tom Curtis, MRICS and David Rosenthal, MAI of Curtis-Rosenthal, Inc., which valued the City parcels at Three Million Seven Hundred Fifty Thousand Dollars ($3,750,000). The land was subsequently purchased by the developer at the fair-market value indicated in the appraisal.

DISCUSSION:
Due to the time constraints to complete the DDA for Prairie Station, D. Michael Mason and Associates, who had also previously prepared a peer review appraisal for another DDA processed by the City, completed the peer review and subsequently invoiced the City. As part of the DDA, the developer deposited $25,000 as a non-refundable deposit. The Non-Refundable Cost Deposit is to be used by the City to pay certain administrative costs and other related expenses incurred by the City.

FINANCIAL/FUNDING ISSUES AND SOURCES:
Sufficient funds in the amount of $2,500 are available under Account Code No. 001.030.3010.44830 (General Fund-Economic and Community Development-Planning-Contract Services-Comm Dev&Hsg).
Mayor and Council Members
Payment of a Peer Review Invoice
D. Michael Mason and Associates
July 18, 2023

DESCRIPTION OF ANY ATTACHMENTS:
Attachment 1: Invoice

PREPARED BY:
Christopher E. Jackson, Sr., Economic and Community Development Director

COUNCIL PRESENTER:
Christopher E. Jackson, Sr., 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
VIA E-MAIL

Christopher E. Jackson, Sr.
Director
Inglewood Economic and Community Development Department
City of Inglewood
One West Manchester Blvd., 4th Floor, Inglewood, CA 90301
Voice: (310) 412-5672
Email: cjeackson@cityofinglewood.org

For Review Appraisal Services Rendered

Review of Appraisal Report
Prairie Station – City-owned property
Inglewood, CA 90304
APN 4038-018-900 (Portion), 901 (Portion), 902, 903
Appraisal Prepared for sale of property
per Exclusive Negotiating Agreement
DMMA File No. 22027

BASIC FEE ................................................................. $1,750.00
ADDITIONAL WORK REQUESTED
CONFEREE CALL 11/15/22. 0.75-hours @ $385.............. $ 288.75
REVIEW 2ND APPRAISAL REPORT. 4.0-HOURS @ $385 ...... $1,540.00
DISCOUNT ...................................................................... -1,078.75
TOTAL AMOUNT NOW DUE AND PAYABLE .................... $2,500.00

Original report was reviewed from 11/3/2022 to 11/7/2022. Completed 2nd review from 11/15/2022 to 11/29/2022 and submitted final review report

Please make check payable to D. Michael Mason and Associates. My Tax ID Number is 95-4776404. Thank You.

1334 N. Benson Ave, Suite B
Upland, CA 91786