

The City Council of the City of Inglewood, California held a regular meeting on Tuesday, February 9, 2021, in the Council Chambers in City Hall of said City.

Mayor Butts called the City Council into Closed Session at the hour of 1:01 p.m.

The City Clerk announced the presence of a quorum as follows:

Present: Mayor Butts, Council Members Dotson, Padilla, and Faulk;
and
Absent: Council Member Morales (arrived at 1:04 p.m.)

City officials and personnel present for closed session were as follows:

Aisha L. Thompson	City Clerk
Artie Fields	City Manager
Ken Campos	City Attorney
Angela Allen	Deputy City Clerk

PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS. Mayor Butts inquired if there were any persons present who wished to address the City Council on Closed Session Item Nos. CS-1 and CS-2.

Gil Mathieu, District 4, requested a brief oral report regarding CS-1, Closed Session Workers Compensation Claim with Mariano Salcedo.

Mayor Butts recessed the City Council at the hour of 1:07 p.m. for Closed Session Item Nos. CS-1 and CS-2.

Following the Pledge of Allegiance to the flag of our Country, Mayor Butts called the City Council into joint session with the Successor Agency, and Housing Authority at the hour of 2:01 p.m.

The City Clerk/Successor Agency Secretary/Housing Authority Secretary announced the presence of a quorum as follows:

Present: Mayor/Successor Agency Chairman/Housing Authority
Chairman Butts/Council Members/Successor Agency
Members/Housing Authority Members Dotson, Padilla,
Morales, and Faulk; and
Absent: None.

City/Successor Agency/Housing Authority officials and personnel present were as follows:

Aisha Thompson	City Clerk/Secretary*
Artie Fields	City Manager/Executive Director*
Ken Campos	City Attorney/General Counsel*
Angela Allen	Deputy City Clerk

* Serves as indicated for the Successor Agency, and Housing Authority.

PUBLIC COMMENTS – AGENDA ITEMS. Mayor/Successor Agency Chairman/Housing Authority Chairman Butts inquired if there were any persons present who wished to address the City Council/Successor Agency/Housing Authority on any item on the Agendas, other than the public hearing.

Gil Mathieu, District 4, commented on Warrants and Bills.

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PAYMENT OF WARRANTS AND BILLS. It was moved by Council Member/ Successor Agency Member/ Housing Authority Member Morales, and seconded by Council Member/Successor Agency Member/Housing Authority Member Padilla that the demands presented to the City Council/Successor Agency/Housing Authority dated February 4, 2021, in the amount of \$4,979,640.30 are hereby allowed, and the City Clerk/Successor Agency Secretary/Housing Authority Secretary is hereby authorized to certify upon said registers that said demands are so approved. The motion was carried by the following roll call vote:

Ayes: Council Members/Successor Agency Members/Housing Authority Members Dotson, Padilla, Morales, Faulk, and Mayor/Successor Agency Chairman/Housing Authority Chairman Butts; and

Noes: None.

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HEARING HELD – RESOLUTION NOS. 21-52, 21-53, 21-54, 21-55, 21-56, 21-57, 21-58, 21-59, 21-60, 21-61, AND 21-62 RESCINDED; RESOLUTION NOS. 21-52 (A), 21-56 (A), 21-57(A), 21-58 (A), 21-59(A), 21-60(A), AND 21-61(A) ADOPTED - RESOLUTIONS OF NECESSITY TO ACQUIRE PROPERTY FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER (“IBEC”) PROJECT. The City Clerk announced that the next scheduled matter was a Resolutions of Necessity Hearing to consider the rescission of previously adopted Resolutions of Necessity, and the adoption of Resolutions of Necessity to acquire property in the city of Inglewood for the Inglewood Basketball and Entertainment Center (“IBEC”) Project, and that notices were given in the time, form and manner as required by law, an affidavit was on file, and communications were received.

The City Clerk, Aisha Thompson, received communications via email from Hossein Razaghpanah, who opposed the Resolutions of Necessity. She also stated that Declarations of Mailing were received from Savine Investments, LLC c/o Daniel Saporzadeh Managing Member; Church’s Chicken; Danfar PCH LLC & Afifi Family Revocable Trust; Susie Quon; Edward Y. Michino & James Masataka Michino; Vital Proteins, LLC; Dev Anan Bhalla and Roopa Bhalla; and Big G’s Auto, who also opposed the Resolutions of Necessity.

Mayor Butts ordered the communications received and filed.

Christopher Jackson, Economic and Community Development Director, presented a staff report dated February 9, 2021.

Mayor Butts inquired if there were any persons present that wished to address the City Council on the matter.

Farian Afifi, Attorney representing the owners of the properties located at 10004 S. Prairie Avenue, 10022 S. Prairie Avenue, and the vacant lot adjoining the two, spoke regarding their clients’ objection to the Resolutions of Necessity. He stated his clients do not feel the project is most compatible with the greatest public good, and they do not believe the City Council considered what is good for the public. Lastly, he expressed his clients do not think their properties are necessary for the project. He also spoke regarding Code of Civil Procedure (CCP) Section 1240.030.

Daniel Saporzadeh, managing member of Sabine Investments LLC, owns and controls the property located at 10004 S. Prairie Avenue and the adjacent lot. Mr. Saporzadeh informed the City Council that he invested his life savings into the City, and despite the many challenges the City faced, they remained hopeful that the future would be bright. Lastly, Mr. Saporzadeh shared his beliefs on why the City of Inglewood was chosen for the IBEC Project.

Council Member Morales left the dais at 2:23 p.m.

Kevin Brogan, Counsel for the family who owns 3915 W. 102nd Street, objected to the Resolutions of Necessity, stating the proposed acquisition of his client’s property is not

for public use, and it violates the Code of Civil Procedure Section 1240.010 and also stating reference to the Norm's Slauson Case. Lastly, he stated it is an inappropriate use of Code of Civil Procedure Section 1240.12a.

Council Member Morales returned to the dais at 2:24 p.m.

Dean Dennis, Counsel for Devin Rupabala and Susie Quan (property parcel numbers ending in 035 and 033), objected to the Resolutions of Necessity and is willing to challenge the right to take the property based on the fact that there is no Public use for the project. Mr. Dennis stated that he would argue in court that the hearing held on February 9, 2021, is a pretext for transferring private property to another private owner for a private development that is not permitted under California's Constitution.

Neil Brauer, representative for Sabine Investments, who owns 10004 S. Prairie Avenue, spoke to reiterate his objection to the Resolutions of Necessity. He referred to Government Code Section 7267.2, stating his belief that the offer received does not satisfy the provisions of the Government Code, and the basis for the evaluation was unclear. Mr. Brauer raised concerns regarding SoFi Stadium and other venues nearby, citing traffic in the community. He also objected to the City's offer of \$200 per square foot, and intended to contest in the event of any combination proceedings brought on this property.

Farhan Yazinian, owner of Sabine Investment LLC, wanted to know why Mr. Ballmer couldn't use the Forum to build a stadium instead of taking people's property.

Dev Bhalla, warehouse owner, spoke concerning his loyalty to the City of Inglewood, and he looked forward to starting a family business. He further stated he has been a resident of Inglewood for over 30 years and thought he would reap the benefits of being committed to the City. He reiterated his objections to the project because he felt the offers that were made were unfair to the property owners. Mr. Bhalla spoke about the square footage of the appraisals being off and wanted to make the City Council aware. Lastly, he asked to be treated fairly and requested that the City Council do what is right.

Gil Mathieu, District 4, spoke in agreement with Mr. Bhalla about eminent domain proceedings. Mr. Mathieu offered his advice saying, "this is Corporate America, and the little man doesn't count." He also spoke concerning the selling of the Forum and the City Council's involvement.

Brenda Aguilar, Outside Counsel, spoke regarding the appraisals done on the properties in question for eminent domain. She gave a brief oral report regarding the inspections of the properties in question and the property owners' refusal to allow the appraiser onto the properties. Finally, she addressed the City of Inglewood being a Charter City, and pursuant to the Inglewood Charter Article 3, Section 4, the City can use eminent domain to acquire property.

Following discussion, it was moved by Mayor Butts, and seconded by Council Member Morales that the City Council does hereby: 1) Rescind previously adopted Resolutions of Necessity ("RONs") adopted for APN Nos. 4032-001-039 (P1), 4032-001-005 (P3), 4032-001-006 (P4), 4032-001-033 (P5), 4032-001-048 (P6), 4032-008-001 (P7), and 4032-007-035 (P12); 2) Make the required findings pursuant to Code of Civil Procedures Section 1240.030, and 3) Adopt the following Resolutions of Necessity authorizing and directing the City's attorneys to prepare, commence, and file proceedings in eminent domain for the purpose of acquiring the private parcels that are needed for the development of the proposed IBEC Project: Resolution No. 21-52 (A) entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING CONDEMNATION OF REAL PROPERTY FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER("IBEC") PROJECT LOCATED AT 3838 W. 102ND STREET, INGLEWOOD, CA; APN 4032-007-035

Resolution No. 21-56 (A) entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING CONDEMNATION OF REAL PROPERTY FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER (“IBEC”) PROJECT LOCATED AT 10022 S. PRAIRIE AVENUE, INGLEWOOD, CA; APN: 4032-001-005

Resolution No. 21-57 (A) entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING CONDEMNATION OF REAL PROPERTY FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER (“IBEC”) PROJECT LOCATED AT 10004 S PRAIRIE AVE., INGLEWOOD, CA; APN:4032-001-039

Resolution No. 21-58 (A) entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING CONDEMNATION OF REAL PROPERTY FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER (“IBEC”) PROJECT LOCATED IN INGLEWOOD, CA; APN: 4032-001-006

Resolution No. 21-59 (A) entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING CONDEMNATION OF REAL PROPERTY FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER (“IBEC”) PROJECT LOCATED IN INGLEWOOD, CA; APN: 4032-001-033

Resolution No. 21-60 (A) entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING CONDEMNATION OF REAL PROPERTY FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER (“IBEC”) PROJECT LOCATED AT 3915 W. 102ND STREET, INGLEWOOD, CA; APN: 4032-001-048

and; Resolution No. 21-61 (A) entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING CONDEMNATION OF REAL PROPERTY FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER (“IBEC”) PROJECT LOCATED AT 1200 S. PRAIRIE AVENUE, INGLEWOOD, CA; APN 4032-008-001

The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

132 **CLAIMS DENIED.** Letter from the Office of the City Attorney recommending the following:

A. Reject Claim filed pursuant to Government Code Section 913:

1) Tyler Bohanna for alleged personal injury; road condition on August 25, 2020.

It was moved by Council Member Dotson, seconded by Council Member Padilla that the City Council does hereby reject claim listed as A1. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

142 **RESOLUTION NO 21-70 ADOPTED – AMENDING THE FISCAL YEAR 2020-2021 ANNUAL BUDGET TO PROVIDE FUNDING FOR SENIOR CENTER.** Staff report dated February 9, 2021, was presented recommending adoption of a resolution amending the Fiscal Year 2020-2021 Annual Budget to provide funding for maintenance of the Senior Center in the amount of \$110,000.

It was moved by Council Member Dotson, and seconded by Council Member Padilla that the City Council does hereby Adopt Resolution No. 21-70 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
INGLEWOOD, CALIFORNIA, AMENDING THE 2020-21 ANNUAL
BUDGET

The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

142 **AGREEMENT NO. 21-095 APPROVED – CHPC, INC. AND A.J. FISTES CORPORATION; PAYMENT AUTHORIZED - CHPC, INC.** Staff report dated February 9, 2021, was presented recommending approval of three-year Master Services Agreements (Master Agreement) with CHPC, Inc. and A.J. Fistes Corporation to provide facilities repainting and refinishing services, per Bid No. RFQu-0006.

It was moved by Council Member Dotson, and seconded by Council Member Padilla that the City Council does hereby: 1) Approve Agreement No. 21-095 in a combined contract amount not to exceed \$500,000; and 2) Authorize payment of invoices submitted by CHPC, Inc., for painting services provided in December 2020, in the total amount of \$15,360. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

171 **RESOLUTION NO 21-71 ADOPTED - AMENDING THE FISCAL YEAR 2020-2021 BUDGET FOR PHASE II IMPROVEMENTS AT THE DONALD BLY TENNIS COMPLEX.** Staff report dated February 9, 2021, was presented recommending adoption of a resolution amending the Fiscal Year 2020-2021 Budget in the amount of \$49, 9450 for Phase II Improvements at the Donald Bly Tennis Complex, at Edward Vincent Park.

It was moved by Council Member Dotson, and seconded by Council Member Padilla that the City Council does hereby Adopt Resolution No. 21-71 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
INGLEWOOD, CALIFORNIA, AMENDING THE 2020-2021 ANNUAL
BUDGET TO TRANSFER MONIES INTO A DESIGNATED
ACCOUNT IN ORDER TO FUND AND TRACK THE EXPENDITURE
OF FUNDS USED TO MAKE REPAIRS AT EDWARD VINCENT JR.
PARK.

The motion was carried by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

183 **AGREEMENT NO. 21-096 APPROVED - JCI JONES CHEMICALS, INC.** Staff report dated February 9, 2021, was presented recommending award of a contract and approval of an agreement with JCI Jones Chemicals, Inc., to deliver materials to the City of Inglewood Sanford T. Anderson Water Treatment Plant for the Supply and Delivery of Liquid Chlorine Project, per Bid No. RFB-0129.

It was moved by Council Member Dotson, and seconded by Council Member Padilla that the City Council does hereby award contract and approve Agreement No. 21-096 in an amount not to exceed \$96,995. The motion was carried by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

132.6 **CLOSED SESSION – ANTICIPATED LITIGATION; WORKERS’ COMPENSATION CLAIM OF MARIANO SALCEDO.** Closed session – Confidential – Attorney/Client Privileged; City Council Conference with Legal Counsel – Anticipated Litigation Pursuant to Government Code Section 54956.9(d)(2); Workers’ Compensation Claim of Mariano Salcedo: WCAB No: ADJ# 12080117.

It was moved by Council Member Morales, and seconded by Council Member Padilla that the City Council does hereby approve settlement in the amount of \$68,505. The motion was carried by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

132.6 **CLOSED SESSION – PENDING LITIGATION; JANELLE LOUISE SCOTT V. CITY OF INGLEWOOD, ET AL.** Closed Session – Confidential – City Council Conference with Legal Counsel Regarding Pending Litigation Pursuant to Government Code Section 54956.9(d)(1); Janelle Louise Scott v. City of Inglewood, et al; LASC Case No. 18STCV08236.

Status was given; Direction given to staff.

REPORTS – CITY CLERK. The City Clerk, Aisha L. Thompson, reminded residents in the 30th Senate District about the Special Primary Election held on March 2, 2021. She stated there is a mail-in ballot drop box at Edward Vincent Park. She paid homage to Kenny Washington for Black History Month, mentioning that he played for the Los Angeles Rams from 1946-1948. The City Clerk also wished Council Member Faulk a Happy Birthday and closed her comments with a quote from Cicely Tyson.

114 **APPOINTMENT TO THE ARTS COMMISSION RATIFIED – DISTRICT 4.** Upon recommendation of Council Member Faulk, Mayor Butts appointed Vickie Banks to the Arts Commission representing Councilmanic District 4 for the term ending November 2024. The appointment was carried and ratified by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

114.2 **APPOINTMENT TO THE AVIATION COMMISSION RATIFIED – DISTRICT 4.** Upon recommendation of Council Member Faulk, Mayor Butts appointed Rita L. Burnett to the Aviation Commission representing Councilmanic District 4 for the term ending November 2024. The appointment was carried and ratified by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

114.4 **APPOINTMENT TO THE CIVIL SERVICE BOARD OF REVIEW RATIFIED –DISTRICT 4.** Upon recommendation of Council Member Faulk, Mayor Butts appointed Lois Hale to the Civil Service Board of Review representing Councilmanic

District 4 for the term ending June 2022. The appointment was carried and ratified by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

114.19 **APPOINTMENT TO THE CONSTRUCTION APPEALS BOARD RATIFIED – DISTRICT 4.** Upon recommendation of Council Member Faulk, Mayor Butts appointed WG Howard, Jr. to the Construction Appeals Board representing Councilmanic District 4 for the term ending November 2024. The appointment was carried and ratified by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

114 **APPOINTMENT TO THE HOUSING ADVISORY BOARD RATIFIED – DISTRICT 4.** Upon recommendation of Council Member Faulk, Mayor Butts appointed Cheryl McClellan to the Housing Advisory Board representing Councilmanic District 4 for the term ending November 2024. The appointment was carried and ratified by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

114 **APPOINTMENT TO THE HUMAN AFFAIRS COMMISSION RATIFIED – DISTRICT 4.** Upon recommendation of Council Member Faulk, Mayor Butts appointed Dorothy Cole to the Human Affairs Commission representing Councilmanic District 4 for the term ending November 2024. The appointment was carried and ratified by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

114.8 **APPOINTMENT TO THE LIBRARY BOARD RATIFIED – DISTRICT 4.** Upon recommendation of Council Member Faulk, Mayor Butts appointed Jacqueline Cochran to the Library Board representing Councilmanic District 4 for the term ending November 2024. The appointment was carried and ratified by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

114.26 **APPOINTMENT TO THE MLK COMMITTEE – DISTRICT 4.** Upon recommendation of Council Member Faulk, Mayor Butts appointed Henry Brown to the MLK Committee representing Councilmanic District 4. The appointment was carried by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

114.10 **APPOINTMENT TO THE PARKING AND TRAFFIC COMMISSION RATIFIED – DISTRICT 4.** Upon recommendation of Council Member Faulk, Mayor Butts appointed Barbara Brooks to the Parking and Traffic Commission representing Councilmanic District 4 for the term ending November 2024. The appointment was carried and ratified by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

114.18 **APPOINTMENT TO THE PLANNING AND ZONING BOARD RATIFIED – DISTRICT 4.** Upon recommendation of Council Member Faulk, Mayor Butts appointed Cheryl Shaw Williams to the Planning and Zoning Board representing Councilmanic District 4 for the term ending November 2024. The appointment was carried and ratified by the following roll call vote:
Ayes: Council Members Dotson, Padilla, Morales, Faulk, and Mayor Butts; and
Noes: None.

PUBLIC REMARKS. Mayor Butts inquired if there were any persons present who wished to address the City Council on any matter connected with City business not elsewhere considered on the Agenda.

Dev Bhalla, commented on Agenda Item No. HE-1, Resolutions of Necessity for the Inglewood Basketball and Entertainment Center (IBEC) Project.

Caller (Name Unknown) commented on Agenda Item No. HE-1, Resolutions of Necessity for the Inglewood Basketball and Entertainment Center (IBEC) Project.

Council Member Dotson left the dais at 3:08 p.m.

Gil Mathieu, District 4, requested a list of mutual benefits to the city with all of the new developments and questioned the mutual benefits to the residents. He spoke on the receivership of the school system.

Council Member Dotson returned to the dais at 3:11 pm.

City Clerk, Aisha Thompson, reported the emails that were received from Marla Koosed; Melissa Manousos; Jay Ross; Joel Becker; Kathy Kingett; Archie Damico; Helen Landon; Amy Uloa; Alicia Posadas; Catherine Allen; Denise Montlongo; Peter Holman; and Anne Cheek LaRose regarding the proposed Inglewood Transit Connector Project. She also reported an email from Jonathan Hawes, regarding an issue with the El Monte City Clerk.

There being no further business to be presented, Mayor Butts declared the meeting adjourned in memory of Jerry Warren, an iconic gospel musician, Renee Hendricks, Mrs. McCoby, Frank Calloway, Randolph Clark, uncle of the leading security Randall Clark III, Mary Wilson, and Cicely Tyson at the hour of 3:27 p.m.

Approved this 20th day of July, 2021

Aisha L. Thompson, City Clerk

James Butts, Jr., Mayor