

The City Council of the City of Inglewood, California held a special meeting on Wednesday, March 4, 2020, in the Council Chambers in City Hall of said City.

Following the Pledge of Allegiance to the flag of our Country, Mayor Butts called the City Council into joint session with the Housing Authority at the hour of 2:15 p.m.

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

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

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

Yvonne Horton	City Clerk/Secretary*
Artie Fields	City Manager/Executive Director*
Ken Campos	City Attorney/General Counsel*
David Esparza	Asst. City Manager/CFO
Aisha Thompson	Deputy City Clerk

* Serves as indicated for the Housing Authority

131.8

JOINT PUBLIC HEARING HELD – RESOLUTION NO. 20-44 AND RESOLUTION NO. H20-01 ADOPTED – APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) WITH BEACH AVENUE HOUSING, L.P. The City Clerk/Housing Authority Secretary announced that the next scheduled matter was a joint public hearing to consider the adoption of resolutions approving the Disposition and Development Agreement (“DDA”) among the City of Inglewood (“City”), Inglewood Housing Authority, as housing successor to the former Inglewood Redevelopment Agency (“Authority”), and Beach Avenue Housing, L.P., a California limited partnership (“Developer”) for assemblage, financing, and development of a four-story, 42-unit affordable housing rental apartment development (the “Project”) at 716 through 730 West Beach Avenue, Inglewood, CA 90303 (“Property”), that notice had been given in the time, form, and manner as required by law, and that no communications were received.

Artie Fields, City Manager/Executive Director presented the Staff Report dated March 4, 2020.

Roberto Chavez, Housing Manager, gave a brief oral report.

Mayor/Housing Authority Chairman Butts inquired if there were any persons present that wished to address the City Council/Housing Authority on this matter.

There was no response.

Following discussion, it was moved by Council Member Morales, and seconded by Council Member Franklin that the City Council does hereby: 1) Adopt Resolution No. 20-44 entitled:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT AMONG THE CITY OF INGLEWOOD, INGLEWOOD HOUSING AUTHORITY, AND BEACH AVENUE HOUSING, LP

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2) Authorize the Mayor to execute and implement the DDA, and all related attachments, on behalf of the City; 3) Authorize the Mayor to execute the agreement to provide a housing assistance payment contract (“AHAP”) on behalf of the City, if, as, and when appropriate; 4) Authorize the Mayor to execute the housing assistance payment contract (“HAP”) on behalf of the City, if, as, and when appropriate; 5) Authorize the Mayor to execute the density bonus covenant (“Density Bonus Covenant”) on behalf of the City, if, as, and when appropriate; 6) Approve and accept the notice of exemption for a categorical exemption under the California Environmental Quality Act (CEQA) filed by the City for the Project (“NOE”); and 7) Approve and accept the summary report under Health & Safety Code Section 33433 concerning the Project (“Summary Report”). The motion was carried by the following roll call vote:

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

It was moved by Housing Authority Member Morales, and seconded by Housing Authority Member Franklin that the Housing Authority does hereby: 1) Adopt Resolution No. H20-01 entitled:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
INGLEWOOD HOUSING AUTHORITY APPROVING THE
DISPOSITION AND DEVELOPMENT AGREEMENT AMONG THE
CITY OF INGLEWOOD, INGLEWOOD HOUSING AUTHORITY,
AND BEACH AVENUE HOUSING, LP

2) Authorize the Chairman to execute and implement the DDA, and all related attachments, on behalf of the Authority; 3) Authorize the Chairman to execute the Property Acquisition Agreement, Attachment No. 14 to the DDA (“Purchase Agreement”) to implement the assemblage component of the DDA to combine the former Inglewood Redevelopment Agency housing asset parcel 716 through 720 West Beach Avenue, Inglewood, CA 90303 (“Housing Asset Parcel”) with the 722 through 730 West Beach Avenue, Inglewood, CA 90303 (the “Participating Parcels”) which make up the 36,820 square foot land area at the Property; 4) Authorize the Chairman to execute the AHAP on behalf of the Authority, if, as, and when appropriate; 5) Authorize the Chairman to execute the HAP on behalf of the Authority, if, as, and when appropriate; 6) Authorize the Chairman to execute the Density Bonus Covenant on behalf of the Authority, if, as, and when appropriate; 7) Approve and accept the NOE; and 8) Approve and accept the Summary Report. The motion was carried by the following roll call vote:

Ayes: Housing Authority Members Dotson, Padilla, Morales, Franklin, and Housing Authority Chairman Butts; and
Noes: None.

There being no further business to be presented, Mayor/Housing Authority Chairman Butts declared the meeting adjourned at the hour of 2:21 p.m.

Approved this 17th day of March, 2020

Yvonne Horton, City Clerk

James Butts, Jr., Mayor