

The Inglewood Redevelopment Agency of the City of Inglewood, California held a special meeting on Tuesday, June 27, 2006 in the Council Chambers in City Hall of said City.

Chairman Dorn called the meeting to order at the hour of 6:21 p.m. The Secretary announced the presence of a quorum as follows:

Present: Chairman Dorn, Members Price, Dunlap, Morales and Franklin;
Absent: None.

131 **ASSIGNMENT OF THE LEASE TO GARFIELD BEACH CVS, L.L.C. (GARFIELD BEACH) A SUBSIDIARY OF CVS DRUG STORES. – TO BE CONTINUED.** Staff report dated June 27, 2006 was presented recommending the Inglewood Redevelopment Agency approve the assignment of the Lease for the 40,800 square foot parking lot, located near the corner of Market and Regent Streets to Garfield Beach CVS, L.L.C. (Garfield Beach), a subsidiary of CVS Drug Stores.

Member Franklin commented that he would like the item brought back in closed session to explore the legal possibilities the Agency has.

Anita Willis, Agency Counsel, commented that it is not an agency item. She commented that the Lease Agreement is included in the Agenda packet and it is a matter of whether or not the Agency agrees to the assignment. She further commented that Sav-On Drugs would be in breach of contract if they tried to move forward without Agency approval. She stated that the Lease Agreement does not allow Sav-On to purchase the property at a set price should the Agency disagree with the assignment. She further stated that if the Agency terminates the lease because Sav-On Drugs decided to move ahead with the assignment without Agency approval, the contract states not only can they purchase the property at a set price, but they shall purchase the property at that price.

Member Morales inquired that because the conditions give the Agency minimal options, are they allowed to seek Agency advice for any other alternatives.

Ms. Willis commented that she would look into the possibilities if the Agency decides to pull the item.

Member Dunlap commented that she would like to possibly hire outside counsel, with expertise in real estate matters, review the contract to see what options the Redevelopment Agency might have. She further commented on the lease being entered into in 1975. She commented that the Agency needs to be fully knowledgeable with the details of the lease. She stated that after they are completely apprised of the terms and options they have, an informed decision can be made in open session.

Chairman Dorn commented that he agrees an attorney should review the item and that is why the City has a City Attorney. He stated that it is a contract problem, not real estate. He commented that the Agency could plead incompetence when the agreement was entered into because they were not there and advised the City attorney to check into that issue being discussed.

It was the general consensus of the Agency Members that the item be pulled and brought back at the meeting of July 11, 2006.

There being no further business to be presented, Chairman Dorn declared the meeting adjourned at the hour of 6:26 p.m.

June 27, 2006

Secretary

Approved this _____ day of _____, 2006

Chairman