

Inglewood, California  
January 25, 2011

The Inglewood Redevelopment Agency of the City of Inglewood, California held a special meeting on Tuesday, January 25, 2011 in the Council Chambers in City Hall of said City.

Chairman Tabor called the meeting into joint session with the City Council at the hour of 3:06 p.m. The Acting Secretary/Clerk announced the presence of a quorum as follows:

Present: Member/Mayor Tabor, Member/Council Members Dunlap, Morales and Franklin;  
Absent: None.

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**PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY.**  
Member/Mayor Tabor inquired if there were any persons present who wish to address the Redevelopment Agency/City Council on any closed session items.

There was no response.

Chairman/Mayor Tabor recessed the City Council/Redevelopment Agency at the hour of 3:02 p.m. for closed session item CS-1- CS-5, CS-6 & CSR-1, and CSR-2 – CSR-6.

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Chairman Tabor called the City Council into joint session with the Redevelopment Agency at the hour of 12:17 a.m.

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**RESOLUTION NO. R-11-01 ADOPTED – APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A COOPERATIVE AGREEMENT BETWEEN THE CITY OF INGLEWOOD AND THE INGLEWOOD REDEVELOPMENT AGENCY WITH THE PURPOSE OF PROVIDING THE AGENCY PAYMENT OF CERTAIN COSTS ASSOCIATED WITH CAPITAL IMPROVEMENTS.** Staff report dated January 25, 2011 was presented recommending that the City Council adopt a Resolution approving and authorizing the Mayor to execute a Cooperation Agreement between the City of Inglewood and the Inglewood Redevelopment Agency, and making certain findings and determinations related there to, with the purpose of providing for the Agency payment of certain costs associated with certain Agency funded capital improvements and affordable housing projects and programs.

It was moved by Chairman/Mayor Tabor and seconded by Member/Council Member Dunlap that Resolution No. R11-01 entitled:

RESOLUTION OF THE INGLEWOOD REDEVELOPMENT AGENCY  
APPROVING A COOPERATION AGREEMENT AND MAKING CERTAIN  
DETERMINATIONS AND FINDINGS RELATED THERETO

be adopted. The motion was carried by the following roll call vote:

Ayes: Members/Council Members Dunlap, Morales, Franklin and Chairman/Mayor Tabor;  
Noes: None.

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Mayor Tabor recessed the Redevelopment Agency at 12:25 a.m.

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Chairman Tabor called the Redevelopment Agency into joint session with the City Council at the hour of 12:28 a.m.

- 132.6 **CLOSED SESSION – REAL PROPERTY NEGOTIATIONS; DISPOSITION AND REDEVELOPMENT OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CENTURY BOULEVARD AND SOUTH PRAIRIE AVENUE INCLUSIVE OF 4000 TO 4046 WEST CENTURY BOULEVARD, 10117 SOUTH PRAIRIE AVENUE AND A PORTION OF 101<sup>ST</sup> STREET.** Closed session - Confidential - Real Property Negotiator's Meeting; Real Property Negotiations, Government Code Section 54956.8; Real Property Negotiations to consider Acquisitions and Redevelopment of School District property located adjacent to Center Park and School District water well property [Locations: Corner lot at 107th Street and Yukon Avenue (site of pilot water well); Undeveloped land at Morningside High School; Strip of land at Center Park; IUSD Service Yard in North Inglewood; Coleman Stadium and Adjacent Field; Crozier Intermediate School Auditorium] Parties: City of Inglewood, Inglewood Redevelopment Agency and Inglewood Unified School District: Negotiator for City and Agency: Mark F. Weinberg, City Administrator/Executive Director.

Discussion held; no final action taken.

- 132.6 **CLOSED SESSION – MATTER OF ESTATE OF ELIZABETH STEEL.** Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(c); Matter of Estate of Elizabeth Steele

Discussion held; No final action taken.

- 132.6 **CLOSED SESSION – ACQUISITION AND REDEVELOPMENT OF PROPERTY LCCATED AT 1430 NORTH LABREA.** Closed session - Confidential - Real Property Negotiator's Meeting; Real Property Negotiations, Government Code Section 54956.8; Real Property Negotiations to consider Acquisition and Redevelopment of Property located at 1430 La Brea , Parties: Inglewood Redevelopment Agency and Adly Mallack; Negotiator for the Agency: Mark F. Weinberg, Executive Director.

Discussion held; No final action taken.

- 132.6 **CLOSED SESSION – WAL-MART STORES.** Closed session - Confidential - Real Property Negotiator's Meeting; Real Property Negotiations, Government Code Section 54956.8; Real Property Negotiations to consider Acquisition and Redevelopment of Property located at 600 South Prairie, Assessor Parcel Numbers 4025-011-025; 4025-011-026; and 4025-011-027. Parties: Inglewood Redevelopment Agency and WAL-MART STORES INC; Negotiator for the Agency: Mark F. Weinberg, Executive Director, Mr. Michael T. Duke, President and Chief Executor Officer.

Discussion held; No final action taken.

- 132.6 **CLOSED SESSION – PROPERTY LOCATED AT 924 OSAGE AVENUE.** Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(c); Osage Senior Villas compliance with the Disposition and Development Agreement dated March 14, 2000 and amended March 30, 2004 for the property located at 924 South Osage Avenue.

Discussion held; Direction given to staff; No final action taken.

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132.6 **CLOSED SESSION – COOPERATION AGREEMENT BETWEEN CITY AND REDEVELOPMENT LAW.** Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(c); Closed session regarding cooperation agreement between City and Redevelopment Agency pursuant to California Redevelopment Law, Section 33220.

Directions given; No final action taken.

Mayor Tabor recessed the Redevelopment Agency at 12:28 a.m.

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Chairman Tabor reconvened the Redevelopment Agency at the hour of 12:43 a.m.

131 **RESOLUTION NO. R-11-06 ADOPTED - CONFORMANCE AND EXEMPTION REGARDING THE PROPERTY CONFORMING T THE INGLEWOOD MERGED REDEVELOPMENT PLAN AS AMENDED, OWNED BY LARRY CREAMER.** It was moved by Member Dunlap and seconded by Member Franklin that Resolution No. R-11-06 entitled:

A RESOLUTION OF THE BOARD OF INGLEWOOD REDEVELOPMENT AGENCY (“AGENCY”) PURSUANT TO HEALTH & SAFETY CODE SECTIONS 33380 AND 33399(G) WAIVING THE AGENCY’S POWER TO USE EMINENT DOMAIN PROCEEDINGS REGARDING THE PROPERTY CONFORMING TO THE INGLEWOOD MERGED REDEVELOPMENT PLAN, AS AMENDED, OWNER BY LARRY CREAMER, TRUSTEE OF THE CREAMER FAMILY TRUST (“OWNER”) AND LOCATED AT 1413 N. LABREA AVENUE, INGLEWOOD CALIFORNIA

be adopted. The motion was carried by the following roll call vote:

Ayes: Members Dunlap, Morales, Franklin and Chairman Tabor;

Noes: None.

131 **RESOLUTION NO. R-11-07 ADOPTED - CONFORMANCE AND EXEMPTION REGARDING THE PROPERTY CONFORMING T THE INGLEWOOD MERGED REDEVELOPMENT PLAN AS AMENDED, OWNED BY ANAHEIM PET CARE.** It was moved by Member Dunlap and seconded by Member Franklin that Resolution No. R-11-07 entitled:

A RESOLUTION OF THE BOARD OF INGLEWOOD REDEVELOPMENT AGENCY (“AGENCY”) PURSUANT TO HEALTH & SAFETY CODE SECTIONS 33380 AND 33399(G) WAIVING THE AGENCY’S POWER TO USE EMINENT DOMAIN PROCEEDINGS REGARDING THE PROPERTY CONFORMING TO THE INGLEWOOD MERGED REDEVELOPMENT PLAN AND BELONGING TO ANAHEIM PET CARE & ANIMAL HOSPITAL, INC., D/B/A AIRPORT CITIES ANIMAL HOSPITAL (“OWNER”) AND LOCATED AT 1120 WEST MANCHESTER BOULEVARD, INGLEWOOD, CALIFORNIA WHEREAS

be adopted. The motion was carried by the following roll call vote:

Ayes: Members Dunlap, Morales, Franklin and Chairman Tabor;

Noes: None.

131 **RESOLUTION NO. R-11-08 ADOPTED. CONFORMANCE AND EXEMPTION REGARDING THE PROPERTY CONFORMING T THE INGLEWOOD MERGED REDEVELOPMENT PLAN AS AMENDED, OWNED BY JANET**

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**WHEELER.** It was moved by Member Dunlap and seconded by Member Franklin that Resolution No. R-11-08 entitled:

A RESOLUTION OF THE BOARD OF INGLEWOOD REDEVELOPMENT AGENCY (“AGENCY”) PURSUANT TO HEALTH & SAFETY CODE SECTIONS 33380 AND 33399(G) WAIVING THE AGENCY’S POWER TO USE EMINENT DOMAIN PROCEEDINGS REGARDING THE PROPERTY CONFORMING TO THE INGLEWOOD MERGED REDEVELOPMENT PLAN AS AMENDED, AND BELONGING TO JANET WHEELER AS TRUSTEE OF THE JANET WHEELER TRUST (“OWNER”) AND LOCATED AT 1115 TO 1121 WEST HILLCREST BOULEVARD, INGLEWOOD, CALIFORNIA

be adopted. The motion was carried by the following roll call vote:

Ayes: Members Dunlap, Morales, Franklin and Chairman Tabor;

Noes: None..

131 **RESOLUTION NO. R-11-09 ADOPTED. CONFORMANCE AND EXEMPTION REGARDING THE PROPERTY CONFORMING T THE INGLEWOOD MERGED REDEVELOPMENT PLAN AS AMENDED, OWNED BY STEVEN AND HELEN LUNDBLAD.** It was moved by Member Dunlap and seconded by Member Franklin that Resolution No. R-11-09 entitled:

A RESOLUTION OF THE BOARD OF INGLEWOOD REDEVELOPMENT AGENCY (“AGENCY”) PURSUANT TO HEALTH & SAFETY CODE SECTIONS 33380 AND 33399(G) WAIVING THE AGENCY’S POWER TO USE EMINENT DOMAIN PROCEEDINGS REGARDING THE PROPERTY CONFORMING TO THE INGLEWOOD MERGED REDEVELOPMENT PLAN AND BELONGING TO STEVEN M. LUNDBLAD AND HELEN LUNDBLAD, TRUSTEES OF THE STEVEN M. & HELEN LUNDBLAD TRUST (“OWNER”) AND LOCATED AT 1125 WEST HILLCREST BOULEVARD, INGLEWOOD

be adopted. The motion was carried by the following roll call vote:

Ayes: Members Dunlap, Morales, Franklin and Chairman Tabor;

Noes: None.

131 **RESOLUTION NO. R-11-10 ADOPTED. CONFORMANCE AND EXEMPTION REGARDING THE PROPERTY CONFORMING T THE INGLEWOOD MERGED REDEVELOPMENT PLAN AS AMENDED, OWNED BY LARRY CREAMER.** It was moved by Member Dunlap and seconded by Member Franklin that Resolution No. R-11-10 entitled:

A RESOLUTION OF THE BOARD OF INGLEWOOD REDEVELOPMENT AGENCY (“AGENCY”) PURSUANT TO HEALTH & SAFETY CODE SECTIONS 33380 AND 33399(G) WAIVING THE AGENCY’S POWER TO USE EMINENT DOMAIN PROCEEDINGS REGARDING THE PROPERTY CONFORMING TO THE INGLEWOOD MERGED REDEVELOPMENT PLAN AND BELONGING TO HENRY H. DEARING, CO-TRUSTEE OF THE MILLER FAMILY QTIP TRUST DATED MARCH 11, 2003 (COLLECTIVELY, “OWNER”) AND LOCATED AT 1149 EAST HYDE PARK BOULEVARD, INGLEWOOD, CALIFORNIA

be adopted. The motion was carried by the following roll call vote:

Ayes: Members Dunlap, Morales, Franklin and Chairman Tabor;

Noes: None.

**RESOLUTION NO. R-11-10 ADOPTED. CONFORMANCE AND EXEMPTION REGARDING THE PROPERTY CONFORMING T THE INGLEWOOD MERGED REDEVELOPMENT PLAN AS AMENDED, OWNED BY LARRY CREAMER.** It was

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moved by Member Dunlap and seconded by Member Franklin that Resolution No. R-11-10 entitled:

A RESOLUTION OF THE BOARD OF INGLEWOOD REDEVELOPMENT AGENCY ("AGENCY") PURSUANT TO HEALTH & SAFETY CODE SECTIONS 33380 AND 33399(G) WAIVING THE AGENCY'S POWER TO USE EMINENT DOMAIN PROCEEDINGS REGARDING THE PROPERTY CONFORMING TO THE INGLEWOOD MERGED REDEVELOPMENT PLAN AND BELONGING TO TIMOTHY J. OHNSTAD AND CATHERINE A. OHNSTAD ("OWNER") AND LOCATED AT 1107 WEST HILLCREST BOULEVARD, INGLEWOOD, CALIFORNIA

be adopted. The motion was carried by the following roll call vote:

Ayes: Members Dunlap, Morales, Franklin and Chairman Tabor;

Noes: None.

219 **MONTHLY TREASURER'S REPORT.** Staff report dated January 25, 2011 was presented submitting the Redevelopment Agency's Report for the month ending October 31, 2010.

Chairman Tabor ordered the report received and filed.

There being no further business to be presented, Chairman Tabor declared the meeting adjourned at the hour of 12:45 a.m.

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Yvonne Horton, Secretary

Approved this 3<sup>rd</sup> day of May, 2011

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Chairman