



INGLEWOOD, CALIFORNIA
Web Site -- www.cityofinglewood.org



**NOTICE AND CALL OF SPECIAL MEETING OF INGLEWOOD CITY COUNCIL AND
REDEVELOPMENT AGENCY
(Government Code Section 54956)**

**TO THE MEMBERS OF THE CITY COUNCIL AND REDEVELOPMENT AGENCY OF THE
CITY OF INGLEWOOD**

NOTICE IS HEREBY ORDERED by the Mayor/Chairman that a special meeting of the Council/Agency of the City of Inglewood will be held on Tuesday, March 15, 2011, commencing at 3:00 P.M. in the Council Chambers, One Manchester Boulevard, Inglewood, California (Government Code Section 54956).

MAYOR

James T. Butts, Jr.

COUNCIL MEMBERS

Vacant, District No. 1

Judy Dunlap, District No. 2

Eloy Morales, Jr., District No. 3

Ralph L. Franklin, District No. 4

CITY CLERK

Yvonne Horton

CITY TREASURER

Wanda M. Brown

CITY MANAGER

Mark F. Weinberg

CITY ATTORNEY

Cal Saunders

Said special meeting shall include the following:

AGENDA

CITY COUNCIL/REDEVELOPMENT AGENCY

CLOSED SESSION ITEMS ONLY -- 3:00 P.M.

Roll Call

PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY

Persons wishing to address the City Council/Redevelopment Agency on closed session items may do so at this time.

- CS-1. Closed session - Confidential - Attorney/Client Privileged; Conference with Labor Negotiators, Government Code Section 54957.6; Employee Organization: Inglewood Police Civilian Management Association (IPCMA); Negotiator for the City: Mark F. Weinberg, City Manager.

- CS-2. Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(b)(1); Labor and Employment Issues.
- CS-3. Closed session – Confidential – Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); Porter v. City of Inglewood, Case No. BC 443 168.
- CS-4. Closed session – Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); City of Inglewood vs. Inglewood Neighborhood Housing Services, Case No. YC 061 161.
- CS-5. Closed session – Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); Equal Employment Opportunity Commission Complaint of Cain v. City of Inglewood et al.
- CS-6. Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(b)(1); Claim of ICTV for services rendered not covered under contract.
- CS-7. Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(b)(1); Claim of Nextel Boost regarding alleged overpayment of Utility User Taxes.
- CS-8. Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(b)(1); Bid Protest of United Paving Company pertaining to the Street Improvement Project (Bid No. CB-10-24).
- CS-9. Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(c); Claim of Inglewood regarding Fiber Optic Cable and denial of our claim.
- CS-10. Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(c); Claim of Inglewood regarding waste hauling fees and denial of our claim.
- CS-11. Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(c); LA Regional Water Quality Control Board Proposed Amendments to the West Basin Plan.

- CS-12 & CSR-1. 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 Manager/Executive Director.
- CSR-2. 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.
- CSR-3. Closed session - Confidential - Attorney/Client Privileged; Potential Litigation, Government Code Section 54956.9(c); Estate of Elizabeth Steele regarding the sale of property located at 708 West Beach Avenue.
- CSR-4. 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.

OPENING CEREMONIES – 7:00 P.M.

Call to Order

Pledge of Allegiance

Invocation

Roll Call

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Persons wishing to address the City Council on any item on today's agendas other than closed session and the public hearings may do so at this time.

PAYMENTS OF WARRANTS AND BILLS

1. [Payment of bills.](#)

HEARING

- HE-1. Hearing to consider an appeal of the Permits and Licenses Committee’s denial of a tobacco retailer’s license renewal for Sennai Ghezae d.b.a. Preena Lucky 777 Market located at 1235 North Centinela Avenue.

Recommendation:

- 1) Receive input from appellant;
- 2) Uphold the Permits and Licenses Committee’s decision; or
- 3) Overturn the Permits and Licenses Committee’s decision.

PUBLIC HEARINGS

- PH-1. Continued public hearing to consider adopting a Tax Equity and Fiscal Responsibility Act (TEFRA) resolution and approve the issuance of tax-exempt revenue bonds by the California Statewide Communities Development Authority (CSCDA) to finance the purchase and rehabilitation by the Vista Group, LLC, of Market Park Apartments, family affordable housing development, located at 601 North Market Street (In-Town Project Area). *

Recommendation:

- 1) Receive public input;
- 2) Adopt resolution; and
- 3) Approve issuance of Tax Exempt Bond Financing.

- PH-2. Continued public hearing to discuss and consider the expenditure of \$146,532 in State Citizens Option for Public Safety (COPS Option) Block Grant Funds. *

Recommendation:

- 1) Continue public hearing to March 29, 2011 at 7:00 p.m.

CONSENT CALENDAR

These items will be acted upon as a whole unless called upon by a Council member.

- 2. Approval of the minutes of the meetings held October 26, 2010, October 28, 2010, November 9, 2010, and November 16, 2010.

Recommendation:

- 1) Approve.

- 3. Staff report recommending approval of the annual purchase order of law books and internet access. * (General Fund)

Recommendation:

- 1) Approve purchase from West Group in an amount not to exceed \$25,000.

- 4. Staff report recommending approval of the annual purchase of the Library’s periodical subscription. * (General Fund)

Recommendation:

- 1) Approve purchase from EBSCO Subscription Services in the amount of \$25,336.51.

5. Staff report recommending award of a three-year contract to provide support of the City's Water Infrastructure Restoration Program (WIRP). * (Water Fund)
Recommendation:
 - 1) Award contract to Bucknam and Associates, Inc., in the amount of \$17,500 per year.
6. Staff report recommending approval of Amendment No. 2 to Agreement No. 09-06 with RMR Properties to lease the property located at 943 North La Brea Avenue as an ICOPP Center, on a month-to-month basis. * (General Fund)
Recommendation:
 - 1) Approve amendment at a rate of \$1.00 per month.
7. Staff report recommending approval of a two-year agreement with Advanced Electronics to provide 24-hour emergency repairs, and regular preventive maintenance for equipment in the Police Communications Center. (General Fund)
Recommendation:
 - 1) Approve in the amount of \$1,416.24 per month.
8. Staff report recommending adoption of a resolution authorizing a reward offer for information leading to the apprehension of the individual(s) responsible for the death of Drexler Boyce. * (Asset Forfeiture Funds)
Recommendation:
 - 1) Adopt resolution authorizing a reward of up to \$25,000.

REPORTS - CITY MANAGER

- CA-1. Staff report recommending approval of an amendment to Agreement No. 11-003 with MGT of America, Inc., to include a Comprehensive User Fee Study.
Recommendation:
 - 1) Approve in the amount of \$36,000.
- CA-2 & R-6. Staff report recommending approval of the request from Chandler Partners for \$18,370,000 in HOME and Set-Aside funds for gap financing assistance in the form of a residual receipts loan to be repaid over a 55-year term with three percent (3%) simple interest to support the development of 145-units of affordable workforce housing located at 527 West Regent Street.
Recommendation:
 - 1) Approve request; and
 - 2) Direct staff to prepare an Owner Participation Agreement (OPA) and take actions to implement the approved financial package.
- CA-3. Verbal reports – City Manager.

REPORTS – CITY ATTORNEY

- A-1. Report on closed session items.

A-2. Verbal reports – City Attorney.

REPORTS – CITY CLERK

CC-1. Verbal reports – City Clerk.

REPORTS – CITY TREASURER

CT-1. Verbal reports – City Treasurer.

PUBLIC COMMENTS REGARDING OTHER MATTERS

Persons wishing to address the City Council on any matter connected with City business not elsewhere considered on the agenda may do so at this time. Persons with complaints regarding City management or departmental operations are requested to submit those complaints first to the City Manager for resolution.

CITY MANAGER, CITY ATTORNEY, CITY CLERK AND CITY TREASURER REMARKS

COUNCIL REMARKS

MAYOR REMARKS

ADJOURNMENT CITY COUNCIL

In the event that today’s meeting of the City Council is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled City Council meeting.

**AGENDA
INGLEWOOD REDEVELOPMENT AGENCY**

Call to Order

Roll Call

R-5. [Approval of the minutes of the meetings held August 24, 2010, October 26, 2010, October 28, 2010, November 9, 2010, and November 16, 2010.](#)

Recommendation:

1) Approve.

- R-6 & CA-2. [Staff report recommending approval of the request from Chandler Partners for \\$18,370,000 in HOME and Set-Aside funds for gap financing assistance in the form of a residual receipts loan to be repaid over a 55-year term with three percent \(3%\) simple interest to support the development of 145-units of affordable workforce housing located at 527 West Regent Street.](#) *

Recommendation:

- 3) Approve request; and
- 4) Direct staff to prepare an Owner Participation Agreement (OPA) and take actions to implement the approved financial package.

ADJOURNMENT REDEVELOPMENT AGENCY

In the event that today's meeting of the Redevelopment Agency is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled Redevelopment Agency meeting.

**AGENDA
INGLEWOOD HOUSING AUTHORITY**

Call to Order

Roll Call

- H-1. [Approval of the minutes of the meeting held August 24, 2010.](#) *

Recommendation:

- 1) Approve.

ADJOURNMENT INGLEWOOD HOUSING AUTHORITY

In the event that today's meeting of the Inglewood Housing Authority is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled Inglewood Housing Authority meeting.

**AGENDA
INGLEWOOD PUBLIC FINANCING AUTHORITY**

Call to Order

Roll Call

- F-1. [Approval of the minutes of the meeting held August 24, 2010.](#) *
Recommendation:
1) Approve.

ADJOURNMENT INGLEWOOD PUBLIC FINANCING AUTHORITY

In the event that today's meeting of the Inglewood Public Financing Authority is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled Inglewood Public Financing Authority meeting.

*** Copies to Council, Agency, and Authorities**