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CITY OF INGLEWOOD, CALIFORNIA

MEETING OF THE
CITY COUNCIL/INGLEWOOD SUCCESSOR AGENCY/INGLEWOOD HOUSING
AUTHORITY/JOINT POWERS AUTHORITY

September 10, 2019

1:00 p.m.

** VIDEO TRANSCRIPTION **

(relevant portions)

1 PROJECT PRESENTATION

2 MAYOR JAMES T. BUTTS: Okay. We'll
3 call the meeting back to order. Is there any
4 further public comment? But you have to stick to
5 what's on the agenda, or we'll recess the
6 meeting. Okay, with that we have a presentation
7 by our city manager, Artie Fields.

8 ARTIE FIELDS: Good afternoon, Mayor,
9 City Council. The public is well aware the
10 Clippers Organization plans to make Englewood
11 their home in 2024. As you will recall, the
12 mayor and council approved and ratified a three-
13 year NA with Murphy's Bowl on July 21st, 2017 to
14 begin the process for the new Inglewood
15 Basketball and entertainment Center development,
16 known as IBEC.

17 While the Clipper organization revealed
18 the renderings for the state of the art arena to
19 the public on July 25th of this year, it was
20 determined that the residents of Inglewood should
21 have their own special presentation of the area
22 renderings and discuss the possibly community
23 benefits that could become a part of the
24 development agreement. So for those of you who
25 have not seen the arena renderings, be prepared

1 to be wowed by the -- what you're about to see.

2 Here, as you can see is the project
3 location. It's located, generally speaking, on
4 Century Boulevard at Prairie, just south of the,
5 at this -- as far as this picture is concerned,
6 you can see that the development of the NFL
7 stadium was in its primary stages.

8 Here you'll see the IBEC site project.
9 First let me -- hold on a second. The project
10 site map shows the four areas where the
11 development will occur, along the south side of
12 Century Boulevard from Prairie to Yukon. If I
13 could ask Chris Jackson to step to the screen for
14 me for a section, for a minute there. I just
15 wanted to -- you can go to that one back there.
16 And we can -- because you can't see it too well,
17 I just wanted him to help me point out some of
18 the project components. To the far left there is
19 kind of an L-shaped area, which is a west parking
20 garage.

21 MAN: (indiscernible)

22 ARTIE FIELDS: And then Chris, if you
23 can point out the bridge that leads from the
24 parking garage to the retail plaza, the retail
25 plaza, and then the area where the practice, and

1 athletic, and training facility, and team offices
2 will be, right to the left there, Chris, on the
3 end there. The larger gray area there is where
4 the actual arena will be.

5 And then to your far right there,
6 Chris, you can point out the Roadway Inn is
7 incorporated into the project, to replace the old
8 hotel that was near Prairie. And there's also
9 another parking space just below the arena, if
10 you can point that out too, as well. Thank you,
11 Chris. That's it. So this is a south-facing
12 rendering. As you can see, it's very
13 contemporary in design and complements the
14 entertainment and sports venues that are to the
15 north of the stadium.

16 This is a south-facing picture as well
17 from Century Boulevard. I don't have any
18 interior pictures of the arena, but I'm told that
19 it has a very indoor-outdoor feel, and it takes
20 advantage of the perfect climate here in Southern
21 California. Here's a night version of the
22 rendering. The Clippers Store, you can't see it
23 to the right there, but the store and restaurants
24 and other retail shops will line the sides of the
25 plaza there, and will create a very dynamic and

1 open space for visitors. Here's a north-facing
2 view of this arena. This will be an
3 architectural must-see for anyone visiting
4 Southern California. You can also see the NFL
5 stadium to the north of the arena.

6 The Clipper organization plans to be a
7 real game-changer in the City of Inglewood. Not
8 only are they going to build the most magnificent
9 basketball arena the world has ever seen, the
10 mayor has established a set of parameters for
11 negotiating a community benefits package that
12 could end up being the most generous in sports
13 history. At this point, I'd like to share some
14 of the times that could possibly be included in
15 the community benefits section of the final
16 development agreement. Hard to read, so I'll
17 just read through it for you.

18 The project could provide economic
19 opportunities for Inglewood residents and
20 businesses, including a goal of 30 percent
21 MBE/DBE participation in construction, with 50
22 percent of those based in Inglewood. Outreach
23 programs to achieve local employment goals,
24 including job fairs to make Inglewood businesses
25 and residents aware of Project opportunities.

1 Project Labor Agreements to assure union jobs
2 during construction. 35 percent of the permanent
3 jobs in event operations in Inglewood residents.

4 Funding for programs targeted at
5 providing job skills to Inglewood residents
6 entering the job market. Card check neutrality
7 agreement for food and beverage workers employed
8 within the arena. Outreach and marketing plans
9 with the goal of leasing at least one restaurant
10 space on the IBEC campus to a qualified Inglewood
11 business on market terms.

12 Community engagement, Inglewood
13 residents would have the opportunity to use and
14 enjoy the IBEC center. For example, general
15 admission tickets could be made available to
16 Inglewood-based community groups for Clippers
17 regular season games. The arena could be used by
18 City of Inglewood for up to ten days per year at
19 a cost with no rental fee.

20 Sustainability, the project would be a
21 model of sustainability, including LEED gold
22 certification, zero net carbon emissions. And by
23 incorporating these elements, the Clipper
24 organization plans to be an environmentally
25 friendly partner in our community.

1 The project would provide \$12,750,000
2 in grant support to programs targeted at
3 Inglewood use, such as after-school programs for
4 Inglewood students, scholarships to eligible low-
5 income students who are accepted at two- and
6 four-year colleges. Student support and dropout
7 prevention services, and college advising
8 services.

9 The project would contribute \$6 million
10 to improvement of existing Inglewood Public
11 Library, with a focus on improving the existing
12 community center to better serve Inglewood teens.

13 MAYOR JAMES T. BUTTS: Mr. Fields,
14 please make clear, these are asks, they are not
15 agreed to.

16 ARTIE FIELDS: That's correct.

17 MAYOR JAMES T. BUTTS: Okay, all right.

18 ARTIE FIELDS: And I was going to
19 reiterate that at the end.

20 MAYOR JAMES T. BUTTS: Okay.

21 ARTIE FIELDS: But you're correct,
22 these are currently thing that are being
23 negotiated, but they're not -- they won't be
24 finalized until they're considered and discussed
25 in a development agreement.

1 MAYOR JAMES T. BUTTS: And ultimately
2 the community benefits agreement would have to be
3 approved by the City Council.

4 ARTIE FIELDS: That's correct.

5 MAYOR JAMES T. BUTTS: All right.

6 ARTIE FIELDS: The project could also
7 benefit Inglewood seniors and parks, such as the
8 renovation of public basketball courts in
9 Inglewood, funding for senior programs, including
10 computer literacy.

11 [PHONE RINGS]

12 MAYOR JAMES T. BUTTS: That has never
13 happened before. That is really spooky.

14 MAN: (indiscernible)

15 ARTIE FIELDS: It would also -- it
16 could also provide homeowner and renter
17 assistance, such as a first-time homebuyer
18 program providing, for example, down payment
19 assistance of up to 10 percent of the home
20 purchase price. It would also provide possibly
21 emergency support for renters such as financial
22 and legal assistance for families facing
23 evictions. And that comes to about \$5,500,000.

24 [PHONE RINGS]

25 ARTIE FIELDS: Tell them we're busy.

1 And lastly has an affordable housing component.
2 The project would establish an Inglewood
3 Affordable Housing Development Loan Fund to be
4 administered by a nonprofit community development
5 financial sanitation, through which the project
6 could commit up to \$75 million in low-interest
7 loans for the acquisition, preservation, and
8 development of affordable and mixed-income
9 housing in Inglewood. The fund would help
10 nonprofit, public mission-driven developers
11 acquire land and/or purchase or rehabilitate
12 existing buildings.

13 MAN: Hey man, you took my
14 (indiscernible) phone.

15 ARTIE FIELDS: The second point is all
16 land and property supported through the fund
17 would be located in Inglewood. The fund would
18 provide below-market interest rates and flexible
19 terms, including higher loan-to-value ratios than
20 what is typically offered in conventional
21 lenders. Loan terms underwriting criteria and
22 other conditions would be determined with the
23 CDFI administrating the loan.

24 MAYOR JAMES T. BUTTS: Hold on one
25 second, you haven't changed the slide, Artie.

1 ARTIE FIELDS: Sorry about that.

2 MAYOR JAMES T. BUTTS: Okay, so now you
3 got to understand, okay, this is a \$75 million
4 ask. This isn't \$75 million that will build
5 affordable housing. This is 75 million that's
6 available on a rotating to provide the upfront
7 capital for someone who wants to -- a nonprofit
8 that would do a project where they ordinarily
9 would have trouble getting the operating capital
10 to put together a proposal, to do the regulatory
11 things they need to propose a project.

12 So understand, this is not 75 million
13 for the construction of affordable housing. This
14 is to facilitate entities that would do
15 affordable housing, okay? And then this loan
16 would be replenishable as their project came and
17 made money for them. Okay, want to make that
18 clear.

19 ARTIE FIELDS: Thank you, Mayor.

20 MAYOR JAMES T. BUTTS: All right.

21 ARTIE FIELDS: And just in case you
22 were keeping track with a calculator, the total
23 amount is \$100,000,000. And just as the mayor
24 said earlier, I want to just say in closing that
25 we are currently negotiating the items that are

1 listed here, but be sure that we will -- I think
2 you will all agree, this is a great starting
3 point for us, and that we will also bring these
4 items back, as the mayor said, to the counsel for
5 further consideration as part of their
6 development agreement.

7 MAYOR JAMES T. BUTTS: Thank you, Mr.
8 Fields.

9
10 PUBLIC COMMENT

11 RICARDO ROSALES: Mayor and city
12 council, my name is Ricardo Rosales, and I'm
13 representing the Midnight Mission. And I'm here
14 today to voice our support for the Clippers
15 project. With so many jobs coming our way, it's
16 something that we really need here for the
17 families that we help out. We help families who,
18 to get out of homelessness, and jobs really help
19 out, especially the jobs that they're going to
20 bring on the office site. From what I hear, it's
21 in the hundreds of office jobs are coming to
22 Inglewood, including the construction jobs.

23 But in looking at what Mr. Ballmer has
24 done with regard to charity and the community, we
25 strongly believe that he will one day he known as

1 the most philanthropic sports teams owner in the
2 country. And what I heard today about the
3 affordable housing fund, that's something that's
4 never been heard of before. I took a look at the
5 AEG community benefits package when they were
6 trying to do something downtown, and they didn't
7 have that, and that (indiscernible) downtown. So
8 I really commend you for pursuing that, and we
9 welcome this project. Thank you.

10 CATHERINE SAMUEL POLK: Good afternoon,
11 Mayor Butts and council members. My name is Ms.
12 Catherine Samuel Polk, and I'm here to speak on
13 record that I am I solidarity with the stadium,
14 the Clippers stadium that's being built here in
15 our community. As I look around and drive around
16 our community, I see the infrastructure changing,
17 and I can see the vision. I know what it's going
18 to look like, so I am impressed.

19 I am also impressed with the 30 percent
20 jobs that is going to be available with
21 construction for Inglewood residents. Not only
22 that, but the 35 percent that's going to be
23 available to residents like myself, who is a
24 senior citizen on a fixed income. So I want you
25 to know that I am definitely in favor for this

1 basketball stadium. Thank you.

2 ODEST RILEY: Good afternoon, everyone,
3 my name is Odest Riley. I'm a longtime resident,
4 business owner in the City of Inglewood, and I
5 just wanted to show my support for the stadium,
6 for the arena, I should say. For many years, I
7 have driven past that area, and it's pretty much
8 just been a dumping ground for couches, and
9 trash, and things they want to get rid of.

10 And I think it is a great deal that
11 we've negotiated, and what you're working on, Mr.
12 Fields, to try to bring some of that tax money
13 and incentives into our community. Help bring
14 new jobs, 41 games a year that will bring what,
15 18,000 people per game that can spend money at
16 our businesses. (indiscernible) job on that, and
17 we really appreciate you.

18 MAYOR JAMES T. BUTTS: Thank you.

19 BENNY ASHBURN: Hello, I'm Beny Ashburn
20 from Crowns & Hops Brewing Company. I'm here to
21 show my support for the Clippers arena. I've had
22 the privilege of living in many cities that have
23 undergone development like this, and I'm very
24 impressed with the thoughtfulness and the
25 consideration that you've put into maintaining

1 the community, supporting the community, and
2 specifically supporting local businesses.

3 I think it's really important that we
4 support the local businesses, and really give
5 them an opportunity to be successful for the
6 community, for the culture of Inglewood, and
7 primarily for the city. So I just wanted to send
8 my applause to all of you for the hard work that
9 you've done and the consideration for the
10 community at large. Thank you.

11 MAYOR JAMES T. BUTTS: Thank you so
12 much. Come back more often.

13 JAKIM STEWARD: Hello, my name is Jakim
14 Stewart. I'm from Drobe Stogies. I came out
15 here to support the Clippers Project as well, and
16 just give my thanks for the jobs that are offered
17 to the local people, as well as the affordable
18 housing, because both of those are necessary and
19 will benefit everybody, so thank you.

20 MICHAEL PRUDENT: Good afternoon. I'm
21 Michael Prudent of Prudent Security, and I just
22 wanted to give my support for the Clippers
23 stadium as well. From my perspective, you know,
24 my guards, everybody who, you know, who we deal
25 with in the Inglewood area, they're just very

1 excited. They're very excited about the
2 stadiums. They're very excited about what you
3 guys are doing, and just the city in general.

4 So I know on my end I've been here for
5 11 years, and my office has been here for five
6 years, ever since we opened. We've been
7 flourishing here in Inglewood, and I know that's
8 in major part because of you guys. And so we
9 appreciate that, and I just wanted to send my
10 appreciations out to you, the Mayor, and you,
11 council, Erick Holly, we appreciate you guys from
12 the bottom of the heart.

13 MAYOR JAMES T. BUTTS: Thank you.

14 THOMAS JOHNSON: Good afternoon,
15 everybody, my name is Thomas Johnson, mayor and
16 city (indiscernible). I'm a big fan of the
17 clippers, been a fan of the Clippers for many
18 years, so I'm happy that I don't have to drive
19 down to downtown LA to see the games anymore.
20 But I'm a big fan of the project. And you know,
21 Inglewood, we're growing. Any time you're
22 growing, you have growing pains. And I know that
23 a lot of us here are happy with, and some are
24 confused.

25 But as a property owner in Inglewood,

1 and a person who owns a couple businesses, I'm
2 excited, I look forward to the change, and
3 property owners as well as tenants, the open
4 communication to making it work for all of us.
5 So, thank you guys.

6 MAYOR JAMES T. BUTTS: Thank you.

7 MARCI BROOKS: Good afternoon, everyone.
8 Honorable James T. Butts, mayor, and or else, I
9 appreciate you taking the time to listen to me
10 today. My name is Marci Brooks, I'm a recent
11 resident. Just moved here in August. Used to
12 live here about 15 years ago, graduated UCLA,
13 veteran, United States Air Force, brought up in
14 Pasadena. I was here during the Olympics as a
15 child. I performed in the Rose Bowl. I was here
16 when the Lakers were in Inglewood. And I
17 remember when Los Angeles had a lot of things
18 going on.

19 I support the project of the Clippers
20 coming here. Anything we can do that brings
21 jobs, and pride, and the world's eye is going to
22 be on us no matter what, so we might as well do
23 the best we can, to be the best we can. Thank
24 you very much for being brave, and standing up.
25 Morales, I seen you like in 2010, I used to come

1 here when I was in UCLA and take notes. And
2 thank you for being strong, because I've seen a
3 lot of attacks, and I've seen a lot of praise.
4 And I'm here to praise you for all still standing
5 strong as a veteran of the United States Air
6 Force and a resident of Inglewood, thank you very
7 much for being strong and seeing a large, long-
8 term vision and not a short-term view. Thank
9 you.

10 MAYOR JAMES T. BUTTS: Thank you.

11 CURTIS MITCHELL: Good afternoon. And
12 I'd like to say to the mayor, staff and our
13 citizens of Inglewood, it's been a long time
14 coming. I've grown up here in Inglewood, I've
15 lived here for over 40 years. I have a business
16 and home here. And in the beginning, the
17 struggle for the Clippers to get here, Mayor
18 Butts and the staff, and your staff, I'm talking
19 about in the building, has done an incredible
20 job. You guys have been punching bags for some
21 of the worst people in our city, and I am here to
22 just speak on behalf of the kids that cannot
23 speak.

24 The Clippers have allowed them to
25 already start projects. As far as you know, they

1 have a project that they work for getting
2 eyeglasses for our kids in this city. And I'm a
3 little emotional now, because I grew up here, and
4 I didn't have those opportunities, and I'm so
5 happy to see the kids having these opportunities,
6 employ the people to live in our community, able
7 to live here, work here and be proud of our city.
8 Thank you once again.

9 MAYOR JAMES T. BUTTS: Thank you.

10 WILLIE AGEE: My name is Willie Agee
11 and I live in the beautiful city of Inglewood,
12 California, and I'm proud of it. I'm going to
13 tell you, I guess you -- you can't guess who I'm
14 a fan of, who I'm pulling for. The Inglewood
15 Clippers, that's it, absolutely. But I've been
16 here for 54 years, in the City of Inglewood, but
17 a little bit unhappy about something that I
18 supported 100 percent a few years back.

19 Madison Square Garden, very unhappy
20 with what they're trying to do with this city.
21 They can play dirty, then we should play dirty,
22 too. You know, 90th Street is public property,
23 that belonged to the City of Inglewood.
24 (indiscernible) belong to the City of Inglewood.
25 (indiscernible) is using those streets for

1 parking. They don't have to let him do it. They
2 want to be dirty, then let's fight a little dirty
3 too. That's all I have to say, thank you.

4 ERICK HOLLY: Good afternoon, mayor,
5 council, Erick Holly, president of Inglewood
6 Chamber of Commerce. Every time we think we
7 can't go any further, you guys come up with
8 something different to surpass what we've just
9 done. So I commend you on all the things that
10 are coming through the city. Very grateful to
11 the Clippers choosing Inglewood as a place to put
12 their new home. It's nothing but great things
13 coming. It's more jobs. Our unemployment rate
14 continues to fall. Our crime rate continues to
15 fall. With everything that's coming, it still
16 continues to fall.

17 So kudos to the Police Department, to
18 the mayor and the council for making sure that
19 Inglewood residents are receiving jobs, that
20 Clippers are looking at doing different things to
21 make sure that our kids get that after-school
22 program and extra education to help them further
23 their education with going to college and other
24 things like that. So kudos to the city, to the
25 Clippers arena. Thank you.

1 COUNCIL MEMBER COMMENTS - ELOY MORALES, JR.
2 DISCUSSES PROJECT

3 ELOY MORALES JR.: Thank you, and just
4 want to start real quick by saying the
5 presentation by Artie for the CBA agreement with
6 the Clippers, I mean, what it is is a kind of
7 symbolic, you know, we're at a place where these
8 are the things we see as realistic, because
9 that's our expectation now.

10 And I just want to say that that's the
11 moment we're in, aside from just talking about
12 it. I mean, we really believe this is a
13 reasonable effort by us to go to the Clippers,
14 and for them to really give us some thought. It
15 happens to be one of the best foundations in the
16 country, he's proven, and those are the impacts
17 that starts to happen on the community, but the
18 young lady said, kind of pride, brings pride, it
19 really does, and it's resonating.

20 And we can all tell by our -- what's
21 happening in Inglewood with our residents. I
22 mean, they expect more. You know what I mean?
23 Now our residents, they expect more. There is no
24 easy shaking them up, the sidewalk has to wait,
25 street has to wait, the residents themselves have

1 upped the expectation. And that comes with
2 everything that's happening around them. They
3 see it as what has to be done here. And that's
4 the most beautiful part of a kind of a
5 renaissance that we're having, that I notice.

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C E R T I F I C A T I O N

I, Sonya Ledanski Hyde, certify that the foregoing transcript is a true and accurate record of the proceedings.

Sonya M. Ledanski Hyde

Veritext Legal Solutions
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Date: December 26, 2019

[& - busy]

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[butts - easy]

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[takes - zero]

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