

Los Angeles Times

MEDIA GROUP

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* Agency Commission not included

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Preview



LEGAL NOTICE

CITY OF INGLEWOOD OF OF A MEETING OF THE CITY COUNCIL CONCERNING INGLEWOOD BASKETBALL AT 2PM ON TUESDAY,

The City Council invites your participation in a Public Hearing concerning:

WHO: The City of Inglewood (City) and Murphy's Bowl, LLC (Developer)

WHAT: Entry by the City into a proposed Disposition and Development Agreement (DDA) with the Developer. The Proposed Project consists of an arena designed to host the Los Angeles Clippers basketball team with approximately 500 additional temporary seats for additional sports, entertainment or other events, as well as a foot team practice and athletic training facility; (2) up to approximately 71,000 square feet of Los Angeles Clippers potential general public use; (4) an outdoor plaza adjacent to the arena with circulation and gathering space; (5) approximately 63,000 square feet of retail, food and beverage, back of house services, security, storage, bag storage and bicycles; (7) a transportation hub dedicated to bus, coach, and Transportation Network Company staging; (8) filming, recording, transmission, production, and communications facilities and equipment; and (10) other as follows: with up to 150 rooms. Three parking garages would provide 4,125 parking spaces. An existing City of Inglewood building will be relocated by the Developer to a different part of the Proposed Project site.

The DDA specifically provides for the development of the Proposed Project by authorizing the disposition of the City of Inglewood Redevelopment Agency (Successor Agency), that will be transferred to the City pursuant to the City Board to the Successor Agency under Resolution No. 15-OB 007 (the "City Parcels"), and the potential acquisition of the site either through voluntary acquisitions or the potential exercise of its eminent domain authority along with the subsequent disposition to the Developer of these potentially acquired private parcels (the "Private Parcels"). The DDA also provides for the acquisition of the land interests required for the Proposed Project as more specifically described in the DDA including potential

The DDA also contemplates and provides for the payment of a basic purchase price of \$66,250,000 by the Developer. Other things, include hazardous material remediation and negotiations with certain affected government

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NOTICE

**OFFICIAL NOTIFICATION
CIVIL FOR THE CITY OF INGLEWOOD
ALL AND ENTERTAINMENT CENTER
SEPTEMBER 8, 2020**

Inglewood



er concerning the development of the Inglewood Basketball and Entertainment Center (Proposed Project), up to an 18,000-fixed-seat arena suitable for National Basketball Association games, with capacity to add ancillary and incidental arena uses which is expected to include: (1) up to an approximately 85,000 square-footers team office space; (3) up to an approximately 25,000 square-foot sports medical clinic for team and ice and landscaping along with an outdoor stage and basketball court (collectively, the "Plaza"); (5) up to check, rest rooms, and other uses adjacent to the Plaza; (6) parking facilities with parking spaces for vehicles ng; (8) one or two pedestrian bridges across adjacent rights-of-way; (9) various on-site signage, broadcast, sociated public improvements. Additionally, the Proposed Project would include a limited-service hotel use ood groundwater well presently located on the proposed arena portion of the Proposed Project site would

of City-owned parcels, inclusive of certain parcels currently owned by the Successor Agency to the former Successor Agency's Long-Range Property Management Plan adopted September 16, 2015 by the Oversight tion of certain privately-owned properties by the City to augment site-assemblage for the Proposed Project with the imposition of certain covenants required to preserve the public use of such properties upon the he site-assemblage aspect of the DDA also contemplates the Developer potentially obtaining various other right-of-way areas, and pedestrian bridge airspace easements.

eloper to the City for the City Parcels, as may be adjusted pursuant to the terms of the DDA that may, among tal entities. In addition to payment of the basic purchase price or such adjusted price as provided in the DDA,

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the Developer shall also be responsible for funding the entire cost of the Proposed Project, including incident

Project Location: Century and Prairie (see Attachment No. 1 Depiction of Project Site)

The Project Location is the assembled site comprised for the Proposed Project, including the West Parking G described in the attached depiction which is also included in Attachment No 1 to the Agreement.

Inglewood Basketball and E SCH No.: 2 PROJECT LC



WHERE: Inglewood City Hall - Council Chambers - Ninth Floor
One Manchester Boulevard, Inglewood, CA 90301

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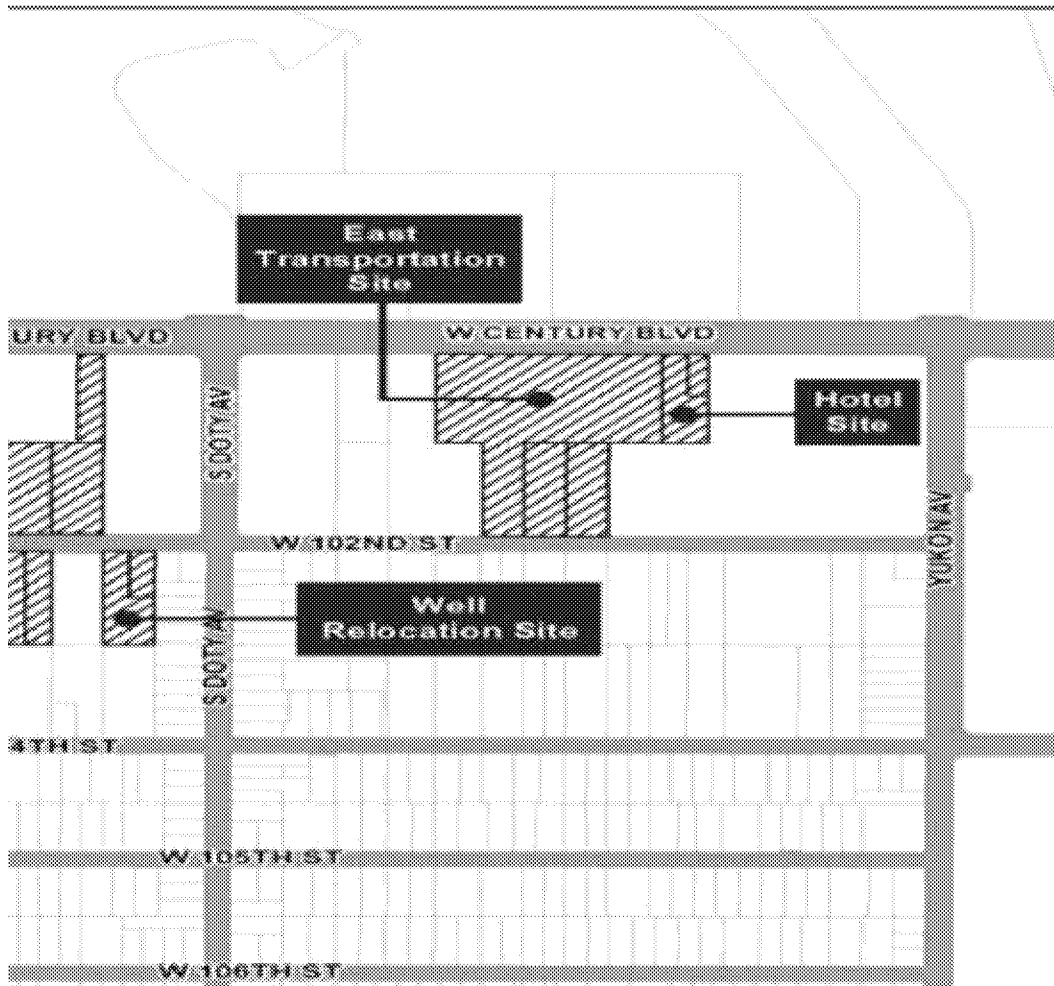
al City costs for consultants, as well as all acquisition costs for the Private Parcels.

arage Site, Arena Site, Well Relocation Site, East Transportation Site, and Hotel Site, all as more particularly

entertainment Center (IBEC)

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ICATION MAP



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posed DDA, which includes attachments depicting the Proposed Project site, setting out the legal description
ment Law (Health and Safety Code Sections 33000, et seq.), the City Council will consider the proposed sale
, and B-3 sites, as part of the site-assemblage and future redevelopment of these parcels pursuant the terms
rd to the Successor Agency under Resolution No. 15-08 007, as set out more specifically in the DDA, the
welcome to attend and participate in the public hearing.

(18021056) prepared for the project in addition to a Mitigation Monitoring Reporting Program, and California
solution No. 20-105).

<https://www.cityofinglewood.org/T036/Murphys-Bowl-Proposed-NBA-Arena>

physical location:

City Hall
First Floor Lobby
Boulevard, 1st Floor
CA 90301

*(b) the estimated value of the City Parcels, which include the 13 Successor Agency parcels identified as Sites
conditions, covenants, and development costs required by the Agreement, (c) the sale of the assembled site,
sale of the City Parcels, including aforementioned Successor Agency parcels will assist in the elimination of
nt will be available for inspection at the City Hall Clerk's Office and the Planning Division located at Inglewood*

19 health emergency and the social distancing measures currently in effect, and pursuant to the Governor's
ase note that members of the public will be allowed to observe and/or address the City Council Meeting of

consideration by the Inglewood City Council/Successor Agency/Housing Authority/Finance Authority/Parking
cityofinglewood.org, and Deputy City Clerk at aphillips@cityofinglewood.org. To ensure distribution to the
0 A.M. the day of the meeting, and in the body of the email, please identify the agenda number or subject
M. and prior to the dose of the public hearing, will be made part of the official public record of the meeting.

: to the Community Room located on the First Floor of Inglewood City Hall at One West Manchester Blvd.,

rticipate in the meeting by telephone to listen and make comments. The meeting's telephone number and
the following link: <https://www.cityofinglewood.org/AgendaCenter/City-Council-3>

phone.

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• If you are watching the meeting on Facebook or Channel 35 while also accessing the phone line, it is requested that you mute your microphone when you are making public comments on the phone line you will be inaudible due to feedback.

- 4. Viewing and Listening to the Meeting without Making Public Comments:**
- On Spectrum Cable Local Channel 35 with audio and limited video. Please check with your cable provider for details.
 - Live on-line through Facebook Live, with audio and limited video, at: <https://www.facebook.com/cityofinglewood>
 - The above access options provide the public with the opportunity to both observe and listen to the meeting.
 - However, members of the public who wish to orally address the City Council must use the public access option.

ACCESSIBILITY: If requested, the agenda and backup materials will be made available in appropriate alternative formats, including large print, Braille, audio, and video, in accordance with the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who wishes to request such reasonable modification, accommodation, aid, or service by contacting the Office of the City Clerk 24 hours prior to the scheduled meeting.

Pursuant to Government Code Section 65009, if you challenge the DDA in court, you may be limited to raising issues that were raised in correspondence delivered to the City Council at, or prior to, the public hearing.

This notice is given by the order of the City Council of the City of Inglewood and is dated this 26th day of August, 2020.

Yvonne Horton, City Clerk
City of Inglewood, California

In the event that the City Council meeting of September 8, 2020 is not held, or is concluded prior to this public hearing, the meeting will be held at the next regularly scheduled City Council meeting.

Si no entiende esta noticia o si necesita mas informacion, favor de llamar a este numero (310) 412-5280.

DATE OF POSTING: August 26, 2020 and September 2, 2020

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ions noted above.

ive formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of
son who requires a disability-related modification or accommodation, in order to observe and/or offer public
e of the City Clerk by telephone at 310-412-5280 or via email to yhorton@cityofinglewood.org no later than

ng only those issues you or someone else raised at the public hearing described in this notice, or in written

ist 2020.

blic hearing agenda item being considered, the public hearing will automatically be continued to the next