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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; approximately 63,000 square feet of retail, food and beverage, back of house services, security, storage, bag and bicycles; (7) a transportation hub dedicated to bus, coach, and Transportation Network Company staging; 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 site 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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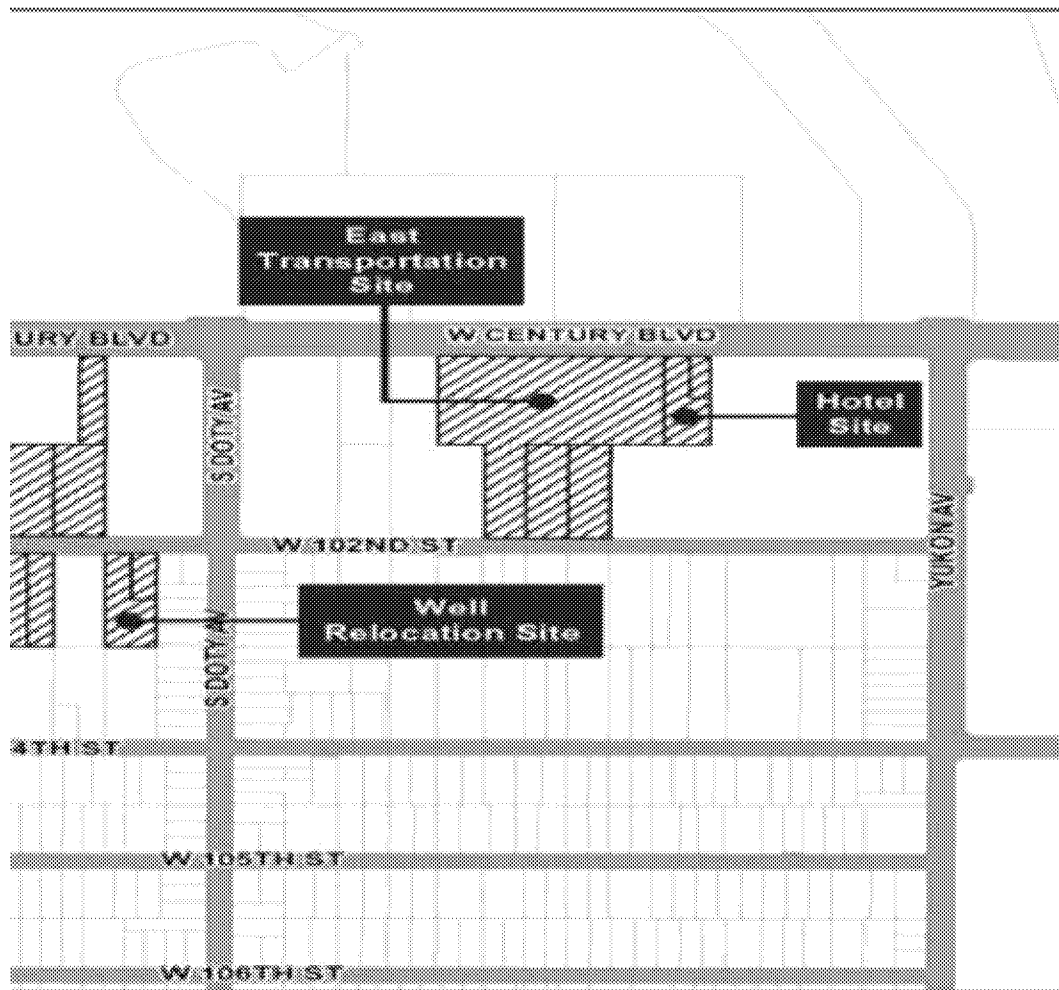
al City costs for consultants, as well as all acquisition costs for the Private Parcels.

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

Entertainment Center (IBEC)

018021056

LOCATION MAP



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WHEN: Tuesday, September 8, 2020, at 2:00 PM

WHY:The purpose of the Public Hearing is for the City Council to review and to receive public input on the proposal of all proposed parcels comprising the Proposed Project site. Pursuant to the California Community Redevelopment Act and disposition under the DDA of the thirteen (13) Successor Agency parcels consisting of the B-1.1, B-1.2, B-2 set out in the Long-Range Property Management Plan adopted September 16, 2015 by the Oversight Board and its attachments thereto, and all evidence and testimony for and against the DDA. All members of the public are invited to attend and participate.

CEQA:On July 21, 2020, the City Council certified the EIR (No. EA-EIR-2020-045, State Clearinghouse No.: SCH2000000) under the California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations. (See City Council Resolution No. 191190, adopted July 21, 2020.)

The Final Environmental Impact Report is available online at the following link:

And at the following address:
 Information Desk,
 One West Manchester Boulevard,
 Inglewood, CA 90301

More Info: A Summary Report in connection with the proposed DDA, which sets forth: (a) the cost to the City, B-1.1, B-1.2, B-2, and B-3, determined (i) at the highest and best use permitted, and (ii) at the use and with the highest and best use permitted, (b) an explanation of why the blight exists, (c) an explanation of why the blight is a public nuisance, (d) an explanation of why the blight is a public nuisance, (e) other pertinent economic analysis is available. The Summary Report and the proposed Agreement will be available for public review at the City Hall, One West Manchester Boulevard, Inglewood, CA on or after **August 26, 2020**.

FURTHER NOTICE IS HEREBY GIVEN REGARDING PUBLIC PARTICIPATION that due to the existing COVID-19 Executive Order N-29-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf>), public participation will be held on September 8, 2020 at 2:00 P.M. as follows:

1. Written Public Comments: Members of the public may choose to submit comments electronically for consideration by the City Council/County Board of Supervisors/Authority/Joint Powers Authority (Legislative Body) by sending them to the City Clerk/Secretary at yhorton@cityofinglewood.org. Members of the Legislative Body prior to consideration of the agenda, please submit comments prior to 8:00 A.M. on the meeting date. Correspondence should indicate the meeting date and agenda item. Comments received after 8:00 A.M. will not be considered. Contact the Office of the City Clerk at 310-412-5280 with any questions.

2. In Person: While adhering to and enforcing social distancing standards, members of the public can come to the meeting at the City Hall, One West Manchester Boulevard, Inglewood, CA 90301, to listen, observe and make public comments.

3. By Telephone-Listening to the Meeting and Making Oral Public Comments: Members of the public can participate in the meeting by dialing the telephone number and the access code. The access code will be provided no later than 72 hours before the meeting on the meeting agenda published at www.cityofinglewood.org. Please observe the following tips when phoning in:

- When you call-in, the operator will provide further instructions on how you can make public comments via telephone.
- If you are calling from a cell phone, please call from an area with good reception.

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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 included in the 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, this notice shall be posted 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.

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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