



CITY OF INGLEWOOD
OFFICIAL NOTIFICATION
OF A



MEETING OF THE CITY COUNCIL FOR THE CITY OF INGLEWOOD
CONCERNING INGLEWOOD BASKETBALL AND
ENTERTAINMENT CENTER
AT 2PM ON TUESDAY, SEPTEMBER 8, 2020

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 concerning the development of the Inglewood Basketball and Entertainment Center (Proposed Project). The Proposed Project consists of an arena designed to host the Los Angeles Clippers basketball team with up to an 18,000-fixed-seat arena suitable for National Basketball Association games, with capacity to add approximately 500 additional temporary seats for additional sports, entertainment or other events, as well as ancillary and incidental arena uses which is expected to include: (1) up to an approximately 85,000 square-foot team practice and athletic training facility; (2) up to approximately 71,000 square feet of Los Angeles Clippers team office space; (3) up to an approximately 25,000 square-foot sports medical clinic for team and potential general public use; (4) an outdoor plaza adjacent to the arena with circulation and gathering space and landscaping along with an outdoor stage and basketball court (collectively, the "Plaza"); (5) up to approximately 63,000 square feet of retail, food and beverage, back of house services, security, storage, bag check, rest rooms, and other uses adjacent to the Plaza; (6) parking facilities with parking spaces for vehicles and bicycles; (7) a transportation hub dedicated to bus, coach, and Transportation Network Company staging; (8) one or two pedestrian bridges across adjacent rights-of-way; (9) various on-site signage, broadcast, filming, recording, transmission, production, and communications facilities and equipment; and (10) other associated public improvements. Additionally, the Proposed Project would include a limited-service hotel use with up to 150 rooms. Three parking garages would provide 4,125 parking spaces. An existing City of Inglewood groundwater well presently located on the proposed arena portion of the Proposed Project site would be relocated by the Developer to a different part of the Proposed Project site.

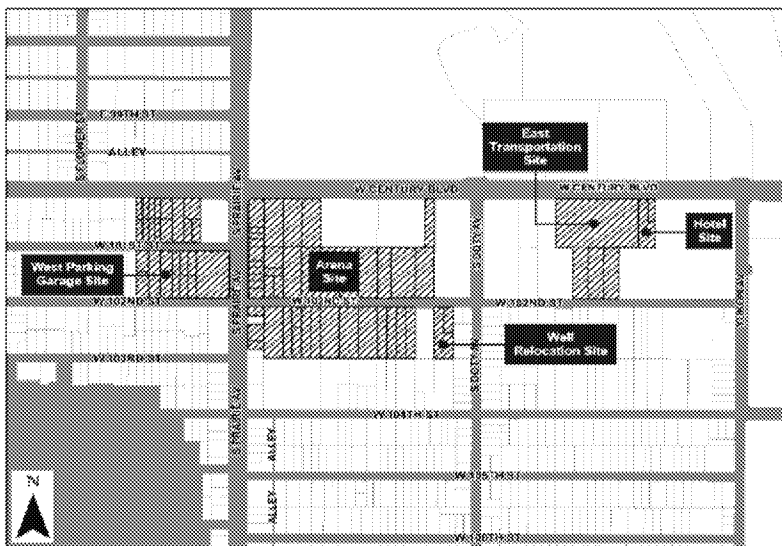
The DDA specifically provides for the development of the Proposed Project by authorizing the disposition of City-owned parcels, inclusive of certain parcels currently owned by the Successor Agency to the former Inglewood Redevelopment Agency (Successor Agency), that will be transferred to the City pursuant to the Successor Agency's Long-Range Property Management Plan adopted September 16, 2015 by the Oversight Board to the Successor Agency under Resolution No. 15-OB 007 (the "City Parcels"), and the potential acquisition of certain privately-owned properties by the City to augment site-assembly for the Proposed Project site either through voluntary acquisitions or the potential exercise of its eminent domain authority along with the imposition of certain covenants required to preserve the public use of such properties upon the subsequent disposition to the Developer of these potentially acquired private parcels (the "Private Parcels"). The site-assembly aspect of the DDA also contemplates the Developer potentially obtaining various other land interests required for the Proposed Project as more specifically described in the DDA including potential right-of-way areas, and pedestrian bridge airspace easements.

The DDA also contemplates and provides for the payment of a basic purchase price of \$66,250,000 by the Developer to the City for the City Parcels, as may be adjusted pursuant to the terms of the DDA that may, among such other things, include hazardous material remediation and negotiations with certain affected governmental entities. In addition to payment of the basic purchase price or such adjusted price as provided in the DDA, the Developer shall also be responsible for funding the entire cost of the Proposed Project, including incidental City costs for consultants, as well as all acquisition costs for the Private Parcels.

Project Location: Century and Prairie (see Depiction of Project Site)

The Project Location is the assembled site comprised for the Proposed Project, including the West Parking Garage Site, Arena Site, Well Relocation Site, East Transportation Site, and Hotel Site, all as more particularly described in the attached depiction which is also included in Attachment No 1 to the Agreement.

Inglewood Basketball and Entertainment Center (IBEC)
SCH No.: 2018021056
PROJECT LOCATION MAP



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

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 proposed DDA, which includes attachments depicting the Proposed Project site, setting out the legal description of all proposed parcels comprising the Proposed Project site. Pursuant to the California Community Redevelopment Law (Health and Safety Code Sections 33000, et seq.), the City Council will consider the proposed sale and disposition under the DDA of the thirteen (13) Successor Agency parcels consisting of the B-1.1, B-1.2, B-2, and B-3 sites, as part of the site-assembly and future redevelopment of these parcels pursuant to the terms set out in the Long-Range Property Management Plan adopted September 16, 2015 by the Oversight Board to the Successor Agency under Resolution No. 15-OB 007, as set out more specifically in the DDA, the attachments thereto, and all evidence and testimony for

and against the DDA. All members of the public are welcome to attend and participate in the public hearing.

CEQA: On July 21, 2020, the City Council certified the EIR (No. EA-EIR-2020-045, State Clearinghouse No.: SCH2018021056) prepared for the project in addition to a Mitigation Monitoring Reporting Program, and California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations. (See City Council Resolution No. 20-105).

The Final Environmental Impact Report is available online at the following link:
<https://www.cityofinglewood.org/1036/Murphys-Bowl-Proposed-NBA-Arena>

And at the following physical location:

Inglewood City Hall
Information Desk, First Floor Lobby
One West Manchester Boulevard, 1st Floor
Inglewood, CA 90301

More Info: A Summary Report in connection with the proposed DDA, which sets forth: (a) the cost to the City, (b) the estimated value of the City Parcels, which include the 13 Successor Agency parcels identified as Sites 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 conditions, covenants, and development costs required by the Agreement, (c) the sale of the assembled site, which includes the 13 Successor Agency parcels Sites B-1.1, B-1.2, B-2, and B-3, (d) an explanation of why the sale of the City Parcels, including aforementioned Successor Agency parcels will assist in the elimination of blight, and (e) other pertinent economic analysis is available. The Summary Report and the proposed Agreement will be available for inspection at the City Hall Clerk's Office and the Planning Division located at Inglewood 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 health emergency and the social distancing measures currently in effect, and pursuant to the Governor's Executive Order N-29-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf>), please note that members of the public will be allowed to observe and/or address the City Council Meeting of 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 Inglewood City Council/Successor Agency/Housing Authority/Finance Authority/Parking Authority/Joint Powers Authority (Legislative Body) by sending them to the City Clerk/Secretary at yhorton@cityofinglewood.org, and Deputy City Clerk at aphillips@cityofinglewood.org. To ensure distribution to the members of the Legislative Body prior to consideration of the agenda, please submit comments prior to 8:00 A.M. the day of the meeting, and in the body of the email, please identify the agenda number or subject matter. Correspondence should indicate the meeting date and agenda item. Comments received after 8:00 A.M. and prior to the close of the public hearing, will be made part of the official public record of the meeting. 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 Community Room located on the First Floor of Inglewood City Hall at One West Manchester Blvd., 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 telephone to listen and make comments. The meeting's telephone number and access code will be provided no later than 72 hours before the meeting on the meeting agenda published at the following link:
<https://www.cityofinglewood.org/AgendaCenter/City-Council-3>

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 phone.
- If you are calling from a cell phone, please call from an area with good reception.
- If you are watching the meeting on Facebook or Channel 35 while also accessing the phone line, it is requested that you mute the sound of your video feed as it is delayed from the phone transmission. Additionally, 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 options noted above.

ACCESSIBILITY: If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of 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 requires a disability-related modification or accommodation, in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid, or service by contacting the Office of the City Clerk by telephone at 310-412-5280 or via email to yhorton@cityofinglewood.org no later than 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 only those issues you or someone else raised at the public hearing described in this notice, or in written 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 agenda item being considered, the public hearing will automatically be continued to 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.