

Message

From: PANTOJA, KATHRYN R. [KPantoja@lawa.org]
Sent: 9/8/2020 1:08:52 PM
To: Mindala Wilcox [/o=Inglewood/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=b46bfd8a1e12482fb4f973bea21d23c4-Mindala Wilcox]; Bettye Griffith [/o=Inglewood/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=dd1d9dc616a84cde966b3976d88fd603-Bettye Griffith]
CC: Richardson, Al (FAA) [Al.Richardson@faa.gov]; Dixon, Holly L (FAA) [Holly.L.Dixon@faa.gov]; BRICKER, SAMANTHA [SBRICKER@lawa.org]; AZARMEHR, RAHA [RAZARMEHR@lawa.org]
Subject: RE: Notice of City Council DDA Hearing: Inglewood Basketball and Entertainment Center (IBEC)- September 8, 2020 - Historical Funding Records

Mindy and Bettye,

We echo FAA's concerns regarding the sale of parcels acquired with FAA and LAWA noise grant funds for a basic purchase price of \$66,250,000.

LAWA reminds the City of their obligations in the Letters of Agreement (LOA) between LAWA and the City in acceptance of LAWA grant funds used to purchase the parcels under the Land Recycling Program. The City is obligated to comply with the conditions of all LOAs that state, "The proceeds of the disposition of the property acquired by Inglewood with the LAWA grant funds will be refunded to the LAWA, on a basis proportionate to the LAWA's share of the cost of acquisition of such land, or will be reinvested in an approved Part 150 project, pursuant to such instructions as the FAA will issue."

LAWA expects no less than 20% of the sale proceeds from this transaction at current fair market value be applied towards approved Part 150 projects (e.g., residential sound insulation) or returned to LAWA in compliance with the LOAs since LAWA funded at least 20% of the costs of the purchase of the parcels in the Program.

We look forward to discussing the details at the proposed meeting with FAA and City officials and will provide a follow up letter to this email.

Regards,

Kathryn Pantoja

Airport Environmental Manager II

Los Angeles World Airports

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kpantoja@lawa.org



From: Richardson, Al (FAA) <Al.Richardson@faa.gov>

Sent: Tuesday, September 8, 2020 10:28 AM

To: mwilcox@cityofinglewood.org

Cc: Bettye Griffith <bgriffith@cityofinglewood.org>; PANTOJA, KATHRYN R. <KPantoja@lawa.org>; AZARMEHR, RAHA <RAZARMEHR@lawa.org>; Dixon, Holly L (FAA) <Holly.L.Dixon@faa.gov>

Subject: Notice of City Council DDA Hearing: Inglewood Basketball and Entertainment Center (IBEC)- September 8, 2020 - Historical Funding Records

Mindy & Bettye,

This is a response to the Hearing notice and request for a meeting.

We are still awaiting your team response to set up a meeting with Inglewood to discuss Close-out Documentation for the Property Acquisition program at Inglewood which could impact Inglewood's federal liability for the reuse of Noise Land. This is critical since Inglewood has not located the closeout documentation as indicated in the attached email.

We notice that the announcement indicates that DDA contemplates & may provide a Basic purchase price of **\$66,250,000**. The offered price containing Noise Land proceeds must be current Fair Market Value (FMV) and proceeds associated with federal noise land acquisition must be used for current/future airport sound installation or reinvestment in other airport development projects. See the order of Preference Applying Sale Proceeds of AIP Funded Land per 49 USC § 47107(c)(4) in Table 1.

We want to make sure the City understands the requirements and do not incur liabilities as result of not incorporating requirements in AIP Funded Land per 49 USC § 47107(c)(4).

We recommend discussions (Zoom/or other Video Meeting) as soon as possible with the Mayor and/or City of Inglewood Economic and Community Development Department.

Could you please reach out to your executive team and provide dates for a meeting.

Table 1. Order of Preference Applying Sale Proceeds of AIP Funded Land per 49 USC § 47107(c)(4)

Order	Order of preference to apply the Federal share of the fair market value is ...
1	Reinvestment in an approved noise compatibility project.
2	Reinvestment in an approved <i>project</i> that is eligible for funding under 49 U.S.C., § 47117(e). The only <i>projects</i> in this section of the law are projects eligible for noise and environmental set aside funding. A complete list of projects eligible for noise and environmental set aside funding is contained in the AIP Handbook, FAA Order 5100.38.
3	Reinvestment in all other approved airport development projects at the airport, that are eligible under 49 U.S.C .,§ 47114, 47115, or 47117.
4	Transfer to a sponsor of another public airport for a noise compatibility project at the other airport.
5	Payment to the Secretary for deposit in the Airport and Airway Trust Fund. (Send the ADO a check as directed by the FAA Office of Operational Services - FAA Accounts Payable Branch (AMZ-110) for deposit in the Airport and Airway Trust Fund.)

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From: Lindsey, Dawn (FAA) <dawn.lindsey@faa.gov>
Sent: Tuesday, September 8, 2020 8:46 AM
To: Dixon, Holly L (FAA) <Holly.L.Dixon@faa.gov>; Richardson, Al (FAA) <Al.Richardson@faa.gov>
Subject: FW: Notice of City Council DDA Hearing: Inglewood Basketball and Entertainment Center (IBEC)- September 8, 2020

Holly & Al –

Making sure you two received a copy of this. Please forward if needed.

Thank you,
Dawn

From: Mindala Wilcox <mwilcox@cityofinglewood.org>
Sent: Friday, September 4, 2020 3:56 PM
To: ibecproject <ibecproject@cityofinglewood.org>
Subject: Notice of City Council DDA Hearing: Inglewood Basketball and Entertainment Center (IBEC)- September 8, 2020

Good day,

We have attached the public hearing notice (published in LA Times, Inglewood Today, Los Angeles Sentinel and Los Angeles Watts Times) for the upcoming public hearing to consider the adoption of a resolution approving a Disposition and Development Agreement between Murphy's Bowl LLC and the City regarding development of the Inglewood Basketball and Entertainment Center ("IBEC"). The following links will allow access to the City's website for the associated agenda and staff reports for:

PH-1. ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT

Public hearing to consider the adoption of a resolution approving a Disposition and Development Agreement between Murphy's Bowl LLC and the City regarding development of the Inglewood Basketball and Entertainment Center ("IBEC").

1. Agenda: <https://www.cityofinglewood.org/AgendaCenter/ViewFile/Agenda/09082020-3187?html=true>
2. Staff Report and Attachments:
<https://www.cityofinglewood.org/AgendaCenter/ViewFile/Item/9800?fileID=6497>

The following link will allow access to the City's website for the associated agenda and staff reports for:

DR-2. ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT

Staff report recommending adoption of a resolution accepting a grant deed transferring 13 parcels referred to in the Long-Range Property Management Plan (LRPMP) for future development as required by the LRPMP and implemented by a proposed Disposition and Development Agreement (Agreement) by and between the City and Murphy's Bowl, LLC concerning the proposed development of the Property as part of the Inglewood Basketball and Entertainment Center (IBEC).

1. Staff Report and Attachments:

<https://www.cityofinglewood.org/AgendaCenter/ViewFile/Item/9799?fileID=6496>

Respectfully,

Mindy Wilcox, AICP : Planning Manager : City of Inglewood

Economic and Community Development Department

Planning Division : One Manchester Boulevard : Inglewood, CA 90301

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL.