



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: July 23, 2019

TO: Mayor and Council Members

FROM: Economic and Community Development Department

SUBJECT: Amendment to CEQA Funding Agreement No. 18-055 with Murphy's Bowl LLC, to Fund the Costs of certain Legal Activities and Services Required or Contemplated by that certain Amended and Restated Exclusive Negotiating Agreement (ENA) to be Performed by certain Third Party Legal Consultants at the Request and on the Behalf of the City with Regard to the Proposed Development of a National Basketball Association Arena and Associated Facilities (Project) near the Intersection of Prairie Avenue and Century Boulevard

RECOMMENDATION:

It is recommended that the Mayor and Council Members take the following actions:

- 1) Amend Agreement No. 18-055 with Murphy's Bowl LLC to include an additional \$1,345,204.73 to cover certain additional City costs and activities associated with hiring third party consultants necessary to provide certain environmental legal activities and services on behalf of the City as required and/or contemplated by the ENA;
- 2) Amend Agreement No. 18-056 with ESA (Environmental Science Associates) to amend the Phase II scope and increase the cost by \$1,229,430 ;
- 3) Adopt a resolution amending the Fiscal Year 2018-2019 Budget.

BACKGROUND:

On August 15, 2017, the City Council, the City of Inglewood as Successor Agency to the Former Redevelopment Agency, and the Inglewood Parking Authority approved an Exclusive Negotiating Agreement (ENA) with Murphy's Bowl LLC.

On December 19, 2017, the City Council approved CEQA Funding Agreement No. 18-055 (Murphy's Bowl LLC), Professional Services Agreement No. 18-056 (Environmental Science Associates), and Professional Services Agreement No. 18-058 (Remy Moose Manley) to fund the cost of environmental implementation activities and environmental legal services with regard to the proposed development of a National Basketball Association arena and associated facilities.

On April 10, 2018, the City Council approved a first amendment to CEQA Funding Agreement No. 18-055 and Professional Services Agreement 18-056 to increase the total cost of the agreements in order to include Phase II of the environmental implementation consultant work scopes.

DISCUSSION:

Pursuant to the terms of the ENA, the City is charged with performing certain implementation activities as part of its negotiations with the Developer and the preparation of a disposition and development agreement providing for the proposed development of the Project. As the City does not have the specific expertise to carry out all its ENA obligations, it hires certain third party consultants to perform or provide such implementing activities.

City staff and the consultant team began preparation of the environmental documentation in December 2017. On February 20, 2018, the City released the Notice of Preparation of an Environmental Impact Report for the Project.

Since beginning work on the environmental analysis for the project, it has been determined that additional services and costs are required by: David Stone (\$47,074.73); Amy Herman (\$18,700); Gordon Anderson (\$50,000); Remy Moose Manley (\$225,000); and by ESA and its subconsultants (\$1,229,430), related to preparation of the environmental document. The proposed second amendment to CEQA Funding Agreement No. 18-055 shall provide for the advance of funds to cover the additional cost of the Phase II work. The total Increase to the CEQA Funding Agreement (18-055) is \$1,345,204.73.

FINANCIAL/FUNDING ISSUES AND SOURCES:

Upon approval of the Second Amendment to CEQA Funding Agreement and adoption of the resolution amending the Fiscal Year 2018-2019 budget, Murphy's Bowl LLC will deliver funds in the amount of \$1,345,204.73 to be deposited into Fund Account Code No. 300.100.A002. Consultant invoices will continue to be paid from Account No. 300.100.A002.

LEGAL REVIEW VERIFICATION: _____

Administrative staff has verified that this report, in its entirety, has been submitted to, reviewed and approved by the Office of the City Attorney.

FINANCE REVIEW VERIFICATION: _____

Administrative staff has verified that this report, in its entirety, has been submitted to, reviewed and approved by the Finance Department.

DESCRIPTION OF ANY ATTACHMENTS

- Attachment 1: Second Amendment to CEQA Funding Agreement No. 18-055 by and between City and Murphy's Bowl LLC
- Attachment 2: Second Amendment to Agreement No. 18-056 by and between City and ESA
- Attachment 3: Resolution for Budget Amendment

APPROVAL VERIFICATION SHEET

PREPARED BY:

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Mindy Wilcox, AICP, Planning Manager

COUNCIL PRESENTER:

Mindy Wilcox, AICP, Planning Manager

DEPARTMENT HEAD APPROVAL:

Christopher E. Jackson, Sr., ECD Director

CITY MANAGER APPROVAL:

Artie Fields, City Manager