

# CITY OF INGLEWOOD

Office of the Successor Agency Executive Director

Inglewood



2009

**DATE:** June 27, 2018

**TO:** Chair and Oversight Board Members

**FROM:** Office of the Successor Agency Executive Director

**SUBJECT:** Adoption of Resolution by the Oversight Board to the Successor Agency of the former Inglewood Redevelopment Agency (“Oversight Board”) Directing the City of Inglewood as the Successor Agency to former Inglewood Redevelopment Agency (“Successor Agency”) to Implement the approved Long-Range Property Management Plan, as amended, with respect to the Long-Term Use and Disposition of the LAX Noise Mitigation Properties, B-1.1 through and including B-3, representing Parcels 1 through and including 13, subject to the applicable Disposition Requirements of the Federal Aviation Administration grant agreements and Los Angeles World Airports letter agreements

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## **RECOMMENDATION:**

It is recommended that the Chair and Oversight Board Members adopt the attached Resolution directing the Successor Agency to implement the Long-Term Use and Disposition provisions of the approved Long-Range Property Management Plan, as amended for the LAX Noise Mitigation Properties, B-1.1 through and including B-3, representing Parcels 1 through and including 13 (“Mitigation Properties”), subject to the Federal Aviation Administration grant agreements (“FAA Agreements”) and Los Angeles World Airports letter agreements (“LAWA Agreements”).

## **BACKGROUND:**

On October 1, 2015, the State of California Department of Finance (“DOF”) approved the disposition and use of all the Successor Agency properties listed in the Long-Range Property Management Plan (“LRPMP”). On June 15, 2016, at the request of the Successor Agency, the Oversight Board approved an amendment to the LRPMP by Resolution No. 16-OB-003. Thereafter, on July 1, 2016, DOF approved the amended LRPMP (“Amended LRPMP”).

## **DISCUSSION:**

As required under Health & Safety Code section 34191.5, the Amended LRPMP addressed the disposition and use of all properties held by the Successor Agency pursuant to the Dissolution Law (Assembly Bill x1 26). More specifically, the Amended LRPMP contained a detailed description of the ‘Long-Term Planned Use and Disposition’ of the Mitigation Properties. The acquisition of each of these Mitigation Properties was funded in part by certain funds provided by the Federal Aviation Administration pursuant to the FAA Agreements, the Los Angeles World Airports pursuant to the LAWA Agreements, and/or tax increment of the former Inglewood Redevelopment Agency.

At this time, none of the Mitigation Properties have been sold and the Successor Agency now seeks specific direction from the Oversight Board with respect to the disposition of the Mitigation Properties in accordance with the Amended LRPMP subject to the applicable disposition requirements of the FAA Agreements and LAWA Agreements.

**FINANCIAL/FUNDING ISSUES AND SOURCES:**

There is no financial or funding requirement of the Oversight Board for this action.

**APPROVAL VERIFICATION SHEET**


**PREPARED BY:**

Margarita Cruz, Successor Agency Manager  
Royce K. Jones and Gustavo Lamanna, Kane, Ballmer & Berkman


**COUNCIL PRESENTER:**

Royce K. Jones and Gustavo Lamanna, Kane, Ballmer & Berkman

**DEPARTMENT HEAD AND  
ASSISTANT EXECUTIVE DIRECTOR APPROVAL:**

  
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David L. Esparza, Asst. Exec. Dir. / CFO

**EXECUTIVE DIRECTOR APPROVAL:**

  
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Artie Fields, Executive Director

**Attachment: Oversight Board Resolution**

1 RESOLUTION NO. 18-OB-003

2 A RESOLUTION OF THE OVERSIGHT BOARD TO CITY OF INGLEWOOD AS  
3 SUCCESSOR AGENCY TO THE FORMER INGLEWOOD REDEVELOPMENT  
4 AGENCY DIRECTING THE SUCCESSOR AGENCY TO DISPOSE OF ALL  
5 PARCELS OF REAL PROPERTY IDENTIFIED AS LAX NOISE MITIGATION  
6 PROPERTIES IN THE APPROVED LONG RANGE PROPERTY MANAGEMENT  
7 PLAN, AS AMENDED  
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9 WHEREAS, Assembly Bill xl 26 ("AB 26") and ABx 27 ("AB 27") were passed by the State  
10 Legislature on June 15, 2011 and signed by the Governor on June 28, 2011, making certain changes to  
11 Redevelopment Law, including adding Part 1.8 (commencing with Section 34161) and Part 1.85  
12 (commencing with Section 34170) ("Part 1.85") to Division 24 of the California Health and Safety  
13 Code ("Health and Safety Code") (collectively, "Dissolution Law"), and

14 WHEREAS, the California Supreme Court in *California Redevelopment Association v.*  
15 *Matosantos*, Case No. S194861 upheld the constitutionality of AB 26; and

16 WHEREAS, Health and Safety Code section 34173(a) designates successor agencies as  
17 successor entities to former redevelopment agencies; and

18 WHEREAS, upon dissolution of the Inglewood Redevelopment Agency as of  
19 February 1, 2012, the City of Inglewood elected to serve in the capacity of successor agency to the  
20 Former Inglewood Redevelopment Agency ("Former Redevelopment Agency") under Health and  
21 Safety Code Section 34173(d), as confirmed by City Council Resolution No. 12-02 adopted on  
22 January 1, 2012; and

23 WHEREAS, AB 26 requires that there shall be an oversight board ("Oversight Board")  
24 established for each of the former California redevelopment agency's successor agencies to supervise  
25 the activities of the successor agency and the wind down of the dissolved redevelopment agency's  
26 affairs pursuant to AB 26; and

27 WHEREAS, the City of Inglewood, in its capacity as the "Successor Agency" is presently  
28 engaged in activities necessary to wind down the affairs of the Former Redevelopment Agency; and

1           WHEREAS, in accordance with Dissolution Law, the Successor Agency prepared and both the  
2 Oversight Board and the State Department of Finance (“Finance”) approved a Long-Range Property  
3 Management Plan pursuant to AB 26 in conformance with Health & Safety Code section 34191.5(b)  
4 (the "LRPMP") providing for the disposition and use of the real properties of the Former  
5 Redevelopment Agency; and

6           WHEREAS, at the request of the Successor Agency and in furtherance of the Dissolution Law,  
7 the Oversight Board and Finance approved an amendment to the LRPMP (“Amended LRPMP”) on  
8 June 15, 2016 and July 1, 2016, respectively; and

9           WHEREAS, the Successor Agency now proposes to implement the Amended LRPMP  
10 specifically with regard to disposition of those certain parcels of real property identified and described  
11 in the Amended LRPMP as the “LAX Noise Mitigation Properties” (the “ Mitigation Properties”); and

12           WHEREAS, the Mitigation Properties are subject to the Federal Aviation Administration grant  
13 agreements and associated Los Angeles World Airports letter agreements (collectively, the "FAA  
14 Grant Agreements"); and

15           NOW, THEREFORE, the Oversight Board to the City of Inglewood, as the Successor Agency  
16 to the Former Redevelopment Agency, does hereby find, determine and resolve and order as follows:

17           Section 1. The foregoing recitals are true and correct.

18           Section 2. All legal prerequisites to the adoption of this Resolution have occurred.

19           Section 3. The Successor Agency is hereby directed to dispose of the Mitigation Properties in  
20 accordance with the Amended LRPMP.

21           Section 4. The Mitigation Properties are subject to the disposition requirements of the FAA  
22 Grant Agreements and any compensation agreement requirements of the Dissolution Law with respect  
23 to any net proceeds from a third party (non-City) transferee, after all obligations of the FAA Grant  
24 Agreements are satisfied.

25           Section 5. This Resolution shall take effect immediately upon its adoption.

26           Section 6. The Oversight Board Secretary shall certify as to the adoption of this Resolution.

27           PASSED, APPROVED and ADOPTED by the Oversight Board to the City of Inglewood as  
28 the Successor Agency to the former Inglewood Redevelopment Agency at a specially scheduled public

1 meeting held June 27, 2018 by the following vote.

2 Board Member Action:

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4 YES:

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6 NO:

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8 ABSTAIN:

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10 ABSENT:

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James T. Butts, Chairman  
City of Inglewood as Successor Agency  
to the Former Redevelopment Agency  
Oversight Board

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17 ATTEST:

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Olga J. Castaneda, Deputy Clerk  
County of Los Angeles Board of Supervisors  
Acting as Secretary to the City of Inglewood Former  
Redevelopment Agency Oversight Board

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