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CITY OF INGLEWOOD-OVERSIGHT BOARD MEETING
JUNE 27, 2018

1 CHAIR JAMES BUTTS: We will call to
 2 order the meeting of the City of Inglewood Former
 3 Redevelopment Agency Oversight Board.
 4 And could we stand for the Pledge of
 5 Allegiance?
 6 GROUP: I pledge allegiance to the flag
 7 of the United States of America, and to the
 8 republic for which it stands, one nation under
 9 God, indivisible, with liberty and justice for
 10 all.
 11 CHAIR JAMES BUTTS: And actually, we're
 12 still the -- not the former. We are the
 13 Oversight Board, so Madame Clerk, could you call
 14 the roll?
 15 CLERK: Yes, sir. Members Cruz?
 16 MARGARITA CRUZ: Here.
 17 CLERK: Hull?
 18 CAROLYN HULL: Here.
 19 CLERK: Fahnestock?
 20 BRIAN FAHNESTOCK: Here.
 21 CLERK: Chair Butts?
 22 CHAIR JAMES BUTTS: Here.
 23 CLERK: Sir, you have a quorum.
 24 CHAIR JAMES BUTTS: All right. Any
 25 person wishing to address the Oversight Board on

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1 any item on today's agenda, you may do so at this
 2 time. Two minutes.
 3 DOUGLAS CARSTENS: Good evening,
 4 Honorable Chair and Honorable Board Members. My
 5 name is Douglas Carstens. I'm an attorney with
 6 Chatten-Brown & Carstens, here on behalf of the
 7 Inglewood Residents Against Takings and
 8 Evictions.
 9 CHAIR JAMES BUTTS: I've never seen any
 10 of those people.
 11 DOUGLAS CARSTENS: I got to tell you,
 12 they really don't want to identify themselves to
 13 you, Mr. Mayor. But there are specific reasons
 14 for that. So I'll just go ahead with what I have
 15 to say, if I might?
 16 CHAIR JAMES BUTTS: Go right ahead.
 17 DOUGLAS CARSTENS: All right. And we
 18 submitted a letter in opposition to this
 19 resolution that is coming up tonight. We are
 20 asking that you would deny or reject the
 21 resolution until after an environmental impact
 22 report is prepared and certified pursuant to the
 23 California Environmental Quality Act. That
 24 report would allow you to analyze alternatives
 25 and alternative uses of these parcels which you

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1 are proposing to dispose of.
 2 To approve it without that analysis of
 3 alternatives and an environmental impact report
 4 would be in violation of the California
 5 Environmental Quality Act. We're asking that you
 6 would reject this and hold off until an EIR could
 7 certify that.
 8 Thank you for your time. I will be
 9 available for questions.
 10 CHAIR JAMES BUTTS: You're very welcome.
 11 We have a John Heintz here.
 12 JOHN HEINTZ: Sir.
 13 CHAIR JAMES BUTTS: From Latham &
 14 Watkins.
 15 JOHN HEINTZ: Good evening Honorable
 16 Chair Members. John Heintz from Latham & Watkins
 17 on behalf of MSG Forum, LLC. There are a number
 18 of infirmities with the proposed action before
 19 you today that preclude your approval of
 20 Resolution 18-0B-03.
 21 First, the notice is in violation of
 22 the Brown Act. There's just not enough
 23 information provided in the notice for the
 24 Oversight Board or the public to know what action
 25 the Oversight Board is being asked to take today.

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1 There is insufficient information about the
 2 parcels at issue. No details of the particular
 3 disposition of the parcels. No information
 4 regarding the purported disposition requirements
 5 of the FAA agreements. No information regarding
 6 the LAWA agreements. Do the members know what
 7 disposition requirements apply? We need more
 8 information.
 9 Second, while not evident from the
 10 notice, the request before you involves 13
 11 successor agency parcels that are currently
 12 subject to an exclusive negotiating group which
 13 in the City of Inglewood, the Successor Agency,
 14 the City's Parking Authority, and Murphy's Bowl.
 15 From press releases in the notice of
 16 preparation for the EIR for the arena project, it
 17 is known that Murphy's Bowl is seeking to develop
 18 a basketball arena for the Los Angeles Clippers
 19 on the parcels. Approval of Resolution 18-0B-03
 20 would violate CEQA. Disposition of the parcels
 21 would significantly (indiscernible) of the arena
 22 project and this requires (indiscernible) CEQA
 23 before the Oversight Board may act.
 24 Third, the Successor Agency is not
 25 currently in compliance with this Long-Range

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1 Property Management Plan. (Indiscernible)
 2 parcels for up to three years, potentially
 3 longer, without compensation to the taxing
 4 entities the ENA with Murphy's Bowl directly
 5 conflicts with the Long-Range Property Management
 6 Plan.
 7 Finally, to approve a disposition of
 8 the Former Redevelopment Agency property, the
 9 Oversight Board must have enough information to
 10 determine whether or not the transfer maximizes
 11 value and is consistent with the Long-Range
 12 Property Management Plan. That information is
 13 not available today.
 14 It appears that the Successor Agency
 15 may be attempting to obtain the Oversight Board's
 16 preapproval of any future deal the Successor
 17 Agency may reach with either Murphy's Bowl for
 18 the sale of the parcel developed as a basketball
 19 arena or with the City to transfer the parcels to
 20 facilitate that same purpose.
 21 We have concern that the Successor
 22 Agency may be requesting the Board to take this
 23 vague action now, four days before the Oversight
 24 Board ceases to exist, to circumvent the need for
 25 the approval from the county-wide Oversight Board

1 jurisdiction.
 2 This agency only contributes to the
 3 picture that the City of Inglewood and the
 4 Successor Agency are solely interested in pushing
 5 the proposed project forward without gaining
 6 meaningful community engagement.
 7 Another reason is that the Successor
 8 Agency has failed to meet its outstanding
 9 obligations under state law. And, as proposed,
 10 the sale of the parcels will make it harder to do
 11 so.
 12 The Successor Agency along with the
 13 City of Inglewood would like to sell this land to
 14 the Clippers organization in order to build a
 15 basketball arena. However, the Successor Agency
 16 has not fulfilled its outstanding obligations as
 17 required under State law. Specifically, the
 18 Successor Agency has failed to meet its
 19 outstanding affordable housing obligations. As
 20 part of this obligation it must identify a plan
 21 to meet this unmet obligation. Instead, the
 22 Successor Agency proposed to sell several parcels
 23 of valuable land to a private developer to build
 24 an arena instead of fulfilling these affordable
 25 housing obligations.

1 for the sale or transfer of the parcels in the
 2 future. This is inconsistent with the
 3 Dissolution Act and your fiduciary duty to taxing
 4 entities.
 5 For all of these reasons, the Oversight
 6 Board should not approve the Resolution.
 7 Thank you for your time.
 8 CHAIR JAMES BUTTS: Thank you. Antonio
 9 Hicks from public counsel.
 10 ANTONIO HICKS: Good evening. My name
 11 is Antonio Hicks. I'm a senior staff attorney
 12 for public counsel.
 13 We would suggest that this Board deny
 14 the approval, and this is based primarily on the
 15 fact that this Oversight Board is to be disbanded
 16 pursuant to state law in less than a week and
 17 thus should not take action on this matter. As
 18 you probably know, it will be disbanded soon and
 19 the duties are to be handed over to a County
 20 Oversight Board.
 21 While the Oversight Board has not only
 22 met three times in the last two years, it is now
 23 meeting only days before it is to be disbanded to
 24 make a significant decision about several parcels
 25 of land under its soon to be extinguished

1 With the sale of these parcels, the
 2 Successor Agency loses that property that can be
 3 used to meet its outstanding obligations. And
 4 without a plan to meet these obligations, the
 5 Successor Agency will continue to ignore this
 6 important obligation.
 7 Thank you very much.
 8 CHAIR JAMES BUTTS: Thank you.
 9 Ms. McKeon, it looks like, from public
 10 counsel.
 11 KATIE MCKEON: Yes. Hi. My name is
 12 Katie McKeon. I'm also an attorney with public
 13 counsel.
 14 I -- we submitted a letter to you all
 15 yesterday, and so I just wanted to summarize some
 16 of those points along with my colleague, Antonio.
 17 So first of all, the Successor Agency
 18 has acted with a total lack of transparency. The
 19 notice for this meeting was posted on June 14th.
 20 It did not specify what the disposition of the
 21 land, to who that would be disposed to or what
 22 the land would be used for.
 23 On June 19th, five days after the
 24 notice was posted, the Successor Agency met for
 25 approximately 60 seconds where they were called

1 into session, the motion was read, it was
 2 approved, and it was dismissed. The Successor
 3 Agency meeting was dismissed. So there was no
 4 discussion of what these parcels were going to
 5 be used for. And the Successor Agency did not
 6 meet its Brown Act requirements of having a full
 7 and open discussion with the public.
 8 And then -- so this just is a
 9 continuation of tactics by the City and the
 10 Successor Agency which they've engaged in since
 11 entering into the Exclusive Negotiating Agreement
 12 with the Clippers by failing to inform the public
 13 that they are planning on negotiating with the
 14 Clippers, and failing to inform the public.
 15 So, finally, I'd just like to state
 16 that the City and the Successor Agency are
 17 actually facing four different lawsuits regarding
 18 this proposed project, and the Oversight Board
 19 should exercise its discretion in holding off on
 20 this action until those lawsuits have further
 21 been resolved in court.
 22 Thank you.
 23 CHAIR JAMES BUTTS: Thank you. Do we
 24 have any questions from the Board
 25 (indiscernible)? Okay.

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1 Item one.
 2 CLERK: Administrative matters approval
 3 of the January 21, 2018, Minutes.
 4 CHAIR JAMES BUTTS: Move approval.
 5 WOMAN 1: Second.
 6 CHAIR JAMES BUTTS: Madame Clerk.
 7 CLERK: Members Cruz?
 8 MARGARITA CRUZ: Aye.
 9 CLERK: Hull?
 10 CAROLYN HULL: Aye.
 11 CLERK: Fahnestock?
 12 BRIAN FAHNESTOCK: Aye.
 13 CLERK: Chair Butts?
 14 CHAIR JAMES BUTTS: Aye.
 15 CLERK: Motion carries.
 16 CHAIR JAMES BUTTS: Item two.
 17 CLERK: Authorize the Chair of the
 18 Inglewood Oversight Board to approve and sign the
 19 final Minutes dated June 27, 2018, upon
 20 preparation and submittal.
 21 CHAIR JAMES BUTTS: So moved.
 22 WOMAN 1: Second.
 23 CHAIR JAMES BUTTS: Madame Clerk?
 24 CLERK: Members Cruz?
 25 MARGARITA CRUZ: Aye.

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1 CLERK: Hull?
 2 CAROLYN HULL: Aye.
 3 CLERK: Fahnestock?
 4 BRIAN FAHNESTOCK: Aye.
 5 CLERK: Chair Butts?
 6 CHAIR JAMES BUTTS: Aye.
 7 CLERK: Motion carries.
 8 CHAIR JAMES BUTTS: Item three.
 9 CLERK: Recommendations: adoption of
 10 Resolution by the Oversight Board to the
 11 Successor Agency of the Former Inglewood
 12 Redevelopment Agency directing the City of
 13 Inglewood as a successor agency to Former
 14 Inglewood Redevelopment Agency to implement the
 15 approved the Long-Range Property Management Plan
 16 as amended with respect to the long-term use and
 17 disposition of the LAX noise mitigation
 18 properties B-1.1 through and including B-3
 19 representing Parcels 1 through and including 13
 20 subject to the applicable disposition
 21 requirements of the Federal Aviation
 22 Administration Grant Agreements and Los Angeles
 23 World Airport's Letter Agreements.
 24 CHAIR JAMES BUTTS: So moved.
 25 WOMAN 1: Second.

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1 CHAIR JAMES BUTTS: Madame Clerk?
 2 CLERK: Members Cruz?
 3 MARGARITA CRUZ: Aye.
 4 CLERK: Hull?
 5 CAROLYN HULL: Aye.
 6 CLERK: Fahnestock?
 7 BRIAN FAHNESTOCK: Yes.
 8 CLERK: Chair Butts?
 9 CHAIR JAMES BUTTS: Aye.
 10 CLERK: Motion carries.
 11 CHAIR JAMES BUTTS: Any persons wishing
 12 to address the Oversight Board on any other
 13 matter not considered on the agenda may do so at
 14 this time.
 15 Hearing no comment, I want to thank the
 16 Board for their service and I'll say for the last
 17 time (indiscernible).
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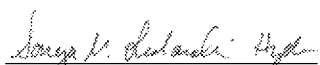
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CERTIFICATION

I, Sonya Ledanski Hyde, certify that the foregoing transcript is a true and accurate record of the proceedings.

Date: August 8, 2019


Sonya Ledanski Hyde