

**From:** Royce K. Jones [mailto:royce@kbblaw.com]  
**Sent:** Tuesday, June 12, 2018 8:39 PM  
**To:** Via, Tay  
**Cc:** O'Brien, Harry; Gustavo Lamanna  
**Subject:** RE: Confidential Draft for Purposes of Negotiation Only; Draft Resolution

Good evening Tay,

Attached please find the revised Oversight Board resolution we are prepared to take to the Oversight Board for approval. Both Gustavo and I have reviewed your draft resolution and felt that the referencing and reaffirming the terms of the Amended ENA in the resolution was inconsistent with the approach I described as wanting to take by simply having the SA request the OB directing the SA to implement the approved LRPMP by disposing of the "Noise Mitigation Properties" subject to the FAA grant agreement and LAWA letter agreement disposition requirements as a consequence of the acquisition funding provided by these two entities. Given the spirit of things here in Inglewood, specifically referencing and/or reaffirming the Amended ENA and the proposed basketball arena during as part of the public entity approval process would likely generate all types of unwarranted attention to what is simply a SA action and OB resolution approval action with respect to the implementation of the approved LRPMP.

In any event as you may or may not be aware, the SA meeting is now scheduled for June 19, 2018 and the OB meeting scheduled for June 27, 2018. Based upon this schedule, I will need to receive any comments from you by 12:00 pm this Thursday so we can comfortably meet the agenda posting deadlines. I will be in Sacramento tomorrow and will be available to talk if necessary either Wednesday between 4pm and 5pm, or Thursday morning between 10am and 12 noon.

Lastly, to facilitate your review of the revisions, a redline version of the changes is also attached.

*Royce K. Jones*

Royce K. Jones, Esq.  
**KANE BALLMER & BERKMAN**  
[rkj@kbblaw.com](mailto:rkj@kbblaw.com)

515 S. Figueroa Street; Suite 780  
Los Angeles, CA 90071  
Telephone: 213-617-0480

Facsimile: 213-625-0931

402 West Broadway; 4th Floor  
San Diego, CA 92101  
Telephone: 619-567-3450  
Facsimile: 619-567-3448

CAUTION: CONFIDENTIAL. THIS EMAIL MAY CONTAIN INFORMATION PROTECTED BY THE ATTORNEY-CLIENT OR ATTORNEY WORK PRODUCT PRIVILEGE. It is intended only for the person to whom it is addressed. If you are not the intended recipient or their agent, then this is notice to you that dissemination, distribution or copying of this document is prohibited. If you received this message in error, please call us at once and destroy the document.

---

**From:** Via, Tay [mailto:[tvia@coblentzlaw.com](mailto:tvia@coblentzlaw.com)]

**Sent:** Monday, June 4, 2018 7:41 PM

**To:** Royce K. Jones

**Cc:** O'Brien, Harry

**Subject:** Confidential Draft for Purposes of Negotiation Only; Draft Resolution

As discussed, here is a draft Resolution for your consideration. Best, Tay

Tay Via

**Coblentz Patch Duffy & Bass LLP**

One Montgomery Street, Suite 3000

San Francisco, CA 94104

415-772-5715 | Office 415-391-4800

[tcv@coblentzlaw.com](mailto:tcv@coblentzlaw.com)

[www.coblentzlaw.com](http://www.coblentzlaw.com)

This transmittal is intended solely for use by its addressee, and may contain confidential or legally privileged information. If you receive this transmittal in error, please email a reply to the sender and delete the transmittal and any attachments.

1 RESOLUTION NO. 18-OB-004

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, SUBJECT TO THE DISPOSITION REQUIREMENTS OF  
8 THE FEDERAL AVIATION ADMINISTRATION GRANT AGREEMENTS AND  
9 LOS ANGELES WORLD AIRPORTS LETTER AGREEMENTS.  
10

11 WHEREAS, Assembly Bill xl 26 ("AB 26") and ABx 27 ("AB 27") were passed by the State  
12 Legislature on June 15, 2011 and signed by the Governor on June 28, 2011, making certain changes to  
13 Redevelopment Law, including adding Part 1.8 (commencing with Section 34161) and Part 1.85  
14 (commencing with Section 34170) ("Part 1.85") to Division 24 of the California Health and Safety  
15 Code ("Health and Safety Code") (collectively, "Dissolution Law"), and

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

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

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

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

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

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

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

11 WHEREAS, the Successor Agency now requests specific direction from the Oversight Board  
12 as to the implementation of the Amended LRPMP specifically with regard to long-term planned use  
13 and disposition of those certain parcels of real property identified and described in the Amended  
14 LRPMP as the "LAX Noise Mitigation Properties" (the "Mitigation Properties") in connection with  
15 the disposition requirements of the Federal Aviation Administration grant agreements ("FAA  
16 Agreements") and Los Angeles World Airports letter agreements ("LAWA Agreements"),

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

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

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

21 Section 3. The Successor Agency is hereby directed to dispose of the Mitigation Properties in  
22 accordance with the Amended LRPMP, subject to the disposition requirements of the FAA  
23 Agreements and the LAWA Agreements.

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

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

26 PASSED, APPROVED and ADOPTED by the Oversight Board to the City of Inglewood as  
27 the Successor Agency to the former Inglewood Redevelopment Agency at a specially scheduled public  
28 meeting held June 27, 2018 by the following vote.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Board Member Action:

YES:

NO:

ABSTAIN:

---

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

ATTEST:

---

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

Gustavo Lamanna 8/12/18 2:05 PM  
Deleted: <sp><sp><sp><sp><sp><sp>

RESOLUTION NO. 18-OB-004

Gustavo Lamanna 8/12/18 2:05 PM  
Deleted: 17

Gustavo Lamanna 8/12/18 2:05 PM  
**Deleted:** A RESOLUTION OF THE OVERSIGHT BOARD TO CITY OF INGLEWOOD AS SUCCESSOR AGENCY TO THE FORMER INGLEWOOD REDEVELOPMENT AGENCY FINDING AND DETERMINING THAT THE SUCCESSOR AGENCY'S APPROVAL OF THAT CERTAIN AMENDED AND RE-STATED EXCLUSIVE NEGOTIATING AGREEMENT ON AUGUST 15, 2017 (ENA), IS CONSISTENT WITH AND IMPLEMENTS ITS APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN AND THE REDEVELOPMENT DISSOLUTION LAW .

A RESOLUTION OF THE OVERSIGHT BOARD TO CITY OF INGLEWOOD AS SUCCESSOR AGENCY TO THE FORMER INGLEWOOD REDEVELOPMENT AGENCY DIRECTING THE SUCCESSOR AGENCY TO DISPOSE OF ALL PARCELS OF REAL PROPERTY IDENTIFIED AS LAX NOISE MITIGATION PROPERTIES IN THE APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN AS AMENDED, SUBJECT TO THE DISPOSITION REQUIREMENTS OF THE FEDERAL AVIATION ADMINISTRATION GRANT AGREEMENTS AND LOS ANGELES WORLD AIRPORTS LETTER AGREEMENTS.

WHEREAS, Assembly Bill xl 26 ("AB 26") and ABx 27 ("AB 27") were passed by the State Legislature on June 15, 2011 and signed by the Governor on June 28, 2011, making certain changes to Redevelopment Law, including adding Part 1.8 (commencing with Section 34161) and Part 1.85 (commencing with Section 34170) ("Part 1.85") to Division 24 of the California Health and Safety Code ("Health and Safety Code") (collectively, "Dissolution Law"), and

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

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

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

Gustavo Lamanna 8/12/18 2:05 PM  
Deleted: February

Gustavo Lamanna 8/12/18 2:05 PM  
Deleted: ,

Gustavo Lamanna 8/12/18 2:05 PM  
Deleted: Redevelopment Agency was deemed

Gustavo Lamanna 8/12/18 2:05 PM  
Deleted: "

Gustavo Lamanna 8/12/18 2:05 PM  
Deleted: a), and .  
WHEREAS, pursuant to Health and Safety Code section 34173(

Gustavo Lamanna 8/12/18 2:05 PM  
Deleted: the City of Inglewood presently serves in the capacity of the successor agency to the Former Redevelopment Agency ("Successor Agency").

Gustavo Lamanna 8/12/18 2:05 PM  
Deleted: Page

Gustavo Lamanna 8/12/18 2:05 PM  
Deleted: of

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

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

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

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

WHEREAS, the Successor Agency now requests specific direction from the Oversight Board as to the implementation of the Amended LRPMP specifically with regard to long-term planned use and disposition of those certain parcels of real property identified and described in the Amended LRPMP as the "LAX Noise Mitigation Properties" (the "Mitigation Properties") in connection with the disposition requirements of the Federal Aviation Administration grant agreements ("FAA Agreements") and Los Angeles World Airports letter agreements ("LAWA Agreements");

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

Section 1. The foregoing recitals are true and correct.

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

Section 3. The Successor Agency is hereby directed to dispose of the Mitigation Properties in accordance with the Amended LRPMP, subject to the disposition requirements of the FAA Agreements and the LAWA Agreements.

Gustavo Lamanna 6/12/16 2:05 PM

Deleted: <sp><sp><sp><sp><sp>

Gustavo Lamanna 6/12/16 2:05 PM

Deleted: Successor Agency

Gustavo Lamanna 6/12/16 2:05 PM

Deleted: Redevelopment Agency's

Gustavo Lamanna 6/12/16 2:05 PM

Deleted: ,

Gustavo Lamanna 6/12/16 2:05 PM

Deleted: did approve

Gustavo Lamanna 6/12/16 2:05 PM

Deleted: specifically

Gustavo Lamanna 6/12/16 2:05 PM

Deleted: ")

Gustavo Lamanna 6/12/16 2:05 PM

Deleted: WHEREAS, in furtherance of the LRPMP, the Successor Agency has" undertaken various actions, including the action of the Successor Agency on August 15, 2017 approving that certain Amended and Restated Exclusive Negotiating Agreement (ENA) by and among the City of Inglewood, Successor Agency and Murphy's Bowl LLP, for the purpose of studying the feasibility of disposing of and utilizing certain Successor Agency parcels (in combination with certain City of Inglewood parcels as provided in the ENA), and facilitating the proposed development of a state-of-the-art National Basketball Association (NBA) professional basketball arena in the City of Inglewood; and

Gustavo Lamanna 6/12/16 2:05 PM

Deleted: tax entities significant tax revenues that might not otherwise be realized by the taxing entities; and .

WHEREAS, nothing in the ENA obligates the Successor Agency or this Oversight Board to approve the sale, disposition of any of the Successor Agency owned parcels or interests therein, nor to approve any proposed development thereon

WHEREAS, nothing in the ENA or this Board's actions herein waives or otherwise restricts the Successor Agency's or this Oversight Board's ability to exercise its own independent, discretionary judgment with regard to the California Environmental Quality Act as to the development of the Successor Agency-owned parcels or any portion thereof, or interest therein; and .

WHEREAS, this Oversight Board finds( ... [1]

Gustavo Lamanna 6/12/16 2:05 PM

Deleted: The Successor Agency staff is authorized to make such nonmaterial adjustments to the ENA as may be appr ... [2]

Gustavo Lamanna 6/12/16 2:05 PM

Deleted: Page

Gustavo Lamanna 6/12/16 2:05 PM

Deleted: of

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

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

PASSED, APPROVED and ADOPTED by the Oversight Board to the City of Inglewood as the Successor Agency to the former Inglewood Redevelopment Agency at a specially scheduled public meeting held June 27, 2018 by the following vote.

Board Member Action:

YES:

NO:

ABSTAIN:

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

ATTEST:

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

Gustavo Llamanna 8/12/18 2:05 PM

Deleted: <sp><sp><sp><sp><sp><sp>

Gustavo Llamanna 8/12/18 2:05 PM

Deleted: Section 4 The actions of the Successor Agency to date in connection with the ENA are hereby ratified and approved .

Gustavo Llamanna 8/12/18 2:05 PM

Deleted:

Gustavo Llamanna 8/12/18 2:05 PM

Deleted: this 7th day of September, 2017

Gustavo Llamanna 8/12/18 2:05 PM

Deleted: Board Members Margarita Cruz, Jo Ann Higdon, Carolyn Hull and Chair James T Butts; Noes: None; Abstain: None, Absent:

Gustavo Llamanna 8/12/18 2:05 PM

Deleted: Eugenio Villa and Vice Chair Banner

Gustavo Llamanna 8/12/18 2:05 PM

Formatted: Indent: First line: 0.5"

Gustavo Llamanna 8/12/18 2:05 PM

Formatted: Indent: First line: 0.5"

Gustavo Llamanna 8/12/18 2:05 PM

Deleted: Page

Gustavo Llamanna 8/12/18 2:05 PM

Deleted: of



tax entities significant tax revenues that might not otherwise be realized by the taxing entities; and

WHEREAS, nothing in the ENA obligates the Successor Agency or this Oversight Board to approve the sale, disposition of any of the Successor Agency owned parcels or interests therein, nor to approve any proposed development thereon.

WHEREAS, nothing in the ENA or this Board's actions herein waives or otherwise restricts the Successor Agency's or this Oversight Board's ability to exercise its own independent, discretionary judgment with regard to the California Environmental Quality Act as to the development of the Successor Agency-owned parcels or any portion thereof, or interest therein; and

WHEREAS, this Oversight Board finds the ENA consistent with implementation of the LRPMP.

NOW, THEREFORE, the Oversight Board to the City of Inglewood, as the Successor. Agency to the former Inglewood

The Successor Agency staff is authorized to make such nonmaterial adjustments to the ENA as may be appropriate in the judgment of the Executive Director of the Successor Agency or to accommodate other requests not inconsistent with this Resolution.