

From: Via, Tay
Sent: Wednesday, June 13, 2018 12:38 PM
To: Royce K. Jones
Cc: Gustavo Lamanna (glamanna@usa.net); O'Brien, Harry; Gerard McCallum II
Subject: PRIVILEGED AND CONFIDENTIAL DRAFT; FOR PURPOSES OF NEGOTIATION ONLY

Royce: Here are some suggested revisions. We are available at 4 to discuss these, as well as notice and logistics. Best, Tay

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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 proposes ~~requests specific direction from the~~
12 ~~Oversight Board as to the~~ to implementation of the Amended LRPMP specifically with regard to long-
13 ~~term planned use and disposition~~ of those certain parcels of real property identified and described in
14 the Amended LRPMP as the "LAX Noise Mitigation Properties" (the "Mitigation Properties"); and

15 WHEREAS, the Mitigation Properties are subject to ~~in connection with the disposition~~
16 ~~requirements of the Federal Aviation Administration grant agreements ("FAA Agreements") and~~
17 associated local grant program requirements [confirm terminology] Los Angeles World Airports letter
18 agreements ("LAWA Agreements") pursuant to various letter agreements (collectively, the "Noise
19 Mitigation Grant Agreements"); and -

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

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

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

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

26 Section 4. The Mitigation Properties are -subject to the disposition requirements of the Noise
27 Mitigation Grant Agreements. The transfer documentation shall require negotiation of compensation
28 agreements with the taxing entities regarding distribution of any net proceeds from a third party (non-

1 City) transfer, after obligations of the Noise Mitigation Grant Agreements are satisfied. FAA
2 Agreements and the LAWA Agreements.

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

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

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

8 Board Member Action:

9
10 YES:

11
12 NO:

13
14 ABSTAIN:

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16
17
18
19 _____
20 James T. Butts, Chairman
21 City of Inglewood as Successor Agency
22 to the Former Redevelopment Agency
23 Oversight Board

24 ATTEST:

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