

Margarita Cruz

From: Margarita Cruz
Sent: Tuesday, June 19, 2018 12:40 PM
To: Castaneda, Olga
Subject: 06.27.18 Oversight Board Inglewood Agenda (GFL Comments)
Attachments: 06.27.18 Oversight Board Inglewood Agenda (GFL Comments).doc; 06.27.18 Oversight Board SR - Implementation of Long Term Use and Disposition per LRPMP (002).docx; RESOLUTION NO 18-OB-000 - LRPMP.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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
8

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

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

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

28 WHEREAS, in accordance with Dissolution Law, the Successor Agency prepared and both the

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

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

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

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

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

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

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

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

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

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 the
27 Successor Agency to the former Inglewood Redevelopment Agency at a specially scheduled public
28 meeting held June 27, 2018 by the following vote.

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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



CITY OF INGLEWOOD

Office of the Successor Agency Executive Director



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

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:

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

EXECUTIVE DIRECTOR APPROVAL:

Artie Fields, Executive Director

Attachment: Oversight Board Resolution



INGLEWOOD, CALIFORNIA
Web Site -- www.cityofinglewood.org



**NOTICE OF A SPECIAL MEETING OF THE CITY OF INGLEWOOD FORMER
REDEVELOPMENT AGENCY OVERSIGHT BOARD**

**TO THE MEMBERS OF THE CITY OF INGLEWOOD FORMER REDEVELOPMENT
AGENCY OVERSIGHT BOARD**

NOTICE IS HEREBY GIVEN that a Special Meeting of the City of Inglewood Former Redevelopment Agency Oversight Board will be held on Wednesday, June 27, 2018 commencing at 6:00 P.M., in the City of Inglewood City Council Chambers, One Manchester Boulevard, Inglewood, California, 90301.

MEMBERS

James T. Butts, Jr.
Vacant
Margarita Cruz
Carolyn M. Hull
Vacant
Eugenio Villa
Brian Fahnestock

APPOINTED BY THE:

Mayor and City Council Members
Los Angeles County Board of Supervisors
Mayor and City Council Members
Los Angeles County Board of Supervisors
Los Angeles County Sanitation District 5
Los Angeles County Office of Education
Chancellor of the California Community
Colleges

**AGENDA
OVERSIGHT BOARD**

OPENING CEREMONIES –6:00 P.M.

Call to Order

Pledge of Allegiance

Roll Call

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Persons wishing to address the Oversight Board on any item on today's agenda may do so at this time.

ADMINISTRATIVE MATTERS

1. Approval of the January 21, 2018 minutes.
2. Authorize the Chair of the Inglewood Oversight Board to approve and sign the final minutes, dated June 27, 2018

RECOMMENDATIONS

3. Adoption of Resolution by the Oversight Board to the Successor Agency of the former Inglewood Redevelopment Agency Directing the City of Inglewood as the Successor Agency to former Inglewood Redevelopment 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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PUBLIC COMMENTS REGARDING OTHER MATTERS

Persons wishing to address the Oversight Board on any other matter not elsewhere considered on this agenda may do so at this time.

OVERSIGHT BOARD MEMBER REMARKS**ADJOURNMENT**

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Commission on any official action may be subject to the provisions of Los Angeles County Code, Chapter 2.160 relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalty. For further information, call (213) 974-1093.

ACCOMMODATIONS: Accommodations, American Sign Language (ASL) interpreters, or assisted listening devices are available with at least three business days notice before the meeting date. Agendas in Braille and/or alternate formats are available upon request. Please telephone (213) 974-1431 (voice) or (213) 974-1707 (TDD), from 8:00 a.m. - 5:00 p.m., Monday through Friday.

Para información en español, por favor comuníquese a la oficina de Servicios de Comisión al numero (213) 974-1431 entre 8:00 a.m. a 5:00 p.m. lunes a viernes.

SUPPORTING DOCUMENTATION: Supporting documentation can be obtained at the following locations: Inglewood City Hall, One Manchester Boulevard, Inglewood, CA 90301 and Commission Services, Kenneth Hahn Hall of Administration, 500 West Temple Street, Room B-50, Los Angeles, CA 90012