

TUESDAY, MARCH 11, 2003

A regular meeting of the Council of the City of Burbank was held in the Council Chamber of the City Hall, 275 East Olive Avenue, on the above date. The meeting was called to order at 5:06 p.m. by Mr. Laurell, Mayor.

CLOSED SESSION

Present- - - - Council Members Golonski, Murphy, Vander Borgh and Laurell.

Absent - - - - Council Member Ramos.

Also Present - Ms. Alvord, Interim City Manager; Mr. Barlow, City Attorney; and, Mrs. Campos, City Clerk.

Oral Communications There was no response to the Mayor's invitation for oral communications on Closed Session matters at this time.

5:06 P.M. Recess The Council recessed at this time to the City Hall Basement Lunch Room/Conference Room to hold a Closed Session on the following:

- a. Conference with Legal Counsel – Existing Litigation:
Pursuant to Govt. Code §54956.9(a)
 1. **Name of Case:** City of Burbank v. Burbank-Glendale-Pasadena Airport Authority.
Case No.: BC259852
Brief description and nature of case: Declaratory Relief.
 2. **Name of Case:** Tracy Smith v. City of Burbank; Nickels Construction [Doe 2]
Case No.: EC033130
Brief Description and Nature of Case: Woman and her horse fell on Mariposa Bridge; Settlement approval.
- b. Conference with Legal Counsel – Anticipated Litigation (City as possible plaintiff):
Pursuant to Govt. Code §54956.9(c)
Number of potential case(s): 2
- c. Conference with Legal Counsel – Anticipated Litigation (City as potential defendant):
Pursuant to Govt. Code §54956.9(b)(1)
Number of potential case(s): 2
- d. Conference with Real Property Negotiator:
Pursuant to Govt. Code §54956.8
Agency Negotiator: Community Development Director/ Susan M. Georgino.

Property: 201 East Magnolia Boulevard – Media City Mall (the 41 acre site generally bounded by Magnolia Boulevard, I-5 Freeway, Burbank Boulevard and Third Street).

Party With Whom City is Negotiating: Crown Realty & Development Corporation.

Terms Under Negotiation: Amendment of Ground Lease and Disposition and Development Agreement.

Regular Meeting Reconvened in Council Chambers	The regular meeting of the Council of the City of Burbank was reconvened at 6:43 p.m. by Mr. Laurell, Mayor.
Invocation	The invocation was given by Pastor Ron White, American Lutheran Church.
Flag Salute	The pledge of allegiance to the flag was led by Susanna Mkrtychyan, CREST program student.
ROLL CALL	
Present- - - -	Council Members Golonski, Murphy, Vander Borght and Laurell.
Absent - - - -	Council Member Ramos.
Also Present -	Ms. Alvord, Interim City Manager; Mr. Barlow, City Attorney; and, Mrs. Campos, City Clerk.
301-1 Commendations To Firefighters	Chief Davis made a presentation to two Good Samaritans, retired fire fighters who came to the aid of the injured at a train derailment accident on January 6, 2003, noting the exemplary actions of both retired Burbank Fire Department Captain Jack Mitchell and retired member of the Los Angeles City Fire Department Charles Mokracek. Chief Davis introduced Mr. Mitchell and Mr. Mokracek, and Mayor Laurell presented each with Mayor's Commendations. Mr. Mitchell accepted the award in memory of all the firefighters who lost their lives on September 11, 2002 and Mr. Mokracek commended the men and women of the Fire Department who come to the assistance of those in need on a daily basis.
301-1 Arbor Day	Mayor Laurell presented a proclamation in honor of Arbor Day to Civic Pride Committee Members Susan McFarlane and Valene Rolon.
301-1 Crest Program	Ms. Embree, Administrative Assistant, introduced the recent graduates of the City's Youth Employment Program, City

3/11/03

Recognition Resources Employing Students Today (CREST). Student Boris Srvanstian shared his experience as a participant of the CREST Program, and thanked the Financial Services Department for their hospitality during the period of his employment. Mayor Laurell assisted Ms. Embree in distributing certificates to the following students: Shake Babakanyan, Jessica Bocek, Jayvon Goff, Vahe Gyulazaryan, Susanna Mkrtchyan, Amanda Montei, Boris Srvanstian, Isaac Turner, Phillip Turner and Vladimir Zarian.

7:02 P.M. Mayor Laurell stated that "this is the time and place for the
Hearing joint public hearing of the Redevelopment Agency and the
1702 Council of the City of Burbank regarding the Burbank Civic
1102 Plaza project located on the southwest corner of Olive Avenue
Opportunity Site and Third Street, Burbank, California. The Applicant is
No. 2 (Old Police Burbank Civic Plaza LLC. The various components of this
Block) project are a Disposition and Development Agreement; a
rezoning to the Planned Development No. 2002-3 zone to
allow for an office building and ground floor
retail/restaurant/commercial space; a Development Agreement
related thereto; a Cooperation Agreement between the City
and Redevelopment Agency relating to the Courthouse Parking
Facility; and a Parking Lease between the Agency and Burbank
Civic Plaza LLC."

Notice The City Clerk was asked if notices had been given as required
Given by law. She replied in the affirmative and advised that no
written communications had been received.

Staff Ms. Davidson-Guerra, Senior Redevelopment Project Manager,
Report presented an overview of Opportunity Site No. 2 bound by
Olive Avenue, Third Street, Angeleno Avenue and San
Fernando Boulevard, noting it is a key development site in the
downtown. She stated the Redevelopment Agency (Agency)
has been working towards the redevelopment of this site since
1997 when the first request for development proposals was
circulated resulting in the approval of the Burbank Village Walk
project. She added the Burbank Civic Plaza project, proposed
by the Cusumano Real Estate Group, included an office
building and restaurant/retail uses situated on the corner of
Olive Avenue and Third Street.

With a visual aid, Mrs. Forbes presented the project
entitlements, noting the set-backs, parking structures,
pedestrian walk-way, café area, side walks and the features of
the office building that complement City Hall. She stated the
proposed project met the design criteria of the Burbank

General Plan, and the mixed-use development envisioned for the site. She added the Mitigated Negative Declaration satisfied the environmental review for the project and no additional review was necessary. She also stated the project was presented to the Planning Board on February 10, 2003 and received unanimous approval with conditions to review and approve the architectural materials and landscaping before building permits were issued. She noted staff concurred with the Planning Board for a review process but believed the final approval should be the responsibility of the Community Development and Park, Recreation and Community Services Directors.

Ms. Davidson-Guerra stated because the proposed project required the Agency to sell property to the developer, a Disposition and Development Agreement (DDA) was negotiated for the purpose of documenting the real estate transaction and the roles and responsibilities of the developer and the Agency. She discussed the responsibilities of the developer and Agency, and highlighted the provisions in the parking lease.

She reported the fiscal impact of the proposed project totals over \$4 million for site assembly, site preparation and proposed offsite improvements. She added the project would generate public revenues including land sale proceeds, parking lease revenues and tax increment revenues, with total revenues of \$7.5 million in nominal terms and \$2.4 million in present value terms. She noted when combining the projected net revenues of the project with the Burbank Village Walk project revenues, the Agency would break even.

With regard to the project schedule, she reported ground breaking was scheduled for late fall 2003 followed by an 18 month construction period with completion in mid-2005. She added the fiscal impact of moving forward with the entire site was balanced with the benefits of completing one of downtown's key development sites. She noted the approval of the Burbank Civic Plaza project coupled with the approved Burbank Village Walk project would implement the City and Agency's vision for the site. She added the complementary components of the two projects would provide a seamless transition from the Downtown Village to the Civic District and an additional daytime population that would support the downtown restaurants, shops, services and existing Agency investments.

Applicant

Michael Cusumano, Principal with the Cusumano Real Estate Group, began by identifying projects developed and completed by the Cusumano Real Estate Group, noting that developer

experience and credibility are key in developing large mixed-use projects. The projects included the Cusumano Office Building with the BJ's Restaurant, the Washington Mutual- Elephant Bar Restaurant Project, a 200,000 square foot office complex in the City of Thousand Oaks, and a 70, 000 square foot office complex in the Irvine Business Center, Orange County.

He then discussed the different components of the proposed Burbank Civic Plaza project, noting the architectural theme that complemented City Hall.

Brian Ariel, Architect, discussed the architectural design, noting the significance of the City Hall building and the developer's goal to complement features of the City Hall building and commented on the mixed-use nature of the project.

Robert Curley, Landscape Architect, discussed the landscape design and its compatibility to the street and the Civic Center patterns. He noted the outdoor sitting areas, trees, walkway, cascading fountain, soft streetscape, and the landscape buffers.

Citizen
Comment

Appearing to comment were Esther Espinoza, inquiring as to the reason the Cusumano Real Estate Group was constantly being awarded City projects, objecting to the purchase price, requesting the opportunity to pay the ad valorem taxes on the property, addressing the ethnicity of future employees of the subcontractors; Dr. Theresa Karam, objecting to the purchase price, especially due to the difficult state of the economy, making a counter-offer, objecting to Mr. Golonski's concern with the landscaping of the project, inquiring whether Mr. Vander Borght and Mayor Laurell will be supporting the project; David Piroli, inquiring as to the actual demand for office space, objecting to the financing plan of the project in light of the state of the economy, commenting on interference with the free market system and the sale price of the property, objecting to the terms of the parking lease; Mike Nolan, objecting to the purchase price noting the City purchased the property for over \$4 million, stating the purchase price should be over \$3 million, objecting to the terms of the parking lease, insisting that the developer be required to build appropriate Code-mandated parking; C.L. Stack, in opposition to the project, objecting to the purchase price, requesting other developers be given the opportunity to bid for the project; Ron Vanderford, in opposition to the project, specifically the purchase price, the terms of the parking lease, commenting on various past projects where land was given to the developers for nominal prices; and James Schad, in opposition to the

project, specifically the purchase price.

Applicant

In rebuttal, Mr. Cusumano stated the project was open to developers for the past seven years. He noted a number of developers had expressed interest in the site, negotiated similar financing, but were unable to follow through with the commitment. He also added there was no other developer willing to move forward with the project, that it was not economically viable for the land to be left vacant, and noted the fact that the site would house their corporate offices.

Ms. Davidson-Guerra responded to public comment regarding demand for office space, the proposed parking lease, the claim that the site was never marketed, and the fair reuse value of \$100 as the proposed sale price of the property. She stated the site was actively marketed since 1997, noting the recent circulation went out to more than 450 real estate development professionals; the 200 spaces in the Courthouse parking structure were funded by the Agency for the purpose of facilitating future development on the Courthouse block or the proposed site, and reaffirmed the need for office space.

Mr. Hollis, Managing Principal of Kaiser Marston and Associates, stated Redevelopment law required the Agency to make a finding that the property is being sold at a fair reuse value, by looking at the uses and conditions placed on the property. He noted the few office space developments in Burbank and the neighboring cities of Glendale and Pasadena, and that the former developers did not move forward with the project because of the failure to meet the 11 percent return rate without a land contribution, in addition to a substantial cash contribution. He stated the Agency's options included changing the land-use to allow a residential development that could yield approximately \$800,000; develop a lower density retail use that would generate approximately \$300,000; or do nothing and hope conditions would improve in the near future. He affirmed the appropriateness of the transaction for the proposed land use.

Hearing
Closed

There being no further response to the Mayor's invitation for oral comment, the hearing was declared closed.

Motion

It was moved by Ms. Murphy and seconded by Mr. Golonski that "the following resolution be passed and adopted and the ordinance be introduced and read for the first time by title only and be passed to the second reading:"

1702

RESOLUTION NO. 26,442:

3/11/03

1102
Approve Coop
Agmt. w/Redev.
For Burbank
Civic Plaza

A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK APPROVING TERMS AND PROVISIONS AND AUTHORIZING THE EXECUTION OF A COOPERATION AGREEMENT BETWEEN THE CITY AND THE REDEVELOPMENT AGENCY OF THE CITY OF BURBANK AND CONSENTING TO THE SALE OF PROPERTY (BURBANK CIVIC PLAZA).

1702
Approve PD No.
2002-3 (Burbank
Civic Plaza)

AN ORDINANCE OF THE COUNCIL OF THE CITY OF BURBANK APPROVING PLANNED DEVELOPMENT NO. 2002-3 AND A DEVELOPMENT AGREEMENT RELATED THERETO (BURBANK CIVIC PLAZA, L.L.C., APPLICANT).

Redev. Agency
Reso. Adopted

Redevelopment Agency Resolution No. R-2057 Approving the Terms and Provisions and Authorizing Execution of the Disposition and Development Agreement and a Parking Lease Between the Agency and Burbank Civic Plaza LLC.; and Approving the Terms and Provisions and Authorizing the Execution of a Cooperation Agreement between the City of Burbank and the Agency Relating to the Courthouse Parking Facility (Burbank Civic Plaza).

Adopted

The resolutions were adopted and the ordinance was introduced by the following vote:

Ayes: Council Members Golonski, Murphy, Vander Borcht and Laurell.

Noes: Council Members None.

Absent: Council Member Ramos.

8:45 P.M.
Hearing
1702
PD 2002-2 with
DR 2002-42
(New City
Buildings
Civic
Center)

in

Mayor Laurell stated that "this is the time and place for the public hearing of the Council of the City of Burbank regarding the Civic Center Master Plan which affects the block bounded by Glenoaks Boulevard, Olive Avenue, Third Street and Orange Grove Avenue, and the southwest corner of Orange Grove Avenue and Third Street (former Municipal Services Building site). The various components of this project are: a Mitigated Negative Declaration; Planned Development No. 2002-2; and a Development Agreement."

Notice
Given

The City Clerk was asked if notices had been given as required by law. She replied in the affirmative and advised that no written communications had been received.

Staff

Mr. Montes de Oca, Assistant Planner, presented a report

Report

requesting Council adoption of a Mitigated Negative Declaration and approval of Planned Development (PD) No. 2002-2, Civic Center Master Plan. He reported the project is comprised of two portions, including the block bound by Orange Grove Avenue, Olive Avenue, Glenoaks Boulevard and Third Street, the current location of various City departments including Public Works, Community Development, Park, Recreation and Community Services and Financial Services. He added the other portion of the project site is the former Municipal Services Building site located behind City Hall at the corner of Third Street and Orange Grove Avenue. He stated the PD was a Master Plan that would set locations and footprints of the proposed buildings, pending future design work. He noted staff was seeking Council approval of the PD and the related Mitigated Negative Declaration in the event the City moved forward with an application for State funding for the construction of a new Central Library included in the Master Plan. With a visual aid he showed the location of the new Central Library and parking area, noting the open space and pedestrian-friendly features. He noted the project met the design criteria of the Burbank General Plan for the downtown and that the environmental review was completed by the Mitigated Negative Declaration. He also added the Planning Board reviewed this project on February 10, 2003 and recommended approval with conditions to review the architecture, landscaping and materials in conjunction with development review for the future project. He stated staff acknowledged the importance for the Planning Board to review and make recommendations, but the Council should have the final approval of the architectural design and other aspects.

Mr. Clifford, Capital Projects Manager, gave a history of the involvement of the Master Plan. He stated the Nello Group and staff created a needs assessment program for existing and future office requirements throughout the City. Subsequently in December 2000, staff presented a conceptual Master Plan and received the Council's direction to proceed with demolition of the former Municipal Services Building and move forward with the design of the Master Plan and specifically the Development and Community Services Building (DCSB). In November 2001, an architect was hired, and in April 2002 details on the DCSB were presented. He added in December 2002, staff presented the schematic design program and budget for the DCSB, and the Council directed staff to proceed with completion of the design, reaffirming acceptance of the initial and final Master Plan as presented.

Mr. Montes de Oca informed the Council Mr. Steve Finney from Charles Walton Associates, Project Architect for the Buena Vista Branch Library, was available to answer any

3/11/03

questions.

Hearing Closed There being no response to the Mayor's invitation for oral comment, the hearing was declared closed.

Motion It was moved by Mr. Vander Borght and seconded by Ms. Murphy that "the following resolution be passed and adopted and the following ordinance be introduced and read for the first time by title only and be passed to the second reading:"

1702 Adopt a Mitigated Neg. Dec. (Civic Center Master Plan) RESOLUTION NO. 26,443:
A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK ADOPTING A MITIGATED NEGATIVE DECLARATION (CIVIC CENTER MASTER PLAN).

1702 Approving PD 2002-2 (Civic Center Master Plan) AN ORDINANCE OF THE COUNCIL OF THE CITY OF BURBANK APPROVING PLANNED DEVELOPMENT NO. 2002-2 AND A DEVELOPMENT AGREEMENT RELATED THERETO (CIVIC CENTER MASTER PLAN).

Adopted The resolution was adopted and the ordinance introduced by the following vote:

Ayes: Council Members Golonski, Murphy, Vander Borght and Laurell.
Noes: Council Members None.
Absent: Council Member Ramos.

Reporting on Closed Session Mr. Barlow reported on the items considered by the City Council and the Redevelopment Agency during the Closed Session meetings.

First Period of Oral Communications Mr. Laurell called for speakers for the first period of oral communications at this time.

Citizen Comment Appearing to comment were C.L. Stack, expressing disappointment at the Council's decision on the Burbank Civic Plaza Project; Esther Espinoza, commenting on the affordable housing need in Burbank and in opposition to the Cusumano project; Howard Rothenbach, commenting on the newspaper

article which stated Burbank Council Members contacted Glendale Council Members regarding the possibility of hiring Glendale City Manager, Jim Starbird, as the new Burbank City Manager, and inquiring whether such discussions constituted a violation of the Brown Act; Mark Friedman, on the left-turn traffic signal phasing at the corner of Buena Vista Street and Clark Avenue causing traffic jams; Mark Barton, commenting on the time periods for oral communications; and Dr. Theresa Karam, commenting on the Council's decision on the Burbank Civic Plaza project.

Staff Response Members of the Council and staff responded to questions raised.

Second Period of Oral Communications Mr. Laurell called for speakers for the second period of oral communications at this time.

Citizen Comment Appearing to comment were Esther Espinoza, commenting on the hearing on the resolution of necessity to authorize condemnation of the property at 461 North Varney Street, inquiring whether the people who voted for Measure L were property owners or renters; Dr. Theresa Karam, reading from an article by unsuccessful City Council candidate Michael Bergfeld with regard to a recent article by Burbank Leader columnist Will Rogers; Howard Rothenbach, responding to Mrs. Espinoza's questions as to who voted for Measure L, inquiring as to the Council's plan for responding to the Federal Aviation Administration's deadline concerning the B-6 property; and Mike Nolan, arguing the City will not receive immediate revenue from the parking lease approved for the Burbank Civic Plaza Project, disagreeing that the site had been marketed for seven years, commenting on the failed attempts on the site, commenting on the closed session items listed on the Redevelopment Agency agenda.

Staff Response Members of the Council and staff responded to questions raised.

9:51 P.M. Hearing 1208-5 801-2 Reso. of Necessity (461 Mayor Laurell stated that "this is the time and place for a hearing on the adoption of a resolution of necessity for condemnation for public purposes of certain real property located at 461 N. Varney Street, Burbank, California. The owners of the real property are Victor E. and Mary L. Estrada."

3/11/03

N. Varney St.)

Staff
Report

Mrs. Georgino, Community Development Director, reported in March 2003, the California Energy Commission (CEC) gave final approval for the construction and operation of the Magnolia Power Project (MPP) to the Southern California Public Power Authority (SCAPPA). This approval included the CEC findings that the proposed project complied with all applicable laws, ordinances, regulations and standards. She noted in order to make that finding, the CEC invoked a series of conditions to be met by SCAPPA, including the requirement to address any potential noise impacts that violate the existing City Noise Ordinance.

Mrs. Georgino added during the preparation for the request for certification, it was determined that two non-conforming single-family residences, located at 421 North Moss Street and 461 North Varney Street, existed within the noise impact area located within 1000 feet of the proposed power plant project in an area zoned Industrial. She explained in order to acquire the CEC certification, SCAPPA or the City would have to provide evidence that the impacted residential properties are no longer being used for residential purposes, and that during the course of the investigation, it was established that the property at 421 North Moss Street was converted to a dog kennel in June 2002, while the property at 461 North Varney Street continued to be used for residential purposes. She stated to assure that the MPP construction begins on time, staff was requesting Council direction to proceed with the filing of a condemnation action and apply for an Order of Immediate Possession which will take a minimum of 90 days while exploring other options and continuing negotiations with the property owners. She added a Notice of Intent was mailed to the property owners indicating the City's intention to acquire the property and setting this hearing date.

Mrs. Georgino noted the CEC conducted an environmental analysis in conjunction with its certification of the MPP pursuant to CEQA and concluded that the MPP, as mitigated, will not result in significant adverse effects on the environment. She added under State CEQA guidelines, the City may consider the CEC's decision as an Environmental Impact Report substitute for CEQA purposes, with no additional CEQA review required.

Neither the property owner nor a representative appeared to testify.

Motion It was moved by Mr. Golonski and seconded by Mr. Vander Borgh that "the following resolution be passed and adopted:"

1208-5 RESOLUTION NO. 26,444:
 801-2 A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK
 Reso. of FINDING, DETERMINING AND RESOLVING THAT THE PUBLIC
 Necessity (461 INTEREST, CONVENIENCE, AND NECESSITY REQUIRE AND
 N. Varney St.) AUTHORIZE THE CONDEMNATION FOR PUBLIC PURPOSES OF
 CERTAIN REAL PROPERTY SITUATED WITHIN THE CITY (461
 N. VARNEY STREET).

Adopted The resolution was adopted by the following vote:

Ayes: Council Members Golonski, Murphy, Vander Borgh
 and Laurell.
 Noes: Council Members None.
 Absent: Council Member Ramos.

Motion It was moved by Ms. Murphy and seconded by Mr. Golonski
 that "the following items on the consent calendar be approved
 as recommended."

Minutes The minutes for the regular meetings of December 10,
 Approved December 17, December 24, December 31, 2002, and January
 7, 2003 were approved as submitted.

410 RESOLUTION NO. 26,445:
 801-2 A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK
 804-3 AMENDING THE FISCAL YEAR 2002-2003 BUDGET TO
 Accept Grant APPROPRIATE \$276,515 AND TO ACCEPT A GRANT FROM
 From MTA for THE LOS ANGELES COUNTY METROPOLITAN
 Alternative TRANSPORTATION AUTHORITY FOR THE PURPOSE OF
 Fueled Buses ACQUIRING ALTERNATIVE FUELED BUSES.

204-2 RESOLUTION NO. 26,446:
 204-4 A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK
 Declaring DECLARING THE RESULTS OF THE PRIMARY NOMINATING
 Results ELECTION AND SPECIAL ELECTIONS HELD ON FEBRUARY 25,
 Of the Primary 2003.
 Election Held on
 February 25,
 2003

Adopted The consent calendar was adopted by the following vote:

3/11/03

Ayes: Council Members Golonski, Murphy, Vander Borght (except on Resolution No. 26,446) and Laurell.
Noes: Council Members None.
Absent: Council Member Ramos.
Abstain: Council Member Vander Borght (on Resolution No. 26,446).

203
704
Appt. of Two
Council
Members to the
DeBell
Clubhouse
Replacement
Proj. Steering
Committee

Mr. Flad, Park, Recreation, and Community Services Director, gave a report requesting the Council to appoint two Members to the Steering Committee for the DeBell Clubhouse Replacement Project. He reported a Steering Committee had been formed to guide the programming and design process for the DeBell Clubhouse Replacement Project which included representatives from the Park, Recreation and Community Services Department, the Public Works Department, the Greens Committee, the head Golf Professional for DeBell, and the contract food service provider.

He added due to the project's high visibility and importance, Council representation on the project's Steering Committee would balance the Committee's overall perspective and ensure that commensurate programming, quality, and budgetary considerations met City, community, and primary user expectations. He concluded the appointment of two Council Member representatives to this Steering Committee would not have any fiscal impact.

Motion

It was moved by Mr. Laurell and seconded by Ms. Murphy that "Council Members Ramos and Vander Borght serve on the Committee."

Carried

The motion carried by the following vote:

Ayes: Council Members Golonski, Murphy, Vander Borght and Laurell.
Noes: Council Members None.
Absent: Council Member Ramos.

10:10 P.M.
Reconvene
Redeve. Agency
Meeting

The Redevelopment Agency meeting was reconvened at this time.

Third Period of
Oral

Mr. Laurell called for speakers for the third period of oral communications at this time.

Communication

Citizen Comment Appearing to comment were Eden Rosen, noting areas of the City in need of redevelopment, commenting on income limits for affordable housing pursuant to the Blue Ribbon Task Force report and on customer service training; Mike Nolan, on closed session agendas not listing all the participants at closed session meetings, requesting to know the items which are being negotiated with Crown Development regarding the Media Center Mall; and Mark Friedman, commenting on the positive impact Lincoln Park has had on the surrounding neighborhood.

Staff Response Members of the Council and staff responded to questions raised.

Adjournment There being no further business to come before the Council, the meeting was adjourned at 10:17 p.m. to Saturday, March 15, 2003, 8:00 a.m. in the City Hall Lunchroom to hold a Closed Session on the following:

- a. Conference with Legal Counsel – Existing Litigation:
Pursuant to Govt. Code §54956.9(a)
Name of Case: City of Burbank v. Burbank-Glendale-Pasadena Airport Authority.
Case No.: BC259852
Brief description and nature of case: Declaratory Relief.
- b. Conference with Legal Counsel – Anticipated Litigation (City as possible plaintiff):
Pursuant to Govt. Code §54956.9(c)
Number of potential case(s): 1
- c. Conference with Legal Counsel – Anticipated Litigation (City as potential defendant):
Pursuant to Govt. Code §54956.9(b)(1)
Number of potential case(s): 2

Margarita Campos, City Clerk

APPROVED MAY 20, 2003

Mayor of the Council
of the City of Burbank