

BURBANK HOUSING AUTHORITY
OCTOBER 1, 2002

A regular meeting of the Burbank Housing Authority 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 6:36 p.m., by Mr. Laurell, Chairman.

Invocation The invocation was given by Reverend Tania Kleiman, Olive Branch Ministries.

Flag
Salute The pledge of allegiance to the flag was led by Sharon Cohen, Interim Library Services Director.

ROLL CALL

Present- - - - - Commissioners Golonski, Murphy, Ramos, Vander Borcht and Laurell.

Absent - - - - - Commissioners None.

Also Present - - Mr. Ovrom, Executive Director; Ms. Alvord, Assistant City Manager; Mr. Barlow, City Attorney; Mrs. Georgino, Assistant Executive Director; and Mrs. Campos, Clerk.

7:33 P.M.
Meeting
Continued Following a City Council public hearing, the Council meeting was recessed to allow the Redevelopment Agency and Housing Authority to hold a joint hearing.

7:33 P.M.
Jt. Hrg. w/Redev
HA 6-1
Reso. of
Necessity for
Condemnation
of
Property (1729-
1735 Elliot Dr.)
Staff
Report Chairman 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 1729-1735 Elliott Drive, Burbank, California. The owner of the real property is Linda Reinoso."

Mr. Solomon, Housing Development Manager, stated the purpose of the hearing is to provide the property owner with an opportunity to comment on the proposed action of the Housing Authority to acquire improvements of the subject site located at 1729-1735 Elliot Drive (Site), adding that in addition to the Housing Authority adopting a Resolution of Necessity to initiate condemnation, the Agency Board will be asked to consider a Resolution for a budget amendment to allocate funds from the Agency's Low-Moderate Income (LMI) funds to acquire the subject site, and the Housing Authority and Agency Board will also consider the approval of a Cooperation Agreement to allocate housing funds of the Agency to the Housing Authority for site acquisition, and later transfer title to the Agency.

Mr. Solomon stated that the Authority has made every reasonable effort to acquire the property by purchase negotiations, having offered the owner just compensation commensurate with the fair market value established at \$960,000. He noted that while staff continues to attempt negotiations with the owner, staff believes that the project must move forward and it is now time to initiate eminent domain proceedings. He stated a Notice of Intent was mailed to the owner setting forth tonight's hearing and that the owner is the only party who may be heard and his/her remarks must be limited to the following salient points: that the public interest and necessity require the project; that the project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury; that the property sought to be acquired is necessary for the project; and, whether an offer required by Government Code Section 7267.2 was made to the owner of record.

Mr. Solomon highlighted the Housing Authority's response to the above-stated points as follows: that the project would serve the public interest and necessity by abating blighting and unsafe conditions evidenced by the substandard condition of housing on the site, as the poor layout of building footprints exacerbated by the absence of proper parking placement and configuration of vehicular access creates a dangerous condition; the Agency has planned the project in such a manner as to minimize the loss of units necessary during rehabilitation, while also providing all relocation services as required under law; the property to be acquired makes up the project; and, the Authority tendered an offer on June 24, 2002 and again on July 24, 2002 to the owner, providing 30 days to respond, and the owner chose not to accept or counter the offer within the allotted time.

Mr. Solomon explained that should the Authority adopt the Resolution of Necessity and the Agency adopt the Budget Amendment by the required four-fifths vote of each agency, staff will next file a complaint in Superior Court and obtain an Order of Immediate Possession (IOP) and deposit the probable compensation commensurate with the fair market value of \$960,000, after which the Authority will take possession at the end of a 90-day period.

Hearing
Closed

There being no response to the Chairperson's invitation for the owner or representative for comment, the hearing was declared closed.

Redev. Agency
Reso. Adopted

Redevelopment Agency Resolution No. R-2040 Amending Fiscal Year 2002-2003 Budget for the Purpose of Funding Property Acquisition of 1729-1735 Elliott Drive was adopted.

10/1/02

Motion It was moved by Ms. Murphy and seconded by Mrs. Ramos that "the following resolution be passed and adopted:"

HA 6-1
Condemnation
of
Property for
Public Purposes
(1729-1735
Elliott Dr.)

RESOLUTION NO. H-175:
A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF BURBANK FINDING, DETERMINING AND RESOLVING THAT THE PUBLIC INTEREST, CONVENIENCE, AND NECESSITY REQUIRE AND AUTHORIZE THE CONDEMNATION FOR PUBLIC PURPOSES OF CERTAIN REAL PROPERTY SITUATED WITHIN THE CITY (1729-1735 ELLIOTT DRIVE).

Adopted The resolution was adopted by the following vote:

Ayes: Commissioners Golonski, Murphy, Ramos, Vander Borght and Laurell.
Noes: Commissioners None.
Absent: Commissioners None.

7:46 P.M.
Recess

The Agency and Housing Authority were recessed at this time for oral communications. The Authority reconvened at 8:49 p.m. with all members present.

Minutes
Approved

The minutes for the regular meetings of June 4, June 11, June 18, June 25, July 16, July 30 and August 27, 2002 were approved as submitted.

HA 6-1
Coop. Agrmt. w/
Redev. Agency
for Affordable
Housing (1729-
1735 Elliott Dr.)

RESOLUTION NO. H-176:
A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF BURBANK APPROVING A COOPERATION AGREEMENT BETWEEN THE HOUSING AUTHORITY AND THE REDEVELOPMENT AGENCY OF THE CITY OF BURBANK FOR SITE ACQUISITION AND ASSEMBLY PURPOSES FOR AFFORDABLE HOUSING (1729-1735 ELLIOTT DRIVE).

Adopted The consent calendar was adopted by the following vote:

Ayes: Commissioners Golonski, Murphy, Ramos, Vander Borght and Laurell.
Noes: Commissioners None.
Absent: Commissioners None.

8:51 P.M.
Recess

The Authority recessed at this time to allow the Redevelopment Agency and the Council to continue their

10/1/02

meetings. The Authority reconvened at 11:33 p.m. for public comment with all members present.

11:54 P.M.
Adjournment

There being no further business to come before the Authority, the meeting was adjourned at 11:54 p.m.

Clerk

APPROVED ON DECEMBER 10, 2002

Chairperson