

BURBANK REDEVELOPMENT AGENCY
FEBRUARY 6, 2001

A regular meeting of the Burbank Redevelopment Agency 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 5:00 p.m. by Mr. Wiggins, Chairman.

CLOSED SESSION

Present - - - - Members Golonski, Kramer, Laurell, Murphy and Wiggins.
Absent - - - - Members None.
Also Present - Ms. Alvord, Assistant City Manager; Mr. Barlow, City Attorney; Mrs. Georgino, Assistant Executive Director; and, Mrs. Sarquiz, Secretary.

Oral Communications There was no response to Chairman Wiggins invitation for oral communications on Closed Session matters at this time.

5:02 P.M. Recess The Agency recessed at this time to the Park and Recreation Conference Room to hold a Closed Session on the following:

- a. Conference with Real Property Negotiator:
Pursuant to Govt. Code §54956.8
Agency Negotiator: Assistant Executive Director/Susan M. Georgino.
Property: Westerly portions of the two blocks bounded by First Magnolia Boulevard, San Fernando and Orange Grove Avenue.
Party With Whom Agency is Negotiating: Burbank Entertainment Village (AMC).
Terms Under Negotiation: Sale of property.
- b. Conference with Real Property Negotiator:
Pursuant to Govt. Code §54956.8
Agency Negotiator: Assistant Executive Director/Susan M. Georgino.
Properties: 1011 West Burbank Boulevard and 123 West Burbank Boulevard.
Parties With Whom Agency is Negotiating: City and Agency.
Terms Under Negotiation: Transfer of Agency property to the City.

Regular Meeting Reconvened in Council Chambers The regular meeting of the Redevelopment Agency of the City of Burbank was reconvened at 6:31 p.m. by Mr. Wiggins, Chairman.

Invocation The invocation was given by Reverend Harry Durkee, Burbank First United Methodist Church.

Pledge of The pledge of allegiance to the flag was led by Mrs. Sarquiz,

2/6/01

Allegiance Secretary.

ROLL CALL

Present - - - - - Members Golonski, Kramer, Laurell, Murphy and Wiggins.

Absent - - - - - Members None.

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

6:40 P.M. Chairperson Wiggins stated that "this is the time and place for the Jt. Public Hrg. w/ hearing on the sale and transfer of 123 West Burbank Boulevard and City Council 1011 West Burbank Boulevard to the City."
RA 52

Transfer of Agency-owned Parcels at 123 W. Burbank Blvd. (Animal Hospital) & 1011 W. Burbank Blvd. (State Farm) to the City for 5 Pts.

Realignment Proj. Notice Given The Secretary 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 Report Mr. Gaudio, Project and Real Estate Manager, reported that on April 25, 2000, the Agency purchased two properties, 1011 West Burbank Boulevard (former State Farm building) and 123 West Burbank Boulevard (former Burbank Animal Hospital), for the Five Points Intersection Realignment Project (Five Points). He noted that both properties have been demolished.

Next, he explained that the State Farm and Animal Hospital properties were acquired for \$2,007,814 and \$675,000 respectively by the Agency in advance of receiving California Transportation Commission (CTC) authorization because both properties were offered to the City by the property owners early in the process and because they are both critical to the Five Points Project. In order to attempt to preserve the eligibility for reimbursement to the City for the acquisition of the properties for the Five Points Project, he said the Agency acquired the properties with the intention of conveying the properties to the City after the CTC had authorized the City to

proceed with the Project.

Mr. Gaudio said the transfer of property from the Agency to the City is being made under the authority of Health and Safety Code Section 33445. He said this Section gives the Agency the authority to pay for all or part of the cost of the value of land and the cost of the installation and construction of publicly owned improvements within or without the project area with the appropriate findings by the legislative body.

He then discussed that this public hearing is required by the Health and Safety Code prior to selling property acquired with Agency tax increment funds. He said the purpose of the hearing is for the City and the Agency to consider approving the transfer of two Agency parcels to the City through the terms of a Cooperation Agreement. He said the only City funds available to reimburse the Agency are Metropolitan Transportation Authority (MTA) grant funds allocated for the acquisition. He noted that the MTA grant, once received, would only contribute \$632,000 for the acquisition as the remaining \$8,760,000 grant balance has been programmed for construction costs.

Lastly, Mr. Gaudio said that the acquisitions will assist in eliminating blight in the Golden State Project Area because: the acquisitions are critical to the completion of the Five Points Realignment Project; it will correct a troublesome traffic bottleneck; the Five Points Project will reduce traffic congestion through the intersection and provide improved access to the Golden State Project Area; and, the realigned intersection and bridge widening will significantly reduce congestion from present levels. He noted that by providing needed traffic mitigation improvements, undertaking of the project will assist in the future development of vacant or other underutilized properties in the Golden State Project Area.

Hearing
Closed

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

City Council
Reso. Adopted

City Council Resolution No. 25,925 Approving a Cooperation Agreement Between the Redevelopment Agency and the City for the Transfer of Parcels for the Five Points Realignment Project (123 West Burbank Boulevard and 1011 West Burbank Boulevard) was adopted.

Motion

It was moved by Mr. Golonski and seconded by Mrs. Murphy that

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"the following resolution be passed and adopted:"

RA 52
Approved
Coop. Agrmt. w/
City for Transfer
of parcels (123
W. Burbank Blvd.
& 1011 W.
Burbank Blvd.)

RESOLUTION NO. R-1996:
A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY
OF BURBANK APPROVING A COOPERATION AGREEMENT
BETWEEN THE AGENCY AND THE CITY; FOR THE TRANSFER OF
PARCELS FOR THE FIVE POINTS REALIGNMENT PROJECT (123
WEST BURBANK BOULEVARD AND 1011 WEST BURBANK
BOULEVARD).

Adopted

The resolution was adopted by the following vote:

Ayes: Members Golonski, Kramer, Laurell, Murphy and Wiggins.
Noes: Members None.
Absent: Members None.

6:44 P.M.
Recess

The Agency recessed at this time to permit the City Council to
continue its meeting. The Agency reconvened at 9:54 p.m. for
public comment with all members present.

10:29 P.M.
Adjournment

There being no further business to come before the Agency, the
meeting was adjourned at 10:29 p.m.

Secretary

APPROVED MARCH 13, 2001

Vice Chairperson