

BURBANK REDEVELOPMENT AGENCY
MARCH 27, 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 5:04 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; Mr. Hess, Administrative Analyst I; and, Mrs. Sarquiz, Secretary.

Oral Communications Appearing to comment was Marie Paino, on concern that Vice Mayor Kramer was not reappointed to serve as the host for the Animal Shelter Show, and asking whether the City Council would continue using electric vehicles even though there is an energy shortage.

5:10 P.M. Recess The Agency recessed at this time to the City Attorney's 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: The westerly portion of the two blocks bounded by Magnolia Boulevard, San Fernando Boulevard, Orange Grove Avenue and First Street.
Party With Whom Agency is Negotiating: Burbank Entertainment Village.
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.
Property: 412-422 South San Fernando Boulevard.
Parties With Whom Agency is Negotiating: Chester L. McMillion and Kathryn R. McMillion/Trustees of the McMillion 1992 Family Trust.
Terms Under Negotiation: Agency acquisition of real property.

Regular Meeting Reconvened in Council Chambers The regular meeting of the Redevelopment Agency of the City of Burbank was reconvened at 6:33 p.m. by Mr. Wiggins, Chairman.

Invocation The invocation was given by Susie Peterson, Elder, Little White Chapel.

3/27/01

Pledge of Allegiance The pledge of allegiance to the flag was led by Ms. Alvord, Assistant City Manager.

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; Mrs. Georgino, Assistant Executive Director; and, Mrs. Sarquiz, Secretary.

9:25 P.M. Meeting Continued Following a City Council report and the combined oral communications, the Council meeting was recessed to allow the Agency to hold its meeting.

9:25 P.M. Hearing RA 91 Acquisition of 412-422 S. San Fernando Blvd. (McMillion - Opportunity Site No.4) Chairman Wiggins stated that "this is the time and place for the scheduled hearing on the adoption of a resolution of necessity for condemnation of public purposes of certain real property located at 412-422 South San Fernando Boulevard, Burbank, California. The owner of the property is the McMillion 1992 Family Trust -- Chet and Kathryn McMillion, Trustees."

Motion It was moved by Mrs. Murphy, seconded by Mr. Laurell and carried that "due to pending negotiations for the purchase of the property, the hearing be continued to April 24, 2001."

RA 60 Opportunity Site No. 2 Old Police Block Developer Selection Process Ms. Davidson Guerra, Senior Redevelopment Project Manager, reported that on December 5, 2000, staff was directed to begin negotiations with the Cusumano Real Estate Group to develop a letter agreement outlining specific deal points for a Disposition and Development Agreement to develop Opportunity Site No. 2, the Old Police Block on Olive Avenue. As a result of the negotiations, she said two development proposals were offered by the Cusumanos: \$1,000,000 for the site and developer pays prevailing wages on the entire project and fees; or, \$4,000,000 for the site and developer pays prevailing wages for office and retail components only and fees. Based on both offers, she said that staff was not supportive of selling the site to the Cusumanos for the following reasons: the Agency has total project costs estimated at over \$10 million; large parcels are hard to come by; and, the demand for

housing is very great.

Next, she discussed that, due to the fact that the Cusumano offer is simply too low under the circumstances to accept without first testing the market, staff was recommending that the Agency direct staff to release a new Request for Proposal (RFP). She noted that the RFP includes specific uses to guide the development proposals in a direction that is compatible with the goals of the Redevelopment Agency and has the following suggested parameters that the mixed-use project may include: 75,000 to 150,000 square feet of office; 24,000 to 45,000 square feet of retail/restaurant; 75-110 luxury rental units or an appropriate number of for-sale housing product; developer will replace 60 public parking spaces and the Agency will make 190 spaces available at the courthouse parking structure; all elements of design will be of the highest quality subject to Agency scrutiny and approval; prevailing wages will be paid in accordance with the Redevelopment Agency; Prevailing Wage Policy; and, all fees will be paid by the developer.

Ms. Davidson-Guerra concluded by stating that, subject to Agency approval of the draft RFP, the following tentative schedule is proposed: March 28, 2001 - Circulate RFP; May 11, 2001 - Proposals due to Agency; June 29, 2001 - Proposal review and analysis; and, July 10, 2001 - Return to Agency with results and recommendation.

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| Motion | It was moved by Mrs. Murphy, seconded by Mr. Golonski and carried that "staff be directed to circulate the request for development proposals and return to the Agency Board as appropriate for direction and consideration." |
| Motion
Minutes
Approved | It was moved by Mrs. Murphy, seconded by Mr. Laurell and carried that "the minutes for the regular meetings of March 6 and March 13, 2001 be approved as submitted." |
| 9:33 P.M.
Recess | The Agency recessed at this time to permit the City Council to continue its meeting. The Agency reconvened at 10:09 p.m. for public comment with all members present. |
| 10:30 P.M.
Adjournment | There being no further business to come before the Agency, the meeting was adjourned at 10:30 p.m. |

Secretary

APPROVED APRIL 24, 2001

Chairperson