

BURBANK REDEVELOPMENT AGENCY  
AUGUST 27, 2002

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

CLOSED SESSION

Present- - - - - Members Ramos, Vander Borght and Laurell.  
Absent - - - - - Members Golonski and Murphy.  
Also Present - Mr. Ovrom, City Manager; Mr. Barlow, City Attorney; and, Mrs. Campos, Secretary.

5:07 P.M. Recess The Agency recessed at this time to the City Hall Basement Lunch Room/Conference Room to hold a Closed Session on the following:

Conference with Real Property Negotiator:

Pursuant to Govt. Code §54956.8

**Agency Negotiator:** Assistant Executive Director/Susan M. Georgino.

**Properties:** 1729-1735 Elliott Drive (2468-013-004,014,021).

**Party With Whom Agency is Negotiating:** Linda D. Reinoso.

**Terms Under Negotiation:** Sale of property. Staff has transmitted two offer letters at 30-day intervals to the owner but has received no response. Staff has been unsuccessful in locating a telephone number by which to contact the owner but served the offer letter by regular mail.

Regular Meeting Reconvened in Council Chambers The regular meeting of the Redevelopment Agency of the City of Burbank was reconvened at 6:35 p.m. by Mr. Laurell, Chairman.

Invocation The invocation was given by Reverend Ron Degges, Little White Chapel.

Flag Salute The pledge of allegiance to the flag was led by Duane Solomon, Housing Development Manager.

ROLL CALL

Present- - - - - Members Murphy, Ramos, Vander Borght and Laurell.  
Absent - - - - - Members Golonski.  
Also Present - - Mr. Ovrom, Executive Director; Ms. Alvord, Assistant City Manager; Mr. Barlow, City Attorney; Mrs. Georgino, Assistant Executive Director; and, Mrs. Campos, Secretary.

8:13 P.M. Meeting Following a public hearing and the combined oral communications, the Council meeting was recessed to allow the Agency to hold its

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Continued  
Motion

meeting.  
It was moved by Ms. Murphy and seconded Mrs. Ramos that "the following items on the consent calendar be approved as recommended:"

Minutes  
Approved

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

RA 82  
Amend Regulatory  
Agrmt. w/City &  
Housing Corp.  
Regarding W.  
Elmwood Ave.

RESOLUTION NO. R-2035 (Rescinded):

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BURBANK APPROVING AN AMENDED AND RESTATED REGULATORY AGREEMENT AMENDING THE REGULATORY AGREEMENTS AMONG THE REDEVELOPMENT AGENCY OF THE CITY OF BURBANK, THE CITY OF BURBANK, AND HOUSING CORPORATION GOVERNING PROPERTIES ON WEST ELMWOOD AVENUE IN THE CITY OF BURBANK.

RA 90  
Burbank Sr.  
Artists Colony  
Draft Relocation  
Plan

A report was presented to the Agency outlining a draft Relocation Plan for the Burbank Senior Artists Colony project. The report stated that that the Developer has received a bond allocation commitment of \$14.97 million from the California Debt Limitation Allocation Committee which will allow the project to move forward. With project approvals and funding in place, the tenant relocation process is ready to begin, with the first step being to implement an approved Relocation Plan. A draft Relocation Plan has been prepared by Pacific Relocation Consultants which must be available for review for 30 days prior to implementing any relocation activities including the Agency issuing 90-day notice to vacate to occupants within the project site.

The draft Relocation Plan for the Burbank Senior Artists Colony was accepted for public circulation and staff is to return at the end of the 30-day circulation period for final consideration of the proposed Relocation Plan.

Adopted

The consent calendar was adopted by the following vote:

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

8:14 P.M. The Agency recessed at this time to permit the City Council to  
Recess continue its meeting.  
8:22 P.M. The Redevelopment Agency was reconvened at this time with the  
Reconvene same members present.

Motion to It was moved by Ms. Murphy and seconded by Mrs. Ramos that  
Reconsider Reso. "the Resolution Approving an Amended and Restated Regulatory  
No. R-2035 Agreement Amending the Regulatory Agreements Among the  
Approving an Redevelopment Agency of the City of Burbank, the City of  
Amended & Burbank, and Housing Corporation Governing Properties on West  
Restated Agrmts. Elmwood Avenue in the City of Burbank be reconsidered."  
W/City, Housing Corp. Regarding  
W. Elmwood Ave.  
Properties

Motion The motion was carried by the following vote:  
Carried

Ayes: Members Murphy, Ramos, Vander Borcht and Laurel.  
Noes: Members None.  
Absent: Member Golonski.

RA 82 A report was received from Mr. Solomon, Housing Development  
Amend Regulatory Manager, which requested the Council to consider terminating the  
Agrmt. w/City & Regulatory Agreement with the Burbank Housing Corporation  
Housing Corp. (BHC) for 199 West Elmwood and including those conditions in an  
Regarding W. amended Regulatory Agreement governing ownership of 59 units  
Elmwood Ave. sold to the BHC (153, 158, 159, 164, 165, 170, 171, 188, and 194  
West Elmwood Avenue) under a Purchase and Sale Agreement  
with the intent to integrate the terms of occupancy and  
affordability into one master recorded document.

The report stated that an occupancy standard is imposed to guard  
against overcrowding conditions. The amended Regulatory  
Agreement (Section 9) reduces the maximum household size from  
an earlier limit of two persons per bedroom plus two additional  
persons to two persons per bedroom plus one additional person.

During Council discussion, Mrs. Ramos had inquired as to using  
the number of bedrooms rather than the square footage of units as  
a standard to determine maximum occupancy of units. Mr.  
Solomon responded that the units at the Elmwood Avenue  
apartments tend to be larger in square footage than the standard in  
other BHC projects, and that all the agreements established over  
the past three years with the BHC are tied to a Section 8 standard,  
and if the occupancy standard is changed for a particular product,  
as in this case with the Elmwood Apartments, staff would suggest

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Motion a review of all current agreements held with the BHC.  
It was moved by Mrs. Ramos and seconded by Ms. Murphy that  
"this item be continued to a future meeting and that staff bring  
back additional information on the square footage of units."

Carried The motion carried by the following vote:

Ayes: Members Murphy, Ramos, Vander Borcht and Laurell.

Noes: Members None.

Absent: Member Golonski.

10:02 P.M. There being no further business to come before the Agency, the  
Adjournment meeting was adjourned at 10:02 p.m.

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Secretary

APPROVED OCTOBER 22, 2002

Chairperson