

BURBANK REDEVELOPMENT AGENCY  
APRIL 4, 2006

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 5:36 p.m. by Mr. Campbell, Vice Chairman.

CLOSED SESSION

Present- - - - - Members Campbell, Gordon and Ramos.  
Absent - - - - - Members Golonski and Vander Borght.  
Also Present - Ms. Alvord, Executive Director; Mr. Barlow, City Attorney; Mr. Herrmann, Assistant Community Development Director/City Planner; and, Mrs. Campos, Secretary.

5:35 P.M. The Agency recessed at this time to the City Hall Basement Lunch  
Recess Room/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 Georgino.

**Property:** 150 East Providencia, Burbank, California.

**Party With Whom Agency is Negotiating:** Robert Strickland, 150 East Providencia, Burbank, California.

**Name of Contact Person:** Ruth Davidson-Guerra.

**Terms Under Negotiation:** Instruction to negotiator will concern price and terms of payment concerning the purchase of real property.

b. Conference With Real Property Neogtiator:

Pursuant to Govt. Code §54956.8

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

**Property:** 1722 Elliot Drive, South of Peyton Avenue between Grismer Avenue to the east and Keller Street to the west.

**Party With Whom Agency is Negotiating:** Burbank Housing Corporation, 1819 Girsmer Avenue, Burbank, California 91504.

**Name of Contact Person:** Doug Swoger.

**Terms Under Negotiation:** Terms of payment.

Regular Meeting Reconvened in Council Chambers The regular meeting of the Redevelopment Agency of the City of Burbank was reconvened at 6:36 p.m. by Mr. Campbell, Vice Chairman.

Invocation The invocation was given by Pastor Ron White, American Lutheran Church.

Flag Salute The pledge of allegiance to the flag was led by Dianna Bruno, San Fernando Valley Fair Housing Council.

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ROLL CALL

Present- - - - -

Members Campbell, Golonski, Gordon and Ramos.

Absent - - - - -

Member Vander Borcht.

Also Present - -

Ms. Alvord, Executive Director; Mr. Barlow, City Attorney; Mr. Herrmann, Assistant Community Development Director/City Planner; and, Mrs. Campos, Secretary.

8:08 P.M.  
Meeting  
Continued

Following a report and the combined oral communications, the City Council and Redevelopment Agency held a joint meeting.

Jt. Mtg. w/City  
Council  
RA 42-4  
Affordable Housing  
Agrmt. w/BHC for  
157 W. Linden &  
160 W. Elm Ct./  
159 W. Linden

Mr. Swoger, Housing Development Manager, Community Development Department, requested the Council and Redevelopment Agency (Agency) Board consider an Affordable Housing Agreement between the City, Agency and Burbank Housing Corporation (BHC), to assist the BHC with acquiring and rehabilitating 10 rental units located at 157 West Linden Avenue and 160 West Elm Court/159 West Linden Avenue. He reported that since 1997, the City and Agency have partnered with the BHC to support its ongoing efforts to acquire and rehabilitate properties in focus neighborhoods. This partnership has been an instrumental component to improving the housing stock, providing affordable housing opportunities, developing neighborhood-based Family Resource Centers and improving the overall living conditions of residents in the Elmwood, Golden State, Verdugo-Lake and Peyton-Grismer Focus Neighborhoods.

Mr. Swoger informed the Council and Agency that the proposed acquisition and rehabilitation will be the first project in the Lake-Alameda Focus Neighborhood which was established in 2005. He added that the BHC entered into separate purchase agreements with the property owners for a combined purchase price of \$1.945 million. He noted that on January 23, 2006, the BHC submitted a proposal requesting the City and Agency provide financing to acquire and rehabilitate the properties. He reported that the proposed rehabilitation work for both properties is estimated to cost approximately \$571,875.

Mr. Swoger added that staff has contracted Overland Pacific Cutler, Inc., an experienced acquisition and relocation firm, to prepare a relocation plan for this project, at an estimated budget of \$76,000. He stated that the project's estimated total cost is \$3,176,788, including: the property acquisition cost of \$1,945,000; an estimated relocation budget of \$76,000; an estimated rehabilitation cost of \$571,875; and, indirect costs of

\$583,913 for project development. He noted that financial assistance for the acquisition and rehabilitation of the properties is proposed to be provided through two loans; the loan from the City's HOME Funds in the amount of \$1,442,415 will be forgiven at the end of 55 years if all loan terms are met as outlined in the agreement, and the Agency loan of Low- and Moderate-Income Funds of \$1,232,217 will be amortized over a 55-year period, at three percent simple interest and repaid annually through residual receipts generated by the properties. He added that the Agency will be responsible for the relocation cost and the BHC will contribute \$48,625 in equity to the project.

Mr. Swoger reported that there are sufficient funds in the approved Fiscal Year 2005-06 Agency's Low- and Moderate-Income Housing budget for the Project. He stated that in the event the City is authorized to commit HOME Funds to this project, the funds will augment the Low- and Moderate-Income Housing funding.

Motion It was moved by Mr. Golonski and seconded by Mrs. Ramos that "the following resolutions be passed and adopted:"

RA42-4 RESOLUTION NO. R-2152:  
 Apprvd. Affordable A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY  
 Housing Agrmt. w/ OF BURBANK APPROVING AN AFFORDABLE HOUSING  
 City & BHC for 157 AGREEMENT BETWEEN THE AGENCY, THE CITY OF BURBANK,  
 W. Linden & 160 AND THE BURBANK HOUSING CORPORATION (157 WEST  
 W. Elm Ct./159 W. LINDEN AVENUE AND 160 WEST ELM COURT/159 WEST LINDEN  
 Linden AVENUE.

City Council City Council Resolution No. 27,213 Approving an Affordable  
 Reso. Adopted Housing Agreement Between the City, the Redevelopment Agency  
 of the City of Burbank, and the Burbank Housing Corporation (157  
 West Linden Avenue and 160 West Elm Court/159 West Linden  
 Avenue was adopted.

Adopted The resolutions were adopted by the following vote:

Ayes: Members Campbell, Golonski, Gordon and Ramos.  
 Noes: Members None.  
 Absent: Member Vander Borght.

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

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Minutes Approved The minutes for the regular meetings of December 13, 2005 and January 17, 2006 were approved as submitted.

RA 80 Approved Replacement Housing Plan for 1722 Elliot Dr. RESOLUTION NO. R-2153:  
A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BURBANK APPROVING A REPLACEMENT HOUSING PLAN FOR HOUSING UNITS WHICH MAY BE DEMOLISHED AS A RESULT OF A LOAN AGREEMENT FOR 1722 ELLIOT DRIVE.

Adopted The consent calendar was adopted by the following vote:  
Ayes: Members Campbell, Golonski, Gordon (abstaining on the Minutes) and Ramos.  
Noes: Members None.  
Absent: Members Vander Borght.

8:28 P.M. Recess The Agency recessed at this time to permit the City Council to continue its meeting. The Agency reconvened at 8:57 p.m. for public comment with the same members present.

9:11 P.M. Adjournment There being no further business to come before the Agency, the meeting was adjourned at 9:11 p.m.

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Margarita Campos, CMC  
Secretary

APPROVED JUNE 6, 2006

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Chairperson