

BURBANK REDEVELOPMENT AGENCY
APRIL 24, 2007

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 6:44 p.m. by Mr. Campbell, Chairman.

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

Flag
Salute The pledge of allegiance to the flag was led by Board Member Vander Borcht.

ROLL CALL

Present- - - - Members Golonski, Gordon, Vander Borcht and Campbell.

Absent - - - - Member Ramos.

Also Present - Ms. Alvord, Executive Director; Mr. Stevenson, Senior Assistant City Attorney; Mrs. Georgino, Assistant Executive Director; and, Mrs. Wilson, Deputy Secretary.

11:50 P.M.
Meeting
Continued Following two public hearings and the combined oral communications, the City Council and Redevelopment Agency held a joint meeting.

Jt. Mtg. w/City
Council
RA 80
RA 42-1
Burbank Blvd.
Street Improv.
Proj. (B.S. 1233)
Coop. Agrmt,
Approp. of funds
& Award of Bid Mr. Moheize, Principal Civil Engineer, Public Works Department, requested approval of a: Cooperation Agreement consenting to Redevelopment Agency (Agency) expenditures in a non-Redevelopment Project Area; Professional Services Agreement with LAN Engineering for construction management and inspection services; and, construction contract and related documents to award the bid to All American Asphalt for Bid Schedule (BS) No. 1233 – Burbank Boulevard Street Improvement Project. He gave a brief overview of the project and noted that during the design stage, staff held several meetings with residents, businesses and property owners to solicit comments on the proposed improvements. He added that on May 2, 2006, the Council and Agency Board approved the Design Development Plans and directed staff to continue with the final construction drawings. He noted that on January 23, 2007, staff returned to the Council for review of the final construction cost estimates and approval of the proposed budget. Staff was directed to consider some project modifications and bidding options.

Mr. Moheize reported that the proposed street improvements include: landscape medians; new roadway pavements; street trees, furniture lighting, landscaping and irrigation; selected accent areas; and, traffic signal modifications and interconnections. He added that BS No. 1233 was advertised on March 10 and 14, 2007 and at a bid opening conducted on April 3, 2007, nine contractors

submitted bids ranging from \$6.3 million to \$8.7 million. He stated that All American Asphalt submitted the lowest bid of \$6.3 million, which is 5.8 percent below the engineer's estimate of \$6.7 million. He added that the project is estimated to cost \$8,282,360.75, with the Agency funding \$8,182,360.75 with 2003 Golden State bond proceeds. The remaining \$100,000 for future improvements would be included in the Fiscal Year 2007-08 budget.

Mr. Moheize also reported that staff recommends the Agency Board approve a Cooperation Agreement between the City and the Agency to transfer funds for the street improvements, making the necessary Health and Safety Code Section 33445 findings and appropriate funds in the amount of \$8,182,360.75. He reported that the project completion date was February 2008.

Motion It was moved by Mr. Vander Borgh and seconded by Mr. Campbell that "the following resolutions be passed and adopted:"

City Council Reso. Adopted City Council Resolution No. 27,459 Approving the Terms and Provisions of a Cooperation Agreement Between the Redevelopment Agency of the City of Burbank and the City of Burbank; Approving a Professional Services Agreement with Lan Engineering; and Approving and Adopting Contract Documents, Plans and Specifications, and Determining the Lowest Responsible Bidder, Accepting the Bid, and Authorizing Execution of a Contract, Bid Schedule No. 1233-All American Asphalt (Burbank Boulevard Street Improvement Project) was adopted.

RA 80
RA 42-1
Approved
Coop. Agrmt.
w/City for
Burbank Blvd.
Street Improv.
Proj. & Amend
FY 2006-07
Budget

RESOLUTION NO. R-2181:
A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BURBANK APPROVING THE TERMS AND PROVISIONS OF A COOPERATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF BURBANK AND THE CITY OF BURBANK AND AMENDING THE FISCAL YEAR 2006-2007 BUDGET IN THE AMOUNT OF \$8,182,360.75 FOR THE BURBANK BOULEVARD STREET IMPROVEMENT PROJECT.

Adopted The resolutions were adopted by the following vote:

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

4/24/07

RA 80
Affordable Hsg.
Agrmt. for
261 W.
Verdugo Ave.
Follow Up Items

Mr. Lynch, Senior Redevelopment Project Manager, Community Development Department, provided a status on the acquisition of 261 West Verdugo Avenue, as requested by the Council/Redevelopment Agency (Agency) Board at the meeting on March 20, 2007. He stated that the subject property was acquired by the Burbank Housing Corporation (BHC) for the purpose of increasing the City's inventory of affordable housing and was financed by the Agency.

Mr. Lynch noted that concerns have been raised by the Council with regard to the funding process including the fact that a previous sale was not adequately addressed as part of the staff report. He reported that staff has examined the acquisition procedures and is recommending several changes, including: providing a summary of all real estate transactions associated with the property under consideration for the previous three years as part of any acquisition or acquisition-related staff report; bringing all property acquisitions and/or acquisition-related matters to the appropriate Council Subcommittee prior to making recommendations to the full Council/Agency Board; continuing to pursue other qualified appraisers with whom to work; and, performing a comprehensive audit of the BHC. He noted that an audit scope will be brought back for Council approval on May 22, 2007 and that staff will keep the Council updated with regard to the direction that staff and the BHC make efforts to rescind the transaction.

Mr. Golonski suggested a policy that when there is a need for a recusal by a senior staff/or Executive, it should be disclosed to the Council and public.

The Council noted and filed the report.

12:14 A.M.
Recess

The Agency recessed at this time to permit the City Council to continue its meeting. The Agency reconvened at 1:18 a.m. for public comment with all members present except Member Ramos.

1:18 A.M.
Adjournment

There being no further business to come before the Agency Board, the meeting was adjourned at 1:18 A.M.

Josephine Wilson
Deputy Secretary

APPROVED OCTOBER 30, 2007

Chairman