

BURBANK REDEVELOPMENT AGENCY
JULY 22, 2003

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 6:37 p.m. by Ms. Murphy, Chairman.

Invocation The invocation was given by Mr. John Nicoll, Management Services Director.

Flag
Salute The pledge of allegiance to the flag was led by Mr. Dennis Barlow, City Attorney.

ROLL CALL

Present- - - - - Members Campbell, Golonski, Ramos, Vander Borgh and Murphy.

Absent - - - - - Members None.

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

6:52 P.M.
Jt. Public Hrg. w/
Council
RA 40
Property-Based
Business Improv.
District –
Downtown
Burbank

Chairman Murphy stated that “this is the time and place for the hearing and on the proposed establishment of the Downtown Burbank Property and Business Improvement District.”

Notice
Given The Secretary was asked if notices and ballots had been mailed as required by law. She replied in the affirmative and advised that no written communications had been received.

Staff
Report Mrs. Stewart, Downtown Manager, reported the purpose of this agenda item was for the City to continue procedures and finalize proceedings on the proposed Property-Based Business Improvement District (PBID), and authorize the opening of ballots. She stated if upon the conclusion of the hearing, the submitted ballots, which would be weighted according to the proportional financial obligation of the affected property, in favor of the assessment exceed the ballots submitted in opposition, then the Council could adopt the resolution establishing the PBID and levy the first assessment. She affirmed the City would not impose an assessment if there was a majority protest. She explained the purpose of the PBID was to provide special services and improvements to enhance and revitalize Downtown Burbank, and added the Council had reviewed the Management District Plan (MDP) which outlined major components of the PBID, including: the proposed boundaries; service plan and budget; the proposed assessment formula; and, the proposed governance of the organization.

She stated on June 3, 2003, the Council considered initiation of the proposed PBID after receiving a petition representing over 50 percent of the property owners in support of the proposed PBID, and authorized the distribution of ballots to the property owners who would be subject to the assessment.

She informed the Council staff addressed the concerns expressed earlier including: having a representative from outside the district; ensuring that both small property owners and business tenants were fairly represented; and recommendations for the By-Laws to ensure that the membership of the proposed PBID Board continued to reflect the representation. She clarified the number of small and large property owners and the small business owners was re-addressed for better representation; the at-large member representative for the broader based business community was replaced with a small business owner representative; and two non-voting members were added to represent residential and non-profits within the PBID area. She also added staff recommended a super majority vote be established for the By-Laws, requiring a 7/9 vote to modify the Board once approved by the Council.

She concluded with the recommendation that the Council direct staff to solicit applications for the proposed PBID Board of Directors, and stated once sufficient applications were received staff would return to the Council for the selection and appointment of the Board.

Citizen
Comment

Appearing to comment were Paul Thompson, expressing support for the PBID; Jim O'Neil, expressing support for the PBID; Morey Goodstein, strongly supporting the PBID; Allen Young, expressing strong support for the PBID; Esther Espinoza, expressing opposition to the PBID; Mary Ann Sutliff, expressing support for the PBID, expressing concerns with representation of the small business owners, noting the Board would have the authority to amend the configuration of the Board at a later time, requesting better representation for the small business owners; and Susan Bowers, expressing appreciation to the Council for their efforts to revitalize the downtown, and to the Community Development Director and her staff for their work on the downtown in general and the PBID in particular, in support of the PBID and of future progress in the downtown.

Hearing
Closed

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

7/22/03

RA 40
Coop. Agrmt.
w/City & Coop.
Agrmt. w/BUSD

RESOLUTION NO. R-2077:

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BURBANK APPROVING A COOPERATION AGREEMENT BETWEEN THE AGENCY AND THE CITY OF BURBANK AND A COOPERATION AGREEMENT BETWEEN THE AGENCY AND BURBANK UNIFIED SCHOOL DISTRICT.

Adopted

The resolutions were adopted by the following vote:

Ayes: Members Campbell, Golonski, Ramos, Vander Borght and Murphy.

Noes: Members None.

Absent: Members None.

8:37 P.M.
Recess

The Agency recessed at this time to permit the City Council to continue its meeting. The Agency reconvened at 10:49 p.m. for public comment with all members present.

10:55 P.M.
Adjournment

There being no further business to come before the Agency, the meeting was adjourned at 10:55 p.m.

Secretary

APPROV ED SEPTEMBER 16, 2003

Chairperson