

BURBANK REDEVELOPMENT AGENCY  
SEPTEMBER 23, 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 5:00 p.m. by Ms. Murphy, Chairman.

CLOSED SESSION

Present- - - - Members Campbell, Golonski, Ramos, Vander Borcht and Murphy  
Absent - - - - Members None.  
Also Present - Ms. Alvord, Executive Director; Mr. Barlow, City Attorney; Mrs. Georgino, Assistant Executive Director; and, Mrs. Campos, Secretary.

5:02 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 Legal Counsel – Anticipated Litigation (Agency as possible plaintiff):  
Pursuant to Govt. Code §54956.9(c)  
**Number of potential case(s): 2**
  
- b. Conference with Real Property Negotiator:  
Pursuant to Govt. Code §54956.8  
**Agency Negotiator:** Community Development Director/Susan M. Georgino.  
**Property:** 3606 and 3614 West Magnolia Boulevard and 934 North Hollywood Way at the corner of Magnolia Boulevard and Hollywood Way (Fischer); 920 North Hollywood Way (Wallace).  
**Parties With Whom Agency is Negotiating:** Kenneth Fischer 2313 West Burbank Boulevard, Burbank, California and Bruce W. Wallace, 1430 North Niagara Street, Burbank, California.  
**Terms Under Negotiation:** Purchase of Properties (Price and Terms of Payment).
  
- c. Conference with Real Property Negotiator:  
Pursuant to Govt. Code §54956.8  
**Agency Negotiator:** Community Development Director/Susan M. Georgino.  
**Property:** 700 South San Fernando Boulevard (Waisler); 206 East Cedar Avenue (Owens).  
**Parties With Whom Agency is Negotiating:** Max and Mariam Waisler, 1565 Reeves Street, Los Angeles, CA 90035, Craig and Linda Owens, 837 University Avenue, Burbank, CA 91504.  
**Terms Under Negotiation:** Price and Terms of Payment.

- d. Conference with Real Property Negotiator:  
 Pursuant to Govt. Code §54956.8  
**Agency Negotiator:** Community Development Director/Susan M. Georgino.  
**Property:** 700 South San Fernando Boulevard; 704-722 South San Fernando Boulevard; 206 East Cedar Avenue.  
**Parties With Whom Agency is Negotiating:** Mark Buckland, The Olson Company, 3020 Old Ranch Parkway, Suite 400, Seal Beach, CA 90740.  
**Terms Under Negotiation:** Price and Terms of Payment.
  
- e. Conference with Real Property Negotiator:  
 Pursuant to Govt. Code §54956.8  
**Agency Negotiator:** Community Development Director/Susan M. Georgino.  
**Property:** 221 North Third Street (Ben’s Deli Restaurant)  
**Parties With Whom Agency is Negotiating:** Behzad Shiralian, 271 East Orange Grove Avenue, Burbank, CA 91502  
**Terms Under Negotiation:** Purchase of Property.
  
- f. Conference with Real Property Negotiator:  
 Pursuant to Govt. Code §54956.8  
**Agency Negotiator:** Community Development Director/Susan M. Georgino.  
**Property:** 301 North San Fernando Boulevard (Former Crown Bookstore).  
**Parties With Whom Agency is Negotiating:** Len Borden, Roberts Department Stores, 3002 Midvale Avenue, Suite 208, Los Angeles, CA 90034  
**Terms Under Negotiation:** Purchase of Property.

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 Ms. Murphy, Chairman.

Invocation      The invocation was given by Carmen Blair, First Presbyterian Church.

Flag Salute      The pledge of allegiance to the flag was led by Police Lieutenant Speirs.

ROLL CALL

9/23/03

Present- - - - - Members Campbell, Golonski, Ramos, Vander Borght and Murphy.  
Absent - - - - - Members None.  
Also Present - - Ms. Alvord, Executive Director; Mr. Barlow, City Attorney; Mrs. Georgino, Assistant Executive Director; and, Mrs. Campos, Secretary.

9:51 P.M. Chairman Murphy stated that "this is the time and place for the  
Jt. Hearing with joint public hearing of the Redevelopment Agency and the Council  
Council of the City of Burbank regarding the Peyton-Grismer Revitalization  
RA 82-1 Project. The components of this project that require Council and  
DDA for Peyton- Agency consideration are a Resolution approving an Agency Budget  
Grismer Amendment and Agency and Council Resolutions approving a  
Revitalization Disposition and Development Agreement."  
Project

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

Staff Mr. Solomon, Redevelopment Housing Manager, Community  
Report Development Department, presented a report requesting Council  
approval of a Disposition and Development Agreement (DDA) with  
the Burbank Housing Corporation (BHC). He stated the proposed  
DDA required the Agency to convey, via a lease, ten Agency-owned  
residential buildings located at 1801, 1807, 1811, 1813 and 1815  
Grismer Avenue; an unimproved property at 1819 Grismer Avenue;  
1729A, 1729B and C, 1731, 1733 and 1735 Elliott Drive (Property)  
to be rehabilitated and operated by BHC as a mixed-income  
residential project with an affordability component for very low-  
income and lower-income households. He reported the project's  
approach was patterned after the Elmwood Project, and involved  
acquiring and rehabilitating several key distressed properties  
affecting the immediate neighborhood, having BHC operate the site  
as a mixed income project with an affordability component, and  
constructing an activity center to provide services that will integrate  
tenants into the community. He explained the project is intended to  
address several problems associated with the Peyton-Grismer  
neighborhood: the deteriorated buildings; substandard parking; the  
location of parking and the configuration of the vehicular access  
points to buildings and parking areas which creates a dangerous  
condition in the event that emergency services are required within  
the larger parcels; very little usable recreation space available to the  
tenants; and bedroom sizes which do not correspond to a need

identified in the City's housing needs assessment for family units affordable to very low and lower-income households. He noted the project would fulfill several recommendations of the Blue Ribbon Task Force on Affordable Housing.

Mr. Solomon discussed the scope of development and stated rehabilitation would include demolishing and reconstructing buildings; re-stripping parking areas; improvements and repairs that have been deferred for many years such as: repairing leaks, dry rot, mold, termite damage, asbestos and lead-based paint abatement, smoke detectors, and sprinkler systems; remodeling kitchens and bathrooms with specific improvements focusing on health and safety issues including fixtures, cabinets and flooring; upgrading the electrical, plumbing and heating, ventilation, and air conditioning (HVAC) systems; new carpeting; interior and exterior painting; new exterior doors and windows; and re-roofing. He stated BHC would make available, restrict occupancy to, and rent 14 of the apartment units to very low-income households, and 19 of the apartment units to lower-income households predicated upon a distribution of 20 percent of all units reserved for very low-income and 27 percent of all units reserved for lower-income households.

Mr. Solomon then explained that, under the DDA terms, the Agency was responsible for assembling the property, implementing the amended Peyton-Grismer Relocation Plan; and funding other project costs including the site, architectural and landscape plans, and environmental reports. He also stated BHC was responsible for leasing the Agency Property for 55 years; obtaining a permanent loan to partially repay the Agency loan; obtaining land use approvals and entitlements; and completing the scope of development. He further explained the financial terms of the DDA and the analysis by Keyser Marston and Associates, and concluded by emphasizing that the project would improve the quality of life for residents, create a community environment, provide an activity center and recreation area, reduce overcrowding, improve driving safety, and units would be made available to very low and lower-income households in perpetuity.

Representative of  
the Developer  
Burbank Housing  
Corporation

Ms. Arandes, Executive Director, Burbank Housing Corporation, urged the Council to approve the Development and Disposition Agreement (DDA) and noted the significance of the project in improving the quality of life for Burbank residents. She commended staff for their efforts, and stated although the project called for a large financial investment, its value to the community, such as enhancing safety and well-being in a neighborhood, new

opportunities for children and parents, better access and circulation for emergency response services, increase in property values and the aesthetic improvements, and most notably permanently increases the affordable housing stock for the City, justified the investment. She commended the Council for their unwavering support of BHC.

Citizen  
Comment

Appearing to comment was Ruth Martinez Baenen, Board Member, Burbank Housing Corporation, noting the affordable housing crisis in the City, stating this project would aesthetically change the neighborhood, provide units for families who cannot afford to pay market rent, and urging the Council to approve the Development and Disposition Agreement.

Hearing  
Closed

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

Mr. Vander Borcht expressed support for the project, and noted it would undertake a physical and social rehabilitation of the neighborhood.

Mr. Golonski concurred and inquired whether any changes would be made to the enclosed garages in the neighborhood. Mr. Solomon responded the garages would be replaced with surface parking. Mr. Golonski noted the project would reduce overcrowding, create an achievement center, improve traffic circulation, and provide affordable housing units, and commended the Burbank Housing Corporation for exceeding the Council's expectations.

Mr. Campbell stated the project would improve the quality of life to the neighborhood and noted deteriorated neighborhoods could inhibit childrens' ability to learn.

Motion

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

RA 82-1  
Amend Budget  
For Grismer/Elliot  
Properties

RESOLUTION NO. R-2085:  
A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BURBANK AMENDING THE FY 2003-2004 ANNUAL BUDGET IN THE AMOUNT OF \$2,700,000.

RA 82-1  
Approve DDA w/  
BHC

RESOLUTION NO. R-2086:  
A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BURBANK APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE AGENCY AND BURBANK

Council Reso. HOUSING CORPORATION.  
Adopted Resolution No. 26,555 Approving a Disposition and Development Agreement by and between the Redevelopment Agency of the City of Burbank and Burbank Housing Corporation was adopted.

Adopted The resolutions were adopted by the following vote:

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

Noes: Members None.

Absent: Members None.

10:23 P.M. The Agency recessed at this time to permit the City Council to  
Recess continue its meeting. The Agency reconvened at 11:46 p.m. for public comment with all members present.

11:50 P.M. There being no further business to come before the Agency, the  
Adjournment meeting was adjourned at 11:50 p.m.

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Secretary

APPROVED OCTOBER 28, 2003

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Chairperson