

BURBANK REDEVELOPMENT AGENCY
OCTOBER 19, 2004

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 5:03 p.m. by Mrs. Ramos, Chairman.

CLOSED SESSION

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

5:03 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:

Conference with Real Property Negotiator:

Pursuant to Govt. Code §54956.8

Agency Negotiator: Assistant Executive Director/Susan Georgino.

Properties: Opportunity Site #6B-Bounded by Magnolia Boulevard, First Street, Orange Grove Avenue and Bonnywood Place (I-5 Freeway). Opportunity Site #7-Bounded by Magnolia Boulevard, railroad tracks and Olive Avenue – adjacent to the Downtown Burbank Metrolink Station.

Party With Whom Agency is Negotiating: Nick Behunin, Rey Properties, 1036 North Lake Street, Burbank, California 91502.

Name of Contact Person: Maribel Frausto, Senior Redevelopment Project Manager.

Terms Under Negotiation: Sale of City and Agency-owned property located on Opportunity Site 6B and Opportunity Site 7.

Regular Meeting Reconvened in Council Chambers The regular meeting of the Redevelopment Agency of the City of Burbank was reconvened at 6:38 p.m. by Mrs. Ramos, Chairman.

Invocation The invocation was given by Mr. Bob Kramer, Community Assistance Coordinator.

Flag Salute The pledge of allegiance to the flag was led by Police Officer Vee Jones.

ROLL CALL

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

6:57 P.M. Chairman Ramos stated that "this is the time and place for the joint
 Jt. Public Hrg. w/ public hearing of the Redevelopment Agency and the Council of the
 City Council City of Burbank to consider amendments to the Golden State, City
 RA 60 Centre and South San Fernando Redevelopment Plans for the
 RA 50 purpose of creating the Burbank Merged and Amended
 RA 90 Redevelopment Project Area."
 RA 41-1
 Project Area
 Merger

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

Staff Mrs. Frausto, Senior Redevelopment Project Manager,
 Report Community Development Department, presented to the
 Council and Redevelopment Agency (Agency) Board the
 proposed project area merger of the Golden State, City Centre
 and South San Fernando Redevelopment Project Areas. She
 reported that the proposed merger includes three of the four
 redevelopment project areas and that the West Olive
 Redevelopment Project Area is not part of the proposed merger
 as the only projects in that area that the Agency foresees are
 public infrastructure improvements.

Mrs. Frausto explained that the proposed merger will provide
 the Agency enhanced ability to use tax increment funds in the
 areas of greatest need within the three project areas. She
 emphasized that the proposed amendments to financially
 merge the three project areas will not: alter the boundaries of
 the project areas; extend the Agency's ability in the three
 project areas to establish additional project area debt; raise the
 cap on the amount of tax increment the Agency may receive;
 change any time limits; nor, re-establish lapsed Agency
 eminent domain authority. She further stated that the merging
 of one or more redevelopment project areas requires a
 redevelopment plan amendment, a legal process governed by
 California Redevelopment Law. She noted that as directed by
 the Council and Agency Board, staff has been taking steps
 leading to the adoption of the proposed project area merger
 and plan amendments. She stated that in September 2004, the
 Planning Board determined that the proposed amendments
 were in conformity with the General Plan of the City and
 recommended the approval of the three plan amendments. She
 added that the Golden State Redevelopment Plan Amendment
 proposes to authorize the merger with the South San Fernando
 and City Centre Redevelopment Project Areas for financial

purposes and proposes to update land use language contained in the original 1970 plan text. She also added that the amendment will delete references to land uses in the Golden State Amended and Restated Redevelopment Plan and will instead state that land uses in the Golden State Redevelopment Project Area will be in conformity to the City's General Plan. In addition, the proposed amendments to the City Centre and South San Fernando Redevelopment Plans authorize the merger of each project area as the final step in the prescribed process.

Mrs. Frausto informed the Council that staff held two community meetings to inform the public of the proposed merger in May and June 2004. She reported that there were no concerns expressed with the proposed merger; however, the community was highly interested in the different projects and programs being undertaken by the Agency. She also informed the Council that notice of the joint public hearing was: mailed to all community meeting attendees; published in the Burbank Leader three successive weeks prior to the hearing; mailed to all affected taxing agencies via certified mail, return receipt requested; and, mailed to all affected property owners, businesses, and residents within the area 30 days prior to the hearing via first-class mail. She reported that as required by State law, the report to the Council has been prepared, and the appropriate environmental review process, pursuant to the California Environmental Quality Act, has been completed. She also stated that a Negative Declaration has been prepared for the financial merger of the three plans and a restated Relocation Grievance Procedure is also incorporated. She noted that the proposed project area merger does not include specific project approvals and any future proposed projects will be brought separately to the Agency Board for consideration.

Citizen
Comment

Appearing to comment were: Mark Barton, in support of the proposed merger; Rose Prouser, expressing concern about redevelopment debt, inquiring as to the tax increment and the project deadlines; Carolyn Berlin, inquiring whether the Home Depot site is part of the South San Fernando Project Area and as to the clean up of contamination in redevelopment project areas; Esther Espinoza, on development in the Golden State Redevelopment Project Area, including Bob Hope Airport; Mike Nolan, on tax increment in the Golden State and City Center Redevelopment Project Areas; Justin Toryman, inquiring how the merger will impact taxes; Ron Vanderford, in opposition to

the proposed merger; Denise McLaughlan, expressing concerns that the merger may affect zoning and parking fees; and, David Piroli, in opposition to the proposed merger.

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

Rebuttal Staff presented rebuttal comments with regard to public comment.

Motion It was moved by Ms. Murphy and seconded by Mr. Campbell that "the following resolutions be passed and adopted and the following ordinance be introduced and read for the first time by title only and be passed to the second reading:"

RA 50 RESOLUTION NO. R-2118:
 RA 60 A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY
 RA 90 OF BURBANK APPROVING AND TRANSMITTING THE REPORT TO
 Redev. Plan CITY COUNCIL; APPROVING THE REDEVELOPMENT PLAN
 Amend. & Neg. AMENDMENTS, AND THE NEGATIVE DECLARATION FOR THE
 Dec. for Merger MERGER OF THE GOLDEN STATE, CITY CENTRE AND SOUTH SAN
 of Golden State, FERNANDO REDEVELOPMENT PROJECT AREAS, AND ADOPTING
 City Centre & So. RELATED OWNER PARTICIPATION RULES.
 San Fernando
 Redev. Project
 Areas

RA 50 RESOLUTION NO. R-2119:
 RA 60 A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY
 RA 90 OF BURBANK FINDING THAT THE USE OF TAXES ALLOCATED
 Use of Taxes FROM THE BURBANK MERGED AND AMENDED REDEVELOPMENT
 From Merged PROJECT AREA FOR THE PURPOSE OF AFFORDABLE HOUSING
 Redev. Proj. OUTSIDE OF THE MERGED PROJECT AREA WILL BE OF BENEFIT TO
 Area for THE MERGED PROJECT AREA.
 Affordable Hsg.

RA 41-1 RESOLUTION NO. R-2120:
 Relocation A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY
 Grievance OF BURBANK ADOPTING RELOCATION GRIEVANCE PROCEDURES.
 Procedure
 City Council City Council Resolution No. 26,809 Accepting the Burbank
 Reso. Adopted Redevelopment Agency's Report to City Council on Amendment
 No. 6 to the City Centre Redevelopment Plan; Amendment No. 2 to
 the South San Fernando Redevelopment Plan; Amendment No. 5,

10/19/04

the Amended and Restated Plan for the Golden State Redevelopment Plan; and the Negative Declaration for the Financial Merger of the Golden State, City Centre and South San Fernando Redevelopment Plans were approved.

City Council
Reso. Adopted

City Council Resolution No. 26,810 Finding that the Use of Taxes Allocated from the Burbank Merged and Amended Redevelopment Project Area for the Purpose of Affordable Housing Outside of the Merged Project Area will be of Benefit to the Merged Project Area was adopted.

City Council
Ord. Introduced

City Council Ordinance Approving and Adopting the Burbank Merged and Amended Redevelopment Project Area that Merges the City Centre Project Area, South San Fernando Project Area and the Golden State Project Area as Amended was introduced.

Adopted

The resolution was adopted and the ordinance was introduced by the following vote:

Ayes: Members Campbell, Murphy, Vander Borgh and Ramos.

Noes: Members None.

Absent: Member Golonski.

7:55 P.M.
Recess

The Agency recessed at this time to permit the City Council to continue its meeting. The Agency reconvened at 10:31 p.m. for public comment with the same members present.

10:37 P.M.
Adjournment

There being no further business to come before the Agency, the meeting was adjourned at 10:37 p.m.

Secretary

APPROVED DECEMBER 14, 2004

Vice Chairperson