MINUTES OF A REGULAR MEETING OF THE COMMUNITY REDEVELOPMENT AGENCY OF HAWTHORNE, CALIFORNIA, HELD JANUARY 11, 2005.

The Community Redevelopment Agency, Parking Authority, Housing Authority and City Council meetings were called to order jointly and concurrently by Chairman/Mayor Guidi at 6:00 p.m.

ROLL CALL-Present: Agency Members Catano, Lambert, Parsons, Velez, Chairman Guidi.
Absent: None.

1.

Under oral communications, no one indicated a desire to be heard.

During oral communications no one addressed issues relating to the Community Redevelopment Agency.

Chairman/Mayor Guidi ordered oral communications closed.

2.

Chairman/Mayor Guidi recessed the Community Redevelopment Agency, Parking Authority and Housing Authority meetings to conduct the meeting of the City Council.

Chairman Guidi called the Community Redevelopment Agency meeting back to order following recess with all members present.

3.

City Clerk Daniel D. Juarez announced that this was the time and place for the public hearing on the Consideration of Adoption of a Resolution of Necessity for the Acquisition in Eminent Domain of Certain Real Property for Public Purpose of Property located at 3947 Imperial Highway, Inglewood, California, 90303.

STAFF REFERENCE: EMINENT DOMAIN ATTORNEY – REGINA DANNER.

Eminent Domain Attorney Regina Danner gave a brief presentation.

Open and conduct a hearing on the adoption of the proposed Resolution of Necessity, receive from staff the evidence stated and referred to in the Report to the Agency, take testimony from any person wishing to be heard on issues a, b, c and d below, and consider all evidence to determine to adopt the proposed Resolution of Necessity, which requires the Agency consideration and determination regarding the following:

a. The public interest and necessity require the Proposed Project.
b. The Proposed Project is planned and located in the manner that will be most compatible with the greatest public good and least private injury.
c. The Subject Property Interest described in the Resolution of Necessity is necessary for the Proposed Project; and
d. The Agency has made an offer as required by Government Code Section 7267.2 to the owners of record of the real property that it seeks to acquire.

B.

Consider the Agency Resolution of Necessity

If the Agency finds, based upon the evidence contained and referred to in this Report to Agency, the testimony and comments received at this hearing, and all written testimony submitted to the Agency, that the evidence warrants the necessary findings with respect to the proposed Resolution of Necessity, then staff recommends that the Agency, in the exercise of its discretion, adopt proposed Resolution No. 389 (which requires a 4/5ths vote of the entire Agency) and authorize the legal counsel to file eminent domain proceedings to acquire the following real property interest: 3947 Imperial Highway, Inglewood, 90303 (Assessor's Parcel Number 4033-025-020)

Mayor Guidi asked if anyone wanted to speak on this issue.

Mr. Michael Shani, representing owner of the property, spoke on owner's behalf in opposition of the Community Redevelopment Agency action to take client's property under the guise of the eminent domain proceedings.

Mayor Guidi ordered to close the public portion of the hearing. MOTION CARRIED.

RESOLUTION NO. 389.

A RESOLUTION OF NECESSITY OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE DECLARING CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF, IN CONNECTION WITH REDEVELOPMENT PROJECT AREA NO. 2 – 3947 IMPERIAL HIGHWAY, INGLEWOOD, CALIFORNIA ALSO IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 4033-025-020.

Agency Member Lambert moved, seconded by Agency Catano, that the reading of the body of Resolution No. 389 be waived and that it be approved and adopted.

ROLL CALL-AYES: Agency Members Catano, Lambert, Parsons, Velez, Chairman Guidi.
NOES: None. ABSTAIN: None.

C.

If the Resolution of Necessity, (Resolution No. 389) is Approved:

RECOMMENDATION: Authorize agency counsel and staff to take all necessary steps to deposit with the court the amount of probable compensation required by law, for issuance of Orders for Possession, including complaints in condemnation, and authorize the Executive Director to execute all necessary documents.

Agency Member Lambert moved, seconded by Agency Member Catano, to Authorize agency counsel and staff to take all necessary steps to deposit with the court the amount of probable compensation required by law, for issuance of Orders for Possession, including complaints in condemnation, and authorize the Executive Director to execute all necessary documents.

ROLL CALL-AYES: Agency Members Catano, Lambert, Parsons, Velez, Chairman Guidi.
NOES: None. ABSTAIN: None.

4.

Agency Member Lambert moved, seconded by Agency Member Catano, that the minutes of the regular meeting of the Community Redevelopment Agency of December 14, 2005 be approved and adopted with reading waived.

ROLL CALL-AYES: Agency Members Catano, Lambert, Parsons, Velez, Chairman Guidi.
NOES: None. ABSTAIN: None.

5.

AGENCY RESOLUTION NO. 388.

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING A FIRST IMPLEMENTATION AGREEMENT TO THE PARTICIPATION AGREEMENT WITH MOHAMMAD POURMANDARI.

Agency Member Catano moved, seconded by Agency Lambert, that the reading of the body of Resolution No. 388 be waived and that it be approved and adopted.

ROLL CALL-AYES: Agency Members Catano, Lambert, Parsons, Velez, Chairman Guidi.
NOES: None. ABSTAIN: None.

6.

There being no further business, Chairman Guidi adjourned the meeting.

Daniel D. Juarez, MMC
Secretary

1/11/05