MINUTES OF A REGULAR MEETING OF THE COMMUNITY REDEVELOPMENT AGENCY OF HAWTHORNE, CALIFORNIA HELD MARCH 23, 2004.

The Community Redevelopment Agency, Parking 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.

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.

3.

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

4.

Agency Member Catano moved, seconded by Chairman Guidi, that the minutes of the regular meeting of the Community Redevelopment Agency of March 9, 2004 be approved and adopted with reading waived.

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

5.

Status of the Exclusive Negotiating Agreement ("ENA") between the Community Redevelopment Agency and James H. Mitsch, B.T. Imperial LLC, (Jack Fleming, Bentree Real Estate Group) for a proposed mixed-use residential/commercial Project located at 4742-54 Imperial Highway. On January 13, 2004, Mr. Mitsch appeared before the Agency and specifically requested that the Agency continue this item to the March 23, 2004 Agency Agenda.

RECOMMENDATION: The Community Redevelopment Agency has not received the revised DDA from the Developer. On March 17, 2004 at 4:00 p.m., the Agency received a facsimile (via "kinko's") from Mr. Mitsch requesting an extension "to allow sufficient time to complete the work on the zoning ordinance to define the appropriate development standards to be applied to residential developments for affordable housing" and requesting additional guidance on basic deal points. Agency Staff recommends that this matter be continued to a time that Mr. Mitsch deems necessary to submit the required information.

Agency Member Catano moved, seconded by Chairman Guidi, that this item be continued until the April 27, 2004 City Council meeting.

ROLL CALL-AYES: Agency Members Catano, Parsons, Chairman Guidi.
NOES: Agency Member Lambert, Velez.

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

3/23/04

Daniel D. Juarez MMC
Secretary

3/23/04