

**MINUTES OF A REGULAR MEETING OF THE
COMMUNITY REDEVELOPMENT AGENCY OF HAWTHORNE,
CALIFORNIA, HELD SEPTEMBER 28, 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, Velez, Parsons, 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.

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

3.

Agency Member Velez moved, seconded by Agency Member Parsons, that the minutes of the regular meeting of the Community Redevelopment Agency of August 24, 2004 be approved and adopted with reading waived.

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

4.

Approve to Authorize Agency to expend \$15,000 to commence "Decertification Process" with the California Department of Transportation to purchase excess Cal Trans property located near the Hawthorne Park & Ride.

RECOMMENDATION: That the Agency Authorize the expenditure of \$15,000 to purchase excess Cal Trans property located near the Hawthorne Park & Ride and Authorize the Executive Director of the Redevelopment Agency to execute all documents which are required to be filed with the California Department of Transportation and/or any other agency to commence the decertification process.

Agency Member Lambert moved, seconded by Agency Member Velez, to Approve to Authorize Agency to expend \$15,000 to commence "Decertification Process" with the California Department of Transportation to purchase excess Cal Trans property located near the Hawthorne Park & Ride.

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

5.

Approve Request by Access Community Housing and Century Housing or an LLC to be formed by both entities for a twelve-month Exclusive Negotiating Agreement (ENA) with the Community Redevelopment Agency for a proposed mixed-use/residential Project located at the Northeastern corner of Imperial Highway and Hawthorne Boulevard.

RECOMMENDATION: (1) Authorize Executive Director of Redevelopment Agency to negotiate terms and conditions of a twelve-month Exclusive Negotiating Agreement with both Access Community Housing and Century Housing or an LLC to be formed by both entities to develop Northeast corner of Imperial Highway and Hawthorne Boulevard, (2) authorize City Attorney to Approve ENA as to form and (3) authorize Executive Director to execute ENA and report back to Agency as to execution date.

9/28/04

Mayor Guidi announced that this was the time and place for oral comments on this project but no one indicated a desire to be heard. Mayor closed the public comments portion.

Agency Member Catano moved, seconded by Agency Member Lambert, to Approve Request by Access Community Housing and Century Housing or an LLC to be formed by both entities for a twelve-month Exclusive Negotiating Agreement (ENA) with the Community Redevelopment Agency for a proposed mixed-use/residential Project located at the Northeastern corner of Imperial Highway and Hawthorne Boulevard.

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