

**MINUTES OF A REGULAR MEETING OF THE
COMMUNITY REDEVELOPMENT AGENCY OF HAWTHORNE,
CALIFORNIA HELD JULY 28, 2009.**

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

ROLL CALL-Present: Agency Members Catano, Juarez, Lambert, Parsons, Mayor Guidi.
Absent: None.

1.

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

Mayor Guidi ordered oral communications closed.

2.

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

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

3.

Agency Member Parsons moved, seconded by Agency Member Juarez, that the minutes of the regular meeting of the Community Redevelopment Agency of June 23, 2009 be approved and adopted with reading waived.

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

4.

Mayor Guidi recessed the City Council meeting to conduct a **Closed Session**: Conference with Real Property Negotiator, pursuant to California Government Code Section 54956.8: Property: Approximately 15,499 square feet of land located at 12601 Hawthorne Boulevard, Hawthorne, California, 90250. APN No. 4041-014-005. Agency Negotiator: Jag Pathirana, Executive Director of Redevelopment Agency. Negotiating Party: Westvern Plaza LLC. Under Negotiation: Price and Terms & conditions of purchase sale agreement re: the sale of 12601 Hawthorne Blvd.

Purchase & Sale Agreement with Westvern Plaza LLC pertaining to the purchase of 12601 Hawthorne Boulevard, Hawthorne, California 90250.

RECOMMENDATION: That the Agency approve the purchase and sale agreement with Westvern Plaza LLC pertaining to the property located at 12601 Hawthorne Boulevard, Hawthorne, CA 90250, subject to further modification of the terms and conditions of the purchase sale agreement. Authorize Executive Director of Redevelopment Agency to negotiate re: modifications to purchase sale agreement and further authorize Executive Director to execute purchase sale agreement and any and all other documents necessary to effect the sale of the subject property to the Agency, subject to Agency Counsel's approval as to form of the document.

Mayor Guidi called the City Council meeting back to order following recess with all Councilmembers present. He announced that the closed session was to discuss a closed session Conference with Real Property Negotiator, pursuant to California Government Code Section 54956.8: Property: Approximately 15,499 square feet of land located at 12601 Hawthorne Boulevard, Hawthorne, California, 90250. APN No. 4041-014-005. Agency Negotiator: Jag Pathirana, Executive Director of Redevelopment Agency. Negotiating Party: Westvern Plaza LLC. Under Negotiation: Price and Terms & conditions of purchase sale agreement re: the sale of 12601 Hawthorne Blvd.

07/28/09

Agency Member Juarez moved seconded by Agency Member Parsons to approve the Purchase Purchase & Sale Agreement with Westvern Plaza LLC pertaining to the purchase of 12601 Hawthorne Boulevard, Hawthorne, California 90250.

ROLL CALL-AYES: Agency Members Catano, Juarez, Lambert, Parsons, Mayor Guidi..
NOES: None.

5.

Mayor Guidi recessed the City Council meeting to conduct a **Closed Session**: Conference with Real Property Negotiator, pursuant to California Government Code Section 54956.8: Property: Approximately 39,000 square feet of land located at 14115 Cordary Avenue, Hawthorne California, 90250. APN No. 4051-030-016. Agency Negotiator: Jag Pathirana, Executive Director of Redevelopment Agency Negotiating Parties: New Journey Ministries Church of God in Christ. Under Negotiation: Price and Terms of Payment of the property

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6.

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

Angie Reyes English
Secretary