

**MINUTES OF THE MEETING OF
THE SUCCESSOR AGENCY TO
THE LAWDALE REDEVELOPMENT AGENCY
OCTOBER 3, 2016**

- A. CALL TO ORDER AND ROLL CALL** - The meeting was called to order at 6:30 p.m. in the Lawndale City Hall council chamber, 14717 Burin Avenue, Lawndale, California. The meeting was held concurrently with a regular City Council meeting.

Members Present: Chair Robert Pullen-Miles, Vice Chair Pat Kearney, Member James H. Osborne, Member Daniel Reid, Member Bernadette Suarez

Other Participants: Secretary Rhonda Hofmann Gorman, Executive Director Stephen N. Mandoki, General Counsel Tiffany J. Israel, Finance Officer Kenneth Louie, Community Development Director Sean Moore

- B. CEREMONIALS** – Member Osborne led the flag salute.

- C. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA** – Gary McDonald asked which agency would give the final approval for the disposition of the agency's property at the southwest corner of Manhattan Beach and Hawthorne Boulevards.

- D. COMMENTS FROM MEMBERS** – Chair Pullen-Miles responded that the successor agency would provide the initial approval, followed by the oversight board, and finally the state's Department of Finance would approve.

- E. CONSENT CALENDAR**

Minutes of the Successor Agency Meeting – September 19, 2016.

A motion by Member Suarez to approve the minutes was seconded by Vice Chair Kearney and carried by a vote of 5-0.

- F. ADMINISTRATION**

Presentation by Arroyo Seco Development Group

Steve Boss stated that his firm had submitted a package including two site plans, letters of interest from prospective tenants, and his suggestions for combinations of tenants, and that he was present at the meeting with James Rodriguez to address the agency's questions and concerns. He noted that prospective tenant interest was strongest in the fast casual restaurant segment of the market, which was likely due to the business potential at a location with heavy commuter traffic. He responded to the agency members questions/comments regarding the following: a) the extent of his outreach to restaurants; b) the reasons that fast casual restaurants appeared to be the best fit for the site (more profitable than family sit-down restaurants, the millennial generation's preference for them); c) which sit-down restaurants were interested in the project (Alondra Hot Wings, IHOP, perhaps Applebee's); and d) the traffic circulation problems due to the size and configuration of the lot. In addition, Mr. Boss provided details about Applebee's current situation that were affecting the company's ability to start a new project.

Public comments:

- Tom Carpenter of Frontier Real Estate Investments – urged the agency to move forward quickly, noted that his company controls the parcel in the middle of the project area, and

suggested that his company had a project ready to go that could generate taxable sales revenues of \$6 to \$10 million

- Pam London – support for earlier proposal for a hotel with underground parking
- Marco Sandoval – support for specific restaurants
- A millennial resident – support for specific restaurants, suggestion for a site plan revision
- Johnny London – support for a hotel
- Melani Bell – support for a sit-down restaurant
- Randall Abram – the long time that the site had been undeveloped, support for developing it sooner
- Steve Koonz –support for a sit-down restaurant and that the agency find out what the people want
- Mr. Garcia – the potential for Manhattan Beach Boulevard to become the next Venice Beach

Mr. Boss suggested it might be a good idea to revisit what the residents want at the site. Executive Director Mandoki noted that if a restaurant could generate \$6 million in revenues, the sales tax revenues to the city would be around \$60,000.

G. EXECUTIVE DIRECTOR'S REPORT – none

H. ITEMS FROM MEMBERS – none

I. CLOSED SESSION

Conference with Real Property Negotiator - The agency board conducted a closed session, pursuant to Government Code section 54956.8, to enable the board to consider negotiations with Arroyo Seco Development Group and to give direction to its negotiators regarding those certain real properties: 15801/15811 Hawthorne Blvd. (APN 4074-001-900/901/902/903/904), 15821 Hawthorne Blvd. (APN 4074-001-906), and 4432 Manhattan Beach Blvd. (APN 4074-001-907). General Counsel Israel reported that the agency was updated and there was no reportable action.

J. ADJOURNMENT – There being no further business to conduct, the meeting was adjourned at 9:05 p.m.

Robert Pullen-Miles, Chair

ATTEST:

Rhonda Hofmann Gorman, Secretary

/plg.

Approved: October 17, 2016