

**MINUTES OF THE MEETING OF  
THE SUCCESSOR AGENCY TO  
THE LAWDALE REDEVELOPMENT AGENCY  
NOVEMBER 2, 2015**

- A. CALL TO ORDER AND ROLL CALL** - The meeting was called to order at 6:32 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 Larry Rudolph, Member James H. Osborne, Member Pat Kearney, and Member Daniel Reid

Other Attendees: Secretary Bernadette Suarez, Executive Director Stephen N. Mandoki, General Counsel Tiffany J. Israel, Finance Officer Kenneth Louie, Community Development Director Joe Perez

- B. CEREMONIALS** – Vice Chair Rudolph led the flag salute.

- C. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA** - none

- D. COMMENTS FROM MEMBERS** - none

- E. CLOSED SESSION** - Chair Pullen-Miles announced that the closed session would be conducted out of agenda sequence.

- 1. Conference with Real Property Negotiator** - The agency board conducted a closed session, pursuant to Government Code section 54956.8, to enable the board 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). The agency's real property negotiators, its executive director and assistant executive director, sought direction from the board regarding the price and terms for this property. General Counsel Israel reported that the board took no reportable action.

- F. CONSENT CALENDAR**

- 2. Minutes of the September 8, 2015 Meeting.**

**A motion by Member Reid to approve the September 8, 2015 meeting minutes was seconded by Member Kearney and carried by a vote of 5-0.**

- G. EXECUTIVE DIRECTOR'S REPORT**

- 3. Developer Presentations Regarding the Property at the Southwest Corner of Hawthorne and Manhattan Beach Boulevards.** Executive Director Mandoki reported that the property had been tied up for several years as staff worked with the state to work out details of the transfer and sale. The firm selected to develop the

property would purchase the property at a price established by an appraisal that was currently being done. The proceeds of the sale would go to the state.

Thirteen development companies submitted proposals and were interviewed in September. Of those companies, eight were invited to present more detailed information about how they might develop the property. Mr. Mandoki recommended that the agency interview three firms – Arroyo Seco Development Group, Festival Companies and Frontier Real Estate Investments – and sought the board's advice on how to proceed. He suggested that the board schedule approximately an hour for each firm to give a presentation and respond to questions.

Public comments:

- Juan Carlos Vazquez – requested that the board consider interviewing Mohamad Pournamdari, Inc.
- Dan Almquist, founding principle from Frontier Restaurant Group – self-introduction
- Steve Boss, Arroyo Seco Development Group – self-introduction

The agency board agreed to interview the three recommended developers and briefly discussed scheduling preferences.

Public comment:

- Marco Sandoval – inquiry regarding public access to the interviews
- Robert Hohman – suggestion that the board ensure that the chosen firm have the credentials and finances to complete the project in a timely fashion

**H. ITEMS FROM MEMBERS - none**

**I. ADJOURNMENT - There being no further business to conduct, the meeting was adjourned at 8:40 p.m.**

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Robert Pullen-Miles, Chair

ATTEST:

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Bernadette Suarez, Secretary

Prepared by: Pamela L. Giamario, Asst. City Clerk

Approved: November 16, 2015  
Date