

REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE

March 29, 2011

City Council Chambers, 3031 Torrance Boulevard

At 5:30 p.m., or as soon thereafter as Council business can be disposed of, the City Council will take a recess without leaving their seats and meet as the Redevelopment Agency of the City of Torrance.

1. Roll Call
2. Report on Posting of the Agenda
3. Approval of Minutes: March 8, 2011
4. Communications and Other Business: None
5. Hearings:

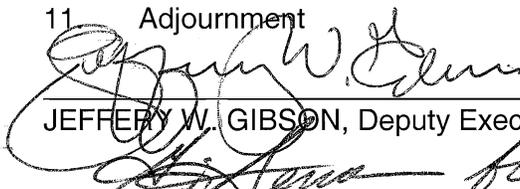
5A. Redevelopment Agency - Conduct joint public hearing with City Council and adopt RESOLUTION for conveyance of real properties and fixed assets from the Agency to the City of Torrance

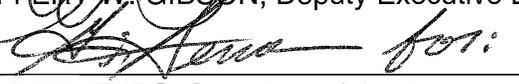
Recommendation of the Deputy Executive Director that the Redevelopment Agency:

- 1) Conduct a joint public hearing with the City Council, and
- 2) Adopt a RESOLUTION authorizing the Agency Chairman to Execute, the Agency Secretary to Attest, to cause to be notarized and to deliver all documents associated with the conveyance of all real property, fixed assets and agreements from the Redevelopment Agency of the City of Torrance to the City of Torrance, subject to applicable covenants and restrictions required by the Community Redevelopment Law, as listed in Attachment A.

(Companion to City Council Agenda item 13A)

6. Report of the Director and Other Officers
7. Report of Committees
8. Addendum Matters
9. Oral Communications
10. Request for Executive Session: None
11. Adjournment


JEFFERY W. GIBSON, Deputy Executive Director

 for:
SUE HERBERS, Secretary of the Agency

ROLL CALL: Barnett, Brewer, Furey, Numark, Rhilinger, Sutherland, and Scotto

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE REDEVELOPMENT AGENCY**

1. CALL TO ORDER

Torrance Redevelopment Agency convened in regular session on Tuesday, March 8, 2011 at 6:27 p.m. in the City Council Chamber.

ROLL CALL

Present: Members Barnett, Brewer, Furey, Numark, Rhilinger, Sutherland and Chairman Scotto.

Absent: None.

Also Present: Agency Director Jackson, Agency Counsel Fellows, Agency Secretary Herbers and other staff representatives.

At 6:27 p.m. Redevelopment Agency recessed to closed session to confer on matters listed under agenda item 10C Conference with Legal Counsel – Anticipated Litigation, pursuant to Government Code Section 54956.9(b).

The Agency reconvened in public session at 9:54 p.m. with all members present.

2. REPORT OF THE AGENCY SECRETARY ON THE POSTING OF THE REDEVELOPMENT AGENCY AGENDA

Agency Secretary Herbers reported the agenda was posted Friday, March 4, 2011.

3. APPROVAL OF MINUTES – March 1, 2011.

March 1, 2011 Redevelopment Agency minutes to be adopted at a later date.

Chairman Scotto stated that due to a conflict of interest, he would abstain from consideration of Redevelopment Agency items 4a and 4b and exited the Council Chamber at 9:55 p.m.

Vice Chairman Numark assumed the chair and continued the Redevelopment Agency meeting with item 4a.

4. COMMUNICATIONS AND OTHER BUSINESS

a) Recommendation of the Deputy Executive Director recommends that the Redevelopment Agency (Agency) adopt a **RESOLUTION** authorizing the Chair to Execute, the Agency Clerk to Attest, to cause to be notarized and to deliver all documents associated with the conveyance of all real property, fixed assets and agreements from the Redevelopment Agency of the City of Torrance to the City of Torrance, subject to applicable covenants and restrictions required by the Community Redevelopment Law, as listed in Attachment A.

MOTION: Member Sutherland moved to concur with staff recommendation. The motion was seconded by Member Rhilinger and passed by a 6-0 roll call vote. (Absent Chairman Scotto)

MOTION: Member Furey moved to adopt **RESOLUTION RA2011-03**. The motion was seconded by Member Sutherland and passed by a 6-0 roll call vote. (Absent Chairman Scotto)

4. **COMMUNICATIONS AND OTHER BUSINESS (Continued)**

b) Recommendation of the Deputy Executive Director recommends that the Redevelopment Agency (Agency) adopt a **RESOLUTION** authorizing the Chair to Execute, and the Agency Clerk to Attest and deliver to the City of Torrance, a Cooperation Agreement by and between The City Of Torrance and The Redevelopment Agency of The City Of Torrance for funding of capital improvement projects, affordable housing projects, publicly owned improvements, professional services and other programs, together with all documents associated with or implementing the Cooperation Agreement.

MOTION: Member Sutherland moved to concur with staff recommendation. The motion was seconded by Member Brewer and passed by a 6-0 roll call vote. (Absent Chairman Scotto)

MOTION: Member Furey moved to adopt **RESOLUTION RA2011-04**. The motion was seconded by Member Sutherland and passed by a 6-0 roll call vote. (Absent Chairman Scotto)

5. **HEARINGS**

None.

6. **REPORT OF THE DIRECTOR AND OTHER OFFICERS**

None.

7. **REPORTS OF COMMITTEES**

None.

8. **ADDENDUM MATTERS**

None.

9. **ORAL COMMUNICATIONS**

None.

10. **REQUEST FOR EXECUTIVE SESSION**

10A) **REAL PROPERTY – CONFERENCE WITH REAL PROPERTY NEGOTIATOR**
(California Government Code §54956.8)

1) Property: 1266 Sartori Avenue
Agency Negotiator: LeRoy J. Jackson
Negotiating Parties: City of Torrance, Bob & Laurie Brandt and Allan Mackenzie
Under Negotiation: Price and terms of payment for purchase of properties

10B) **REAL PROPERTY – LICENSE/PERMIT DETERMINATION**
(California Government Code §54956.7)

1) Property: 1231 Cabrillo Avenue Suite 101
Agency Negotiator: LeRoy J. Jackson
Negotiating Parties: City of Torrance and Yuzu Restaurant/K's Kitchen
Under Negotiation: Terms and conditions of license agreement

10. REQUEST FOR EXECUTIVE SESSION (Continued)

10B) REAL PROPERTY – LICENSE/PERMIT DETERMINATION - Continued

- 2) Property: 1231 Cabrillo Avenue Suite 107
Agency Negotiator: LeRoy J. Jackson
Negotiating Parties: City of Torrance and Niwatori Restaurant
Under Negotiation: Terms and conditions of license agreement

- 3) Property: 1321 Sartori Avenue
Agency Negotiator: LeRoy J. Jackson
Negotiating Parties: City of Torrance and 1321 Downtown Taproom Bistro
Under Negotiation: Terms and conditions of license agreement

Items 10A and 10B were withdrawn and deferred to a later date.

10C) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

(California Government Code §54956.9 (b))

- 1) One case

Item 10C was considered out of order at the beginning of the meeting. No public action was taken.

11. ADJOURNMENT

At 10:06 p.m. Member Brewer moved to adjourn the Redevelopment Agency. The motion was seconded by Member Barnett. Hearing no objection, Vice Chairman Numark so ordered.