

Tommy Faavae, 605 E. 221st Street, Carson, California 90745, requested that the Council/Agency consider a PLA for this project.

(Council Member Davis-Holmes exited the meeting at 8:43 P.M. and reentered the meeting at 8:45 P.M.)

Andrew Gross, Vice President, Tom Safran & Associates, 11813 San Vicente Boulevard, Ste. 600, Los Angeles, California 90232, reported that social good, redeveloping a community, architecture and quality of construction were essential elements of Safran projects. He referred to the concern of Mr. Faavae and reported that they have received a commitment from HUD and was time sensitive. Further, that a PLA arrangement now or to change the economics of the project would cause a delay. He agreed to do their absolute best efforts for local hiring.

Council Member Davis-Holmes referred to local hires involved in Phase 1 and requested that staff to provide information regarding their hiring time to termination time and if they were still employed.

Upon inquiry, Mr. Gross discussed Phase 1 and the location of the IHOP Restaurant.

Mayor/Chairman Dear requested that Mr. Gross meet with Messrs. Faavae and Slawson to discuss PLA.

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. OPEN the continued Public Hearing, TAKE public testimony, CLOSE the Public Hearing.
2. WAIVE further reading and ADOPT Resolution No. 10-10, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, MAKING CERTAIN FINDINGS AND APPROVING THE AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN CARSON REDEVELOPMENT AGENCY AND THOMAS SAFRAN & ASSOCIATES, INC., AND CARSON CITY CENTER SOUTH LLC, RELATED TO DISPOSITION OF AGENCY PARCELS LOCATED AT 21802-21814 SOUTH AVALON BOULEVARD AND DEVELOPMENT OF CARSON CITY CENTER PHASE II, IN THE CITY OF CARSON."
3. AUTHORIZE the Agency Chair to execute the Amended and Restated Disposition and Development Agreement following approval as to form by the Agency Counsel.

ACTION: WITH FURTHER READINGS WAIVED, Resolution Nos. 10-043 and 10-10 were PASSED, APPROVED, and ADOPTED, as read by titles only, and approved staff recommendation No. 3 for Council Item No. 19 and Agency Item No. 5 on motion of Ruiz-Raber, seconded by Gipson, and unanimously carried by the following vote: