

# Inglewood Transit Connector



## Business Relocation Plan and Business Support Programs

March 2023

Market Street Station for illustrative purposes only

## Overview

The City has prepared a Relocation Plan (Plan) which is an important planning tool to identify the needs and considerations of businesses that may be relocated as part of the Inglewood Transit Connector (ITC) Project.

To date, the City has proactively engaged with potentially impacted business owners and is committed to working closely with them to ensure they receive the support they need throughout the entire relocation process. Our goal is to ensure that businesses not only survive the move, but that they also thrive in their new location and develop a vibrant city core that Inglewood residents and businesses feel proud to call home.

## Frequently Asked Questions

### What businesses will be relocated?

Approximately 44 businesses will have to be relocated. These businesses are identified as part of the Relocation Plan, which is available for review at [www.EnvisionInglewood.org/Transportation-Solutions/ITC](http://www.EnvisionInglewood.org/Transportation-Solutions/ITC). The Plan will be presented to the City Council for adoption on April 4, 2023.

### When would businesses have to move?

The ITC Project is still finalizing the schedule for Project implementation. Currently, no businesses are required to move. All impacted businesses should continue to pay rent and honor their lease agreements. The City has planned for at least 12 months to complete the relocation process for all impacted businesses. All businesses will receive a minimum of 90 days' notice before there are required to move.

### What relocation benefits are available to businesses that have relocate?

Relocated businesses are typically eligible for a range of benefits under federal and state law, including direct financial assistance for moving and re-establishment expenses. Because determination of benefits eligibility is an individualized process that depends on each business' operating history and needs, a dedicated relocation agent is assigned to each business to evaluate their eligibility, answer questions, and help the business with the entire process to ensure they receive all available benefits and assistance.

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For more information visit our website or email your questions to: [InglewoodTransitConnector@CityofInglewood.org](mailto:InglewoodTransitConnector@CityofInglewood.org)



## Inglewood Transit Connector Project Business Relocation Plan and Business Support Programs



### Where will displaced businesses be relocated?

The City of Inglewood will provide support and assistance during the relocation process and will make every effort to relocate all businesses to the closest available, suitable, and desired location. The City is eager to relocate as many businesses as possible within the City, assuming that is their preferred location.

The Relocation Plan included a list of available properties in the City of Inglewood and another list of available properties within 5 miles of the City. Each business that must be relocated has been provided a dedicated relocation agent who will provide businesses with a list of available properties that meet their business needs. Businesses can also do their own search for relocation sites. It is up to the business to decide where they want to move. The City hopes that all businesses will choose to relocate within the City of Inglewood.

### What are the steps for business relocation?

If your business will need to relocate because of the Project, you should have already received a General Information Notice that notifies you that you may be displaced by the Project, been contacted by your relocation agent, and received a Relocation Brochure that provides information about relocation assistance and benefits. The next step will be an interview with your relocation agent to gather more information about your specific business and relocation needs. After that interview, your relocation agent will be able to look for suitable replacement sites for your business. A furniture, fixtures, and equipment (FF&E) appraisal will also be conducted to determine the FF&E in your unit and the value of that FF&E.

You will receive a Notice of Eligibility for relocation benefits once the Project has made an offer to the owner to purchase the property.

You are urged not to move or sign any agreements to purchase or lease a new replacement site before receiving your notice of formal eligibility for relocation assistance. Your relocation agent will work with you throughout the entire process to provide relocation advisory services and determine the financial benefits to which you are entitled. Your agent will also help you submit claims for reimbursement of moving and other expenses as you incur these expenses. The City is working to provide displaced businesses as much time as possible to relocate. No business will be required to move without a minimum of 90 days' notice, and the City has scheduled at least 12 months to complete the relocation process for all impacted businesses.

### How will the City support small businesses that may be impacted by ITC construction activities?

The City is committed to providing financial assistance to small, local businesses to help offset, to the extent possible, revenue losses or increased expenses that are directly attributable to disruptions during the ITC construction activities within the ITC Project area. The City plans to establish a \$5 million Business Assistance Fund to provide grants to impacted businesses. The Program will be operational at the time construction activities begin.

### How can businesses take advantage of City's tenant façade improvement program in downtown Inglewood?

The City is developing a program to revitalize downtown Inglewood's Market Street by providing grants to existing and new businesses to support façade and tenant improvements. The City is in the process of designing the Program and will release more information soon.

### What are the Local Hire, SBE, DBE and Minority Hire opportunities?

The Project will have a Disadvantaged Business Enterprise (DBE) Program and require that DBEs receive 16% of the contract value of the project. The ITC also aspires to facilitate Small Business' participation to increase opportunities, for small, local, minority-, women- and veteran-owned businesses, and have set a goal of 30% of the contract value for such businesses.

In addition, the Project developer will be required to ensure that for both construction and operations, 35% of all hours worked are performed by local workers and 10% of all hours worked are performed by transitional workers, including but not limited to, recently homeless men, women, and veterans.

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