



**CITY OF BELL GARDENS
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
FORMER COMMUNITY DEVELOPMENT COMMISSION
REGULAR MEETING
THURSDAY, MARCH 3, 2016, 8:30 A.M.
MINUTES**

LOCATION: CITY COUNCIL CHAMBER, 7100 GARFIELD AVENUE, BELL GARDENS, CA

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (562) 806-7706. Notification 48 business hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

CALL TO ORDER – Board Member Kaholokula called the meeting to order at 8:32 a.m.

PLEDGE OF ALLEGIANCE – was led by Assistant City Attorney John Lam.

ROLL CALL OF OVERSIGHT BOARD MEMBERS

PRESENT: Cisneros, Escobedo, Kaholokula, Rumble
ABSENT: Aceituno, LaPlante, Moore

PUBLIC COMMENTS ON AGENDA ITEMS ONLY
(Three minutes per person, subject to a total period of 30 minutes)

No comments.

DISCUSSION ITEM (Item No. 1)

1. PURCHASE AND SALE AGREEMENT FOR THE SALE OF THE PROPERTY LOCATED AT 5700 FLORENCE AVENUE TO PRIMESTOR EL PORTAL, LLC

Between 1987 and 2001, the former Community Development Commission (“CDC”) utilized redevelopment funds to acquire multiple properties near the southeast corner of Florence and Eastern Avenues which were assembled for the development of a 6.58 acre commercial shopping center, known as Village Square. On October 11, 2004, the CDC entered into a Disposition and Development Agreement and a Ground Lease with Primestor El Portal, LLC (“Primestor”) for fifty-five (55) years, with three tenant options to extend, and the annual lease payment is \$121,944. On February 1, 2012, the CDC was dissolved by way of AB 1x26 and the California Supreme Court’s ruling in *California Redevelopment Association v. Matosantos* (2011) 53 Cal. 4th 231. AB 1x26 (as subsequently amended by AB 1484, the “Dissolution Act”) created a “successor agency” for each dissolved redevelopment agency. Under the Dissolution Act, all successor agencies were required to prepare a Long Range Property Management Plan, providing for the disposition and use of the real properties controlled by the successor agencies. The Successor Agency prepared the required LRPMP, which was approved with minor modifications by the California Department of Finance (“DOF”) on December 22, 2015. Regarding Village Square, the DOF’s approval of the LRPMP stated that the property “will be sold at fair market value and the proceeds of the sale will be used to pay enforceable obligations.” Under the terms of the existing Ground Lease, Primestor holds a right of first refusal regarding the sale of the Village Square property. Primestor has expressed its desire to acquire the property and continue to operate it as a commercial shopping center. The firm of CBRE, Inc. prepared an appraisal of the property and concluded that the leased fee interest in the underlying land, which is encumbered by the long-term ground lease, is \$2,200,000. Successor Agency staff and its consultant reviewed the appraisal and concluded a more equitable purchase price for the property

is \$2,500,000. On February 22, 2016, the Successor Agency adopted Resolution No. 2016-03 approving the purchase and sale agreement by and between the Successor Agency and Primestor El Portal, LLC for the sale of the Village Square property.

Staff Recommendation: It is staff's recommendation that the Oversight Board to the Successor Agency to the former Bell Gardens Community Development Commission ("Oversight Board") adopt Oversight Board Resolution No. 2016-03, approving a purchase and sale agreement, by and between the Successor Agency and Primestor El Portal, LLC for the sale of the Village Square Shopping Center ("Village Square") located at 5700 Florence Avenue, Bell Gardens, California, in accordance with the approved Long Range Property Management Plan ("LRPMP").

Executive Director Phil Wagner gave a brief introduction and asked Director of Community Development Abel Avalos to give a PowerPoint presentation.

Director of Community Development Abel Avalos stated that there was a change regarding the entity name. He stated that the name is El Camino Family Limited Partnership and it is the same ownership interest as El Portal.

After some discussion by board members, Assistant City Attorney John Lam stated that the motion should include an amendment to the resolution to reflect the change of entity name.

A motion was made by Board Member Rumble, seconded by Board Member Cisneros, to adopt Oversight Board Resolution No. 2016-01, approving the transfer of two governmental purpose properties to the City of Bell Gardens, pursuant to the approved Long Range Property Management Plan, including the amendment to the resolution to change the entity name to El Camino Family Limited Partnership. The motion carried by a vote of 4-0 with Board Members Aceituno, LaPlante and Moore absent.

AYES: Cisneros, Escobedo, Kaholokula, Rumble
NOES: None
ABSENT: Aceituno, LaPlante, Moore
ABSTAIN: None

CONSENT CALENDAR (Item No. 2)

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Oversight Board of the Successor Agency request specific items to be removed from the Consent Calendar for separate action. Items called for separate discussion will be heard as the next order of business.

2. APPROVE THE MINUTES OF THE SPECIAL JANUARY 28, 2016 OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION MEETING

Staff Recommendation: It is staff's recommendation that the Oversight Board approve the minutes of the Special January 28, 2016 Oversight Board Meeting.

A motion was made by Board Member Escobedo and seconded by Board Member Cisneros to approve the minutes of the Special January 28, 2016 Oversight Board Meeting. The motion carried by a vote of 4-0 with Board Members Aceituno, LaPlante and Moore absent.

AYES: Cisneros, Escobedo, Kaholokula, Rumble
NOES: None
ABSENT: Aceituno, LaPlante, Moore
ABSTAIN: None

**PUBLIC COMMENTS ON NON-AGENDA ITEMS UNDER THE SUBJECT MATTER
JURISDICTION OF THE OVERSIGHT BOARD
(Three minutes per person, subject to a total period of 30 minutes)**

No comments.

OVERSIGHT BOARD MEMBER COMMENTS

No comments.

ADJOURNMENT – Board Member Kaholokula adjourned the meeting at 9:00 a.m.

**OVERSIGHT BOARD OF SUCCESSOR
AGENCY TO THE FORMER BELL
GARDENS COMMUNITY DEVELOPMENT
COMMISSION**


Donald LaPlante, Chair

ATTEST:



Kristina Santana
Oversight Board Clerk