



CITY OF BELL GARDENS
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 3, 2015, 8:30 A.M.
AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL OF OVERSIGHT BOARD MEMBERS

Donald LaPlante, Chair, Representative of Los Angeles County Office of Education
Pedro Aceituno, Vice-Chair, Representative of City of Bell Gardens
Edgar Cisneros, Representative of Los Angeles County Board of Supervisors
Efrain Escobedo, Representative of Los Angeles County Fire District
Will Kaholokula, Representative of City of Bell Gardens
David C. Moore, Representative of Community College District
William P. Rumble, Representative of the Public appointed by Los Angeles County Board of Supervisors

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

(Three minutes per person, subject to a total period of 30 minutes)

This public comment period is for items listed on the OVERSIGHT BOARD AGENDA ONLY. Submit a WHITE public comment card with the agenda item number you would like to discuss to the City Clerk prior to the start of this period. Cards that are submitted with no agenda item listed will be moved to the final public comment period. There will be no further cards accepted once the public comment period has started. Comments are limited to three (3) minutes per person, subject to an overall thirty (30) minute period. Please direct your comments to the Chair and observe the Rules of Decorum appropriate to the Council Chamber. State law prohibits the Oversight Board from discussing any item not appearing on the posted Oversight Board Agenda.

DISCUSSION ITEM (Item No. 1)

1. APPROVAL OF THE DRAFT LONG-RANGE PROPERTY MANAGEMENT PLAN

Assembly Bill 1484 ("AB 1484"), which was signed into law on June 27, 2012, modified existing provisions, and added new provisions, of the Health and Safety Code related to the dissolution of the redevelopment agencies. As mandated by AB 1484, all successor agencies are required to develop a Long-Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the former redevelopment agencies. The LRPMP must be approved by the Oversight Board and submitted to the California Department of Finance ("DOF") for approval. The Oversight Board had previously approved the LRPMP on June 5, 2014, and submitted it to the Department of Finance ("DOF") for its review. After DOF review, the Bell Gardens Successor Agency was instructed to amend the LRPMP to include additional properties that were identified in the Asset Transfer Review Report conducted by the California State Controller. The amended LRPMP was recommended for approval by the Successor Agency at its meeting of November 23, 2015. In response to the DOF's

Any writings or documents provided to the majority of the Oversight Board regarding any item on this agenda will be made available for public inspection at the Receptionist Counter, City Hall, 7100 Garfield Avenue, Bell Gardens, CA, during normal business hours.

request, Successor Agency staff has prepared the attached amended LRPMP (Attachment B), which describes the twelve properties that are owned by the Successor Agency. Section 34191.5(c)(1) of the California Health and Safety Code identifies what elements must be included in the LRPMP. The attached LRPMP complies with each of the required elements as outlined in Section 34191.5(c)(1). In addition, the LRPMP is required to recommend a future use or disposition plan for each of the properties. Under AB 1484, permissible uses include the retention of the property for governmental use, retention for future development, sale of the property, or use of the property to fulfill an "enforceable obligation." The LRPMP attached hereto directs that five of the properties be retained for governmental use, three of the properties be transferred to the City to fulfill an "enforceable obligation," and four of the properties be sold in accordance with AB 1484, and that proceeds from the sale be used for payments on future Recognized Obligation Payment Schedules, with any remaining proceeds distributed amongst affected taxing entities.

Staff Recommendation: It is recommended that the Oversight Board approve Oversight Board Resolution No. 2015-07 approving the Amended Long-Range Property Management Plan, subject to submittal and approval by the California Department of Finance pursuant to California Health and Safety Code Section 34191.5(b).

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 to 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 SEPTEMBER 30, 2015 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 September 30, 2015 Oversight Board Meeting.

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)

This public comment period is for items UNDER THE SUBJECT MATTER JURISDICTION OF THE OVERSIGHT BOARD ONLY. Submit a PINK public comment card with the matter you would like to discuss to the City Clerk prior to the start of this period. There will be no further cards accepted once the public comment period has started. Comments are limited to three (3) minutes per person, subject to an overall thirty (30) minute period. Please direct your comments to the Chair and observe the Rules of Decorum appropriate to the Council Chamber. State law prohibits the Oversight Board from discussing any item not appearing on the posted Oversight Board Agenda.

OVERSIGHT BOARD MEMBER COMMENTS

ADJOURNMENT