



**CITY OF BELL GARDENS  
SUCCESSOR AGENCY TO THE COMMUNITY  
DEVELOPMENT COMMISSION  
REGULAR MEETING  
MONDAY, JANUARY 25, 2016, 6:00 P.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 Successor Agency Secretary 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** – Mayor Rodriguez called the meeting to order at 6:00 p.m.

**INVOCATION** – was led by Pastor Reynaldo Leal.

**PLEDGE OF ALLEGIANCE** – was led by Director of Community Development Abel Avalos.

**ROLL CALL OF SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION MEMBERS**

Present: Flores, Mendoza, Pulido, Aceituno, Rodriguez  
Absent: None

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

No comments.

**CONSENT CALENDAR (Item No. 1)**

A motion was made by Agency Member Mendoza and seconded by Agency Member Flores to approve Item No. 1 on the Consent Calendar. The motion carried 5-0 with the following vote.

AYES: Flores, Mendoza, Pulido, Aceituno, Rodriguez  
NOES: None  
ABSENT: None  
ABSTAIN: None

**1. MINUTES**

December 14, 2015 – Regular Meeting Minutes

**Recommendation:** It is staff's recommendation that the Successor Agency to the Community Development Commission approve the minutes for the Regular Successor Agency Meeting of December 14, 2015.

**DISCUSSION (Items No. 2-3)**

**2. SUCCESSOR AGENCY APPROVAL OF THE RECOGNIZED OBLIGATION PAYMENTS SCHEDULE 16-17 AND THE JULY 1, 2016 – JUNE 30, 2017 ADMINISTRATIVE BUDGET**

The redevelopment dissolution laws (AB 1x 26, et.al) established a comprehensive statutory process for the dissolution and wind down of all redevelopment agencies. Pursuant to Health and Safety Code 34177, each Successor Agency was required to submit a ROPS to the California Department of Finance (DOF) every six months. On September 22, 2015, the Governor signed SB 107 which revised the timeline for the

preparation of the ROPS from a bi-annual process to an annual process for the fiscal period beginning July 1, 2016. Pursuant to AB 1x 26, et.al, two matters are being presented to the SA Board for consideration of approval: 1) ROPS 16-17; and 2) Administrative Budget for July 1, 2016 through June 30, 2017. The obligations presented on ROPS 16-17 primarily relate to the costs to pay down and administer SA bonds, the costs to maintain SA owned property and the repayment of city loans made to the SA. ROPS 16-17 also includes the unfunded accrued liabilities for retirement benefits of former RDA employees. If approved by the Successor Agency, the ROPS 16-17 will be submitted to the Oversight Board for approval at the meeting scheduled for January 28, 2016. The approved ROPS must be submitted to the DOF by February 1, 2016 or the City and Successor Agency will face severe penalties. The Administrative Budget includes the estimated costs for all administrative costs necessary for the operation of the Successor Agency and its expanding obligations to wind down the former redevelopment agency required under AB 26 during the specified ROPS period. Per SB107 the minimum administrative allowance an agency shall receive is \$250,000 unless the total allowance exceeds 50% of the total Redevelopment Property Tax Trust Fund distributed to pay enforceable obligations in the preceding fiscal year. The SA's administrative cost allowance is \$250,000 for ROPS 16-17 period or \$125,000 per six-month period. Once approved by the Successor Agency, the Administrative Budget must be approved by the Oversight Board. The Successor Agency has presented the July 1, 2016 through June 30, 2017 ROPS with \$2,416,918 in enforceable obligations paid from the Redevelopment Property Tax Trust Fund (RPTTF). Additionally, the Successor Agency has presented an administrative budget which requests the minimum administrative costs allowance of \$250,000 for the ROPS 16-17 annual period.

**Recommendation:** It is recommended that the Successor Agency (SA) adopt Resolution No. SA 2016-01 approving:

- A. Draft Recognized Obligations Payment Schedule 16-17 (ROPS 16-17) which details the obligations of the Successor Agency for the period July 1, 2016 through June 30, 2017; and
- B. Proposed Administrative Budget for July 1, 2016 through June 30, 2017.

Executive Director Phil Wagner gave a brief introduction and then asked Director of Finance Will Kaholokula to give a PowerPoint presentation.

Director of Finance Will Kaholokula and Executive Director Phil Wagner responded to the Agency Members questions.

A motion was made by Agency Member Flores and seconded by Vice Chair Aceituno, to adopt Successor Agency Resolution No. SA 2016-01. The motion carried 5-0 with the following vote.

AYES: Flores, Mendoza, Pulido, Aceituno, Rodriguez  
NOES: None  
ABSENT: None  
ABSTAIN: None

3. **TRANSFER OF TITLE TO GOVERNMENTAL PURPOSE PROPERTIES FROM THE SUCCESSOR AGENCY TO THE FORMER BELL GARDENS COMMUNITY DEVELOPMENT COMMISSION TO THE CITY OF BELL GARDENS**

This matter is brought before the Successor Agency and City Council as the first steps by the Successor Agency to implement the use and disposition plan of Successor Agency real property assets in accordance with an approved Long Range Property Management Plan ("LRPMP"). Pursuant to Health & Safety Code Section 34191.5(b) the Successor Agency approved the amended LRPMP on November 23, 2015, which was subsequently submitted to and approved by the Oversight Board of the Successor

**SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION MEMBER  
COMMENTS**

No comments.

**ADJOURNMENT** – Chair Rodriguez adjourned the Successor Agency meeting at 6:29 p.m.



---

Kristina Santana  
Successor Agency Secretary

Agency on December 3, 2015. The LRPMP was thereafter submitted to the Department of Finance (the "DOF") for its review on December 3, 2015 as required by Dissolution Law. The DOF approved the City's LRPMP on December 22, 2015 with minor modifications. The first steps of implementing the approved LRPMP shall be to dispose of the Properties that have been identified as governmental purpose. The amended LRPMP identified two properties as having a governmental purpose: Public Parking Lot - 6547 Eastern Avenue (APN# 6328-006-900); and Public Parking Lot – No Situs, Clara & Priory (APN# 6227-012-900 thru 918 and 6227-013-900 thru 906, which are identified as Parcel No. 1 and Parcel No. 12 respectively in the approved LRPMP. Each of these properties provides public parking to support the City's downtown commercial shopping district. The amended LRPMP was submitted to the State Department of Finance for its review and on December 22, 2015, the City of Bell Gardens was issued a final letter of approval approving the disposition of the Properties as a governmental use. Therefore, consistent with the approved LRPMP, staff requests that the Successor Agency transfer title of the Properties to the City and that the City accept title to same. In order to complete the transfer of the properties to the City, the Successor Agency must execute a grant deed conveying title and the City must formally accept title to the Properties and record the City's acceptance. A grant deed and a certificate of acceptance in compliance with Government Code has been prepared by the City Attorney's Office. Upon the City's acceptance of title, the grant deed and certificate of acceptance will be filed and recorded in the County Recorder's Office. The City's acceptance is accomplished by adopting draft City Council Resolution No. 2016-05. The City's acceptance of the properties would not result in any financial impact due to the fact that the City has maintained the properties as City properties for many years prior to this action.

**Recommendation:** It is staff's recommendation that the Successor Agency to the former Bell Gardens Community Development Commission ("Successor Agency") take the following action:

- 1) Adopt Successor Agency Resolution No. 2016-02 approving the transfer of two governmental purpose properties to the City of Bell Gardens pursuant to the approved Long Range Property Management Plan.

It is further recommended that the Bell Gardens City Council take the following action:

- 1) Adopt City Council Resolution No. 2016-05 accepting title to the transfer of two governmental purpose properties from the Successor Agency.

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

Director of Community Development Abel Avalos and Assistant Agency Counsel John Lam responded to Agency Members questions.

A motion was made by Chair Rodriguez, and seconded by Agency Member Mendoza, to adopt Successor Agency Resolution No. SA 2016-02. The motion carried 5-0 with the following vote.

AYES: Flores, Mendoza, Pulido, Aceituno, Rodriguez  
NOES: None  
ABSENT: None  
ABSTAIN: None

**PUBLIC COMMENTS ON NON-AGENDA ITEMS UNDER THE SUBJECT MATTER JURISDICTION OF THE SUCCESOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION (Three minutes per person, subject to a total period of 30 minutes)**

No comments.