



**CITY OF BELL GARDENS  
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE  
FORMER COMMUNITY DEVELOPMENT COMMISSION  
SPECIAL MEETING  
THURSDAY, JANUARY 28, 2016, 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 ITEMS (Item No. 1-2)**

**1. 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 Oversight Board as a continuing step 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 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. Under Health & Safety Code Section 34191.5(c)(2)(C) successor agency property shall not be transferred to a city unless the LRPMP has been approved by the

Oversight Board and the DOF. Actions by the Successor Agency and Oversight Board to implement an approved LRPMP shall not require DOF review. (Health & Safety Code Section 34191.5(f)). 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. A grant deed and a certificate of acceptance in compliance with Government Code has been prepared by the City Attorney's Office and the form approved by the Successor Agency and City Council. Upon the Oversight Board's approval, the grant deed and certificate of acceptance will be filed and recorded in the County Recorder's Office.

**Staff Recommendation:** It is staff's recommendation that the Oversight Board of the Successor Agency to the former Bell Gardens Community Development Commission ("Oversight Board") 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.

2. **OVERSIGHT BOARD 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 (SA) 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 Oversight Board for consideration of approval: 1) ROPS 16-17; and 2) Administrative Budget for July 1, 2016 – 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. ROPS 16-17 was approved by the SA at their regular meeting on January 25, 2016. The ROPS, approved by both the SA and the Oversight Board, must be submitted to the DOF by February 1, 2016 or the City and SA 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. Such administrative costs include, but are not limited to, successor agency employee salaries and benefits, utilities, use of City facilities, staff training, office supplies, outside consultant costs such as legal costs, accounting costs, auditing costs, banking fees and all other overhead expenses reasonably related to the winding down of the redevelopment agency. The SA's administrative cost allowance is \$250,000 for ROPS 16-17 period or \$125,000 per six-month period. The Administrative Budget was approved by the SA at the regular meeting on January 25, 2016; the Administrative Budget must now be approved by the Oversight Board and then forwarded to the DOF for additional approval.

**Staff Recommendation:** It is recommended that the Oversight Board adopt Resolution No. 2016-02 approving:

- A. The Recognized Obligation Payments Schedule 16-17 (ROPS 16-17);
- B. The Administrative Budget for July 1 through June 30, 2016

### **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.

3. **APPROVE THE MINUTES OF THE REGULAR DECEMBER 3, 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 Regular December 3, 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**