



**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.
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. 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

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.

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").

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.

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