



SOUTH GATE HOUSING AUTHORITY REGULAR MEETING AGENDA

Tuesday, December 8, 2020 at 5:31 p.m.

TELECONFERENCE

DIAL-IN-NUMBER: 1 (669) 900-6833

MEETING ID: 834 8160 6219

<https://us02web.zoom.us/j/83481606219>

I. Call To Order/Roll Call

CALL TO ORDER

Maria Davila, Chairperson

ROLL CALL

Carmen Avalos, City Clerk

II. City Officials

CHAIRPERSON

Maria Davila

INTERIM EXECUTIVE DIRECTOR

Chris Jeffers

VICE CHAIRPERSON

Al Rios

RECORDING SECRETARY

Carmen Avalos

**HOUSING AUTHORITY
MEMBERS**

Maria del Pilar Avalos

Denise Diaz

Gil Hurtado

**INTERIM DIRECTOR OF THE HOUSING
AUTHORITY**

Paul Adams

AUTHORITY COUNSEL

Raul F. Salinas

**TREASURER/CHIEF FINANCIAL
OFFICER**

Jackie Acosta

COVID 19 Meeting Procedures

Pursuant to Governor Newsom's Executive Order N-29-20, dated March 17, 2020, members of the South Gate City Council, staff, and the public will participate in the December 8, 2020 meeting via a teleconference. To avoid exposure to COVID-19 this meeting will be held with City Council Members participating via teleconference by calling Dial-in-Number: 1 (669) 900-6833 and Meeting ID: 834 8160 6219 and <https://us02web.zoom.us/j/83481606219>

Additionally, you may submit your comments electronically by emailing the City Clerk at cavalos@sogate.org.

Procedure for Participation:

Any person wanting to participate may request to "speak" on an agenda item. Once acknowledged and authorized by the Mayor the person may speak. Alternatively, any person may submit comments on an item electronically by emailing cavalos@sogate.org. Submissions by email must be received 30 minutes prior to the posted start time of the meeting if emailing subject.

Subject line should read: COMMENTS FOR ITEM _____, MEETING OF DECEMBER 8, 2020.

Please note, you will enter the meeting muted, but if you want to comment on an Agenda Item or during the public comment portion of the Agenda, raise your hand or press *9 at the appropriate time indicated by the Mayor. When you are selected to speak, you will hear that you are unmuted, this is the time to make your public comments. Your patience with these changes is appreciated as the City adjusts to new ways of conducting business during the COVID-19 pandemic. Thank you.

Accessibility: Reasonable accommodations for individuals with disabilities will be handled on a case-by-case basis and in accordance with the Americans with Disabilities Act and Governor Newsom's Executive Order N-29-20. Please call the Office of the City Clerk at 323.563.9510.

III. Meeting Compensation Disclosure

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by Housing Authority Commissioners is \$75 per meeting.

IV. Closed Session: (ATTY)

1. CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATIONS

Pursuant to Government Code Section 54956.8

Property APN: 6202-010-900
Property Address: 7916 Long Beach Blvd., South Gate, CA 90280

City Negotiator: Chris Jeffers, Interim City Manager
Negotiating with: GDS, Inc.
Under Negotiation: Terms of Sale

Documents:

[CLOSED SESCOIN HOUSING MEMO 120820.PDF](#)

V. Open Session Agenda

1. Minutes

The South Gate Housing Authority will consider approving the meeting minutes of November 10, 2020. (CLERK)

Documents:

[ITEM 1 HOUSING REPORT 120820.PDF](#)

VI. Comments From The Audience

VII. Comments From The Authority Members

VIII. Adjournment

I, Carmen Avalos, Secretary, certify that a true and correct copy of the foregoing Meeting Agenda was posted on December 3, 2020, at 9:25 a.m., as required by law.

Carmen Avalos, CMC
City Clerk

Materials related to an item on this Agenda submitted to the Housing Authority after distribution of the agenda packet are available for public inspection in the City Clerk's Office

8650 California Avenue, South Gate, California 90280
(323) 563-9510 * fax (323) 563-5411 * www.cityofsouthgate.org

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Housing Authority Meetings, please contact the Office of the City Clerk.

Notification 48 hours prior to the Housing Authority Meeting will enable the City to make reasonable arrangements to assure accessibility.

MEMORANDUM

TO: Chris Jeffers, Interim City Manager
FROM: Carmen Avalos, City Clerk
DATE: December 2, 2020
**SUBJECT: CLOSED SESSION ITEM FOR THE SOUTH GATE HOUSING
AUTHORITY MEETING OF DECEMBER 8, 2020**

The following items should be listed on the Closed Session Agenda for the South Gate Housing Authority Meeting of the City of South Gate on December 8, 2020 at 5:31 p.m.:

**1. CONFERENCE WITH LEGAL COUNSEL – REAL PROPERTY
NEGOTIATIONS**

Pursuant to Government Code Section 54956.8

Property APN: 6202-010-900
Property Address: 7916 Long Beach Blvd., South Gate, CA 90280
City Negotiator: Chris Jeffers, Interim City Manager
Negotiating with: GDS, Inc.
Under Negotiation: Terms of Sale

If you have any questions, please do not hesitate to contact this office immediately.

**MINUTES FOR THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF SOUTH GATE**

TUESDAY, NOVEMBER 10, 2020

CALL TO ORDER The meeting of the South Gate Housing Authority was called to order by Chairwoman Maria Davila at 5:00 p.m.

ROLL CALL Veronica Galvez, Recording Secretary

PRESENT Chairwoman Maria Davila, Vice Chairman Al Rios, Authority Member Maria del Pilar Avalos, Authority Member Denise Diaz, and Authority Member Gil Hurtado; Treasurer/Chief Financial Officer Jackie Acosta, Executive Director Michael Flad, Legal Counsel Raul F. Salinas, Interim Director of the Housing Authority Paul Adams

LATE Carmen Avalos, City Clerk

CLOSED SESSION The Council Members recessed into Closed Session at 5:05 p.m. and reconvened at 6:44 p.m. with all Members of Council present. City Attorney Salinas reported the following:

1. CONFERENCE WITH LEGAL COUNSEL – REAL PROPERTY NEGOTIATIONS

Pursuant to Government Code Section 54956.8

Property APN: 6204-025-039
Property Address: 9001-9019 Long Beach Blvd., South Gate, California 9028
City Negotiator: Michael Flad, City Manager
Negotiating with: Habitat For Humanity of Greater Los Angeles
Under Negotiation: Terms of Sale

The Housing Authority received a report from the outside consultant and City Staff regarding next steps involving the Housing Authority's purchase of that property. And upon presentation of that report there was a motion made by Chairwoman Davila and seconded by Authority Member Hurtado to move forward with the approval of a 90-day statutory notice to vacate that will be issued to the tenant that's currently occupying that space including the discretion to extend that time period if reasonably necessary. Authority was also given to offer a monetary sum as required by state law to relocate the tenant's business or to assist in the relocation of the business. Vote was 4 in support of that motion and 1 abstention by Authority Member Avalos who resides close to that area but not close enough that would require her to recuse herself.

1
COMMENTS FROM
THE AUDIENCE None.

2
COMMENTS FROM THE
AUTHORITY MEMBERS None.

ADJOURNMENT Authority Member Hurtado unanimously adjourned the meeting at 6:45 p.m. and seconded by Authority Member Avalos.

PASSED and **APPROVED** this xxxx day of xxxx 2020.

ATTEST:

Maria Davila, Chairperson

Paul Adams, Secretary