



**CITY OF SOUTH GATE
SERVING AS THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION OF THE
CITY OF SOUTH GATE**

REGULAR MEETING AGENDA

Tuesday, April 27, 2021 at 5:31 p.m.

TELECONFERENCE

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

MEETING ID: 811 1740 4550

<https://us02web.zoom.us/j/81117404550>

I. Call To Order/Roll Call

CALL TO ORDER

Al Rios, Chairperson

ROLL CALL

Carmen Avalos, Recording Secretary

II. City Officials

CHAIRPERSON

Al Rios

INTERIM EXECUTIVE DIRECTOR

Chris Jeffers

VICE CHAIRPERSON

Maria del Pilar Avalos

RECORDING SECRETARY

Carmen Avalos

AGENCY MEMBERS

Maria Davila

Denise Diaz

Gil Hurtado

INTERIM SECRETARY

Paul Adams

AGENCY COUNSEL

Raul F. Salinas

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 April 27, 2021 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: 811 1740 4550 and <https://us02web.zoom.us/j/81117404550>

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 **45 minutes** prior to the posted start time of the meeting if emailing subject/public comment. All emails will be made part of the record, copies to City Council and filed.

Subject line should read: **COMMENTS FOR ITEM _____, MEETING OF APRIL 27, 2021.**

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 Agency Members is \$0 per meeting regardless of the amount of meetings.

IV. Open Session Agenda

1. Resolution Declaring 7916 Long Beach Boulevard, South Gate, California As Surplus Property

The Successor Agency will consider adopting the Successor Agency **Resolution _____** declaring 7916 Long Beach Boulevard, South Gate, California as surplus property and authorizing the transmittal of the Resolution to the Oversight Board. (CD)

Documents:

[ITEM 1 REPORT 042721 SA.PDF](#)

2. Minutes

The Successor Agency will consider approving the meeting minutes of February 23, 2021. (CLERK)

Documents:

[ITEM 2 REPORT 042721 SA.PDF](#)

V. Comments From The Audience

VI. Comments From The Board Members

VII. Adjournment

I, Carmen Avalos, Secretary, certify that a true and correct copy of the foregoing Meeting Agenda was posted on April 21, 2021 at 4:54 p.m., as required by law.

Carmen Avalos,
City Clerk

Materials related to an item on this Agenda 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 meeting, please contact the Office of the City Clerk.

Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility.

RECEIVED

Item No. 1

APR 21 2021

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

City of South Gate
SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF SOUTH GATE

AGENDA BILL

For the Regular Meeting of: April 27, 2021

Originating Department: Community Development

Department Director:

Paul Adams
Paul Adams

Interim City Manager:

Chris Jeffers
Chris Jeffers

SUBJECT: SUCCESSOR AGENCY RESOLUTION DECLARING 7916 LONG BEACH BOULEVARD, SOUTH GATE, CALIFORNIA (APNS 6202-010-900 AND 6202-010-901) AS SURPLUS PROPERTY

PURPOSE: To consider the adoption of a Successor Agency to the Community Development Commission of the City of South Gate ("Successor Agency") Resolution that:

1. Declares 7916 Long Beach Boulevard, South Gate, California ("Property"), Property No. 13 of the Successor Agency's Amended Long Range Property Management Plan ("Amended LRPMP"), as surplus property;
2. Directs the Successor Agency Executive Director ("Executive Director") to follow disposition procedures set forth in the Surplus Lands Act ("Act"); and
3. Authorizes transmittal of the Resolution for consideration and approval by the County of Los Angeles, First District Oversight Board ("Oversight Board").

RECOMMENDED ACTIONS: Adopt the Successor Agency Resolution declaring 7916 Long Beach Boulevard, South Gate, California as surplus property and authorizing the transmittal of the Resolution to the Oversight Board.

FISCAL IMPACT: The designation of surplus property has nominal costs funded by the Successor Agency from Redevelopment Property Tax Trust Funds for the costs of property disposition. These Successor Agency funds (contained in Fund 611) amount to a total of \$60,000 restricted for this purpose and similar uses on the ROPS 2020-21 (Line Item 12). Costs include staff and consultant time for preparing the required documents, transmitting the Notice of Availability, receiving offers, and presenting recommendations to the Successor Agency and Oversight Board. It is estimated that costs for this property may amount to \$15,000. The General Fund is not liable for any costs associated with the disposition of Successor Agency property.

Any proceeds from the ultimate sale of the Property are to be transferred to the Los Angeles County Auditor Controller for disbursement to the affected taxing agencies pursuant to Section 34177 of the Health and Safety Code. As an affected taxing agency, the City General Fund would receive a nominal

portion of these proceeds.

ANALYSIS: As of January 1, 2020, successor agencies are now obligated to first make LRPMP properties that are not under contract available as surplus properties before entertaining other offers. Assembly Bill 1486 expanded the scope of the Act in order to make more publicly owned properties, including those to be sold by successor agencies, available for affordable housing purposes, with limited exceptions. AB 1486 does this by requiring successor agency properties not under contract to be first designated as surplus property, then provide notice of their availability to nonprofit housing providers and certain other entities before offering them for sale to other parties for other use.

The process for surplus property disposition entails these main actions:

1. Under the Act, once the surplus designation is made, a notice of availability is prepared and transmitted to housing sponsors and other parties as required by law.
2. Those entities have sixty (60) days to notify the Successor Agency that they are interested in the property by providing a notice of intent.
3. Thereafter, the Successor Agency must negotiate in good faith with any qualifying entity expressing interest in the property.
4. If the Successor Agency and the qualifying entity cannot come to an agreement within ninety (90) days of the commencement of negotiations, or no qualifying entity expresses interest in the property during the sixty (60) day notice period, the Successor Agency is able to market and sell the property to any entity.
5. The Successor Agency is not required to sell the property to a qualifying entity for less than fair market value, but is required to negotiate with qualifying entities in "good faith". Among other things, the Successor Agency is prohibited from negotiating with a potential buyer, other than a qualifying entity, until the ninety (90) day period has ended.

As part of AB 1486, the Department of Housing and Community Development ("HCD") oversees aspects of the surplus disposition process and can levy fines for violations. The state recently published guidelines and sample documents to be used, which have been employed by staff in the preparation of the enclosed resolution and draft Notice of Availability.

The attached draft Notice of Availability provides basic information as required by HCD as well as states the Successor Agency's interest in affordable housing for this property should that be proposed by a prospective buyer. Under the HCD guidelines, housing is considered an acceptable use of any surplus property regardless of its zoning designation.

Adoption of the proposed resolution would initiate the process to designate the Property as surplus. The Oversight Board is scheduled to consider a similar action at their meeting on May 10, 2021, after which the Successor Agency would proceed with notification under the Act.

BACKGROUND: As a result of the dissolution of redevelopment, the Successor Agency was created to administer enforceable obligations and wind down the affairs of the former Community Development Commission of the City of South Gate ("Former Agency"). As part of that process, the Successor Agency must dispose of all non-housing properties of the Former Agency in an expeditious manner aimed at maximizing value, all pursuant to the requirements of the Dissolution Law and in particular in compliance with the Amended LRPMP as approved by the State of California, Department of Finance on December 22, 2015.

The Successor Agency is performing its functions under the Dissolution Law to administer the enforceable obligations and otherwise unwind the former redevelopment agency's affairs. Under the Dissolution Law, a successor agency's actions are subject to review by a seven-member oversight board. For this Successor Agency, its oversight board is referred to as the First District Oversight Board, consisting of seven members representing various interests in the Los Angeles County First Supervisorial District.

Under the Amended LRPMP, a total of 3 properties are to be sold by the Successor Agency, including the subject Property. The Former Agency acquired the Property in 1979 from Lindt-Wilson Motors Inc. and held ownership until dissolution in 2012, when the Property was transferred by operation of law to the Successor Agency. The subject Property is approximately 17,896 square feet in total area and includes 5,870 square feet of one-and two-story structures. The Property is zoned as Urban Neighborhood in the City's zoning Ordinance. A tenant (GDS Institute) has been occupying and operating a vocational and trade school on the Property since 2002 and is currently on a month-to-month tenancy (subject to termination by the Successor Agency upon not less than 90 days' prior written notice).

After solicitation of offers for several months, the Successor Agency and GDS Institute entered into a Purchase and Sale Agreement on April 8, 2019, which was approved by the Los Angeles County Oversight Board as required by law. However, in March, the Successor Agency and GDS Institute cancelled escrow due to the failure of the buyer to close the purchase of the Property in accordance with the Purchase and Sale Agreement. As a result, the Property must be offered for sale once again, however it must first be made available as surplus property before accepting any offers.

In the meantime, the current tenant will be permitted to remain at the property pursuant to its month-to-month tenancy with the Successor Agency. The Successor Agency is responsible for property management including reimbursement for environmental regulatory oversight provided by the Los Angeles Regional Water Quality Control Board (LARWQCB) until the Property is disposed of.

ATTACHMENT:

- A. Proposed Resolution Declaring 7916 Long Beach Boulevard as Surplus Property
- B. Draft Notice of Availability as Surplus Property -- 7916 Long Beach Boulevard, South Gate
- C. Location Map

SUCCESSOR AGENCY RESOLUTION NO. ____

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE DECLARING 7916 LONG BEACH BOULEVARD, SOUTH GATE, CALIFORNIA AS SURPLUS PROPERTY

WHEREAS, the Community Development Commission of the City of South Gate ("former Agency") was a public body, corporate and politic, formed, organized, existing and exercising its powers pursuant to Section 34100, *et seq.* of the California Health and Safety Code, and exercised the powers, authority, functions, jurisdiction of a community redevelopment agency formed, organized, existing and exercising its powers pursuant to the California Community Redevelopment Law, Health and Safety Code, Section 33000, *et seq.*, and specifically formed by the City Council ("City Council") of the City of South Gate ("City"); and

WHEREAS, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and wind down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484 and by other subsequent legislation (together, as amended, the "Dissolution Law"); and

WHEREAS, as of February 1, 2012, the former Agency was dissolved under the Dissolution Law, and as a separate public entity, corporate and politic, the Successor Agency to the Community Development Commission of the City of South Gate ("Successor Agency") administers the enforceable obligations of the former Agency and otherwise unwinds the former Agency's affairs, all subject to the review and approval by a seven-member oversight board; and

WHEREAS, California Health and Safety Code Section 34179 provides that the oversight board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of Part 1.85 of the Dissolution Law; and

WHEREAS, California Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a "long-range property management plan" (also referred to herein as the "LRPMP") addressing the future disposition and use of all real properties of the Former Agency no later than six months following the issuance of the California Department of Finance ("DOF") to the Successor Agency of a finding of completion under Section 34179.7; and

WHEREAS, the Successor Agency received a Finding of Completion, and thereafter timely prepared its LRPMP, which LRPMP was approved by the local oversight board and then by the DOF in a decision letter issued and dated as of December 22, 2015; and

WHEREAS, the LRPMP designates that the Successor Agency would sell LRPMP Property No. 13 at 7916 Long Beach Boulevard, South Gate, California (APNs 6202-010-900 and 6202-010-901) ("Property"), as described on the accompanying map and legal description contained herewith as Exhibit "A" and "B", respectively; and

WHEREAS, the Successor Agency had previously entered into a purchase and sale agreement with GDS Institute for the Property on April 8, 2019 and subsequently cancelled escrow due to nonperformance on March 24, 2021, resulting in the Property now being available once again for sale by the Successor Agency; and

WHEREAS, the Surplus Lands Act requires, with limited exceptions, cities and other public agencies, including redevelopment successor agencies, to offer property to nonprofit housing providers and certain other entities before the public agency sells the property; and

WHEREAS, the Successor Agency desires to declare the Property as surplus land and direct the Successor Agency Executive Director to comply with the notice and negotiation procedures set forth in the Act for disposal of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE:

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. For the reasons set forth in the foregoing Recitals, 7916 Long Beach Boulevard, South Gate, California is hereby declared as surplus land pursuant to the Surplus Lands Act.

Section 3. The Successor Agency Executive Director is authorized and directed to follow the procedures set forth in the Surplus Lands Act for the sale of surplus land.

Section 4. The Successor Agency Executive Director is hereby directed to transmit this Resolution to the Oversight Board under the Dissolution Law.

APPROVED AND ADOPTED this 27th day of April 2021.

**SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION OF THE CITY OF
SOUTH GATE**

Al Rios, Chair

(SEAL)

ATTEST:

Carmen Avalos, Recording Secretary

APPROVED AS TO FORM:

Raul F. Salinas, General Counsel
Successor Agency to the Community Development
Commission of the City of South Gate

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SOUTH GATE)

I, Carmen Avalos, Recording Secretary of the Successor Agency to the Community Development Commission of the City of South Gate, hereby certify that the foregoing resolution was duly adopted by the Successor Agency, at its regular meeting held on the 27th day of April 2021, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Carmen Avalos, Recording Secretary

(SEAL)

EXHIBIT "A"

**MAP OF SUBJECT PROPERTY
7916 LONG BEACH BOULEVARD, SOUTH GATE**

(APNs 6202-010-900 and 6202-010-901)

[follows this page]



EXHIBIT "B"

**LEGAL DESCRIPTION OF SUBJECT PROPERTY
7916 LONG BEACH BOULEVARD, SOUTH GATE**

The land referred to in this Commitment is situated in the City of South Gate, County of Los Angeles, State of California, and is described as follows:

THE SOUTH 20 FEET OF LOT 1089, AND ALL OF LOTS 1090, 1091, 1092 AND 1093 OF TRACT NO. 2080, IN THE RANCHO SAN ANTONIO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 22, PAGES 162 AND 163](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 21.5 FEET OF SAID LOTS 1090, 1091, 1092 AND 1093; AND

LOT 1094 AND THOSE PORTIONS OF LOTS 1089 TO 1093, BOTH INCLUSIVE, AND THAT PORTION OF THE VACATED ALLEY ADJOINING SAID LOT 1094 ON THE WEST AND NORTH, ALL IN TRACT NO. 2080, IN THE RANCHO SAN ANTONIO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 22, PAGES LOT 162 AND 163](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS A WHOLE AS FOLLOWS;

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1094, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1094 AND ITS WESTERLY PROLONGATION AND THE SOUTHERLY LINE OF LOT 1093, 61.5 FEET TO A POINT DISTANT 80 FEET EASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT 1093; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1094 AND ITS NORTHERLY PROLONGATION 120 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 1093 AND ITS EASTERLY PROLONGATION AND THE SOUTHERLY LINE OF SAID LOT 1094, 61.5 FEET, THENCE SOUTHERLY ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 1094, AND SAID EASTERLY LINE 120 FEET TO THE POINT OF BEGINNING.

APN(S): 6202-010-900 AND 6202-010-901

**Notice of Availability/Offer to Sell Surplus Property
7916 Long Beach Boulevard, South Gate**

Successor Agency to the Community Development Commission of the City of South Gate

May 11, 2021

To All Interested Parties:

As required by Government Code Section 54220 of the State of California, the Successor Agency to the Community Development Commission of the City of South Gate ("Successor Agency") is providing notification that the Successor Agency intends to sell surplus property located at 7916 Long Beach Boulevard ("Property") in the City of South Gate. The Successor Agency declared the Property surplus on April 27, 2021 by Resolution _____.

A map showing the location of the Property is presented on the next page.

About the Subject Property and Goals for the Site

The subject Property is a +/- 17,896 square foot property is comprised of two separate parcels (APNs 202-010-900 and 6202-010-901) currently occupied by a +/-5,850 square foot commercial building and currently leased on a month-to-month basis to a private vocational school and job training center known as GDS Institute (Graduates Do Succeed, Inc., a California corporation). Located on the northeast corner of Long Beach Boulevard and Cudahy Street, the property is adjoined by single family residential use to the immediate north and east in the unincorporated Los Angeles County community of Walnut Park; commercial retail uses are located immediately south and west of the parcel within the South Gate city limits.

The property is located within the City's "Urban Neighborhood" Zoning District and may be a candidate for redevelopment provided the selected buyer is able to deliver a project that is compatible with the zoning and surrounding density and scale of development. The City is particularly interested in affordable housing in this area, although cannot yet assure a prospective buyer that the Property can be transferred at a price less than maximum value to a buyer given statutory limitations for successor agencies, including but not limited to Health and Safety Code Section 34177(e).

Pursuant to the Successor Agency's Amended Long Range Property Management Plan ("LRPMP") and Health and Safety Code Sections 34177(e) and 34177.5(f), be advised that the Successor Agency's selection of a buyer and approval of a purchase and sale agreement are subject to the subsequent approval of the Los Angeles County First District Oversight Board. A copy of the LRPMP is available on the City of South Gate's website at <http://cityofsouthgate.org/AgendaCenter/ViewFile/Item/1113?fileID=1587>.

Responding to this Notice of Availability

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

In accordance with Government Code Section 54222, an interested party has sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the Successor Agency of its interest in acquiring the Property. However, this offer shall not obligate the Successor Agency

to sell the Property to any interested party. Instead, the Successor Agency would enter into at least ninety (90) days of negotiations with an interested party pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms the Successor Agency may market the Property to the general public.

As required by Government Code Section 54227, if the Successor Agency receives more than one letter of interest during this 60-day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event any party is interested in purchasing the property, each interested party must provide a Notice of Interest in writing to the Successor Agency no later than sixty (60) days of the date of this Notice of Availability. The Notice of Interest should, at a minimum, state the name of the entity interested in purchasing the Property, proposed use, proposed purchase price, and terms and conditions to closing. Following receipt of all Notices of Interest, the Successor Agency will review and engage in good faith negotiations for a period of not less than 90 days.

The Notice of Interest in acquiring the Property shall be received no later than Monday July 12, 2021 and shall be addressed to:

Dianne Guevara, Management Analyst
8650 California Avenue, South Gate, CA 90280
dguevara@sogate.org

Email, electronic or facsimile transmittal will not be accepted. If you have any questions, please contact Dianne Guevara, Management Analyst at dguevara@sogate.org.



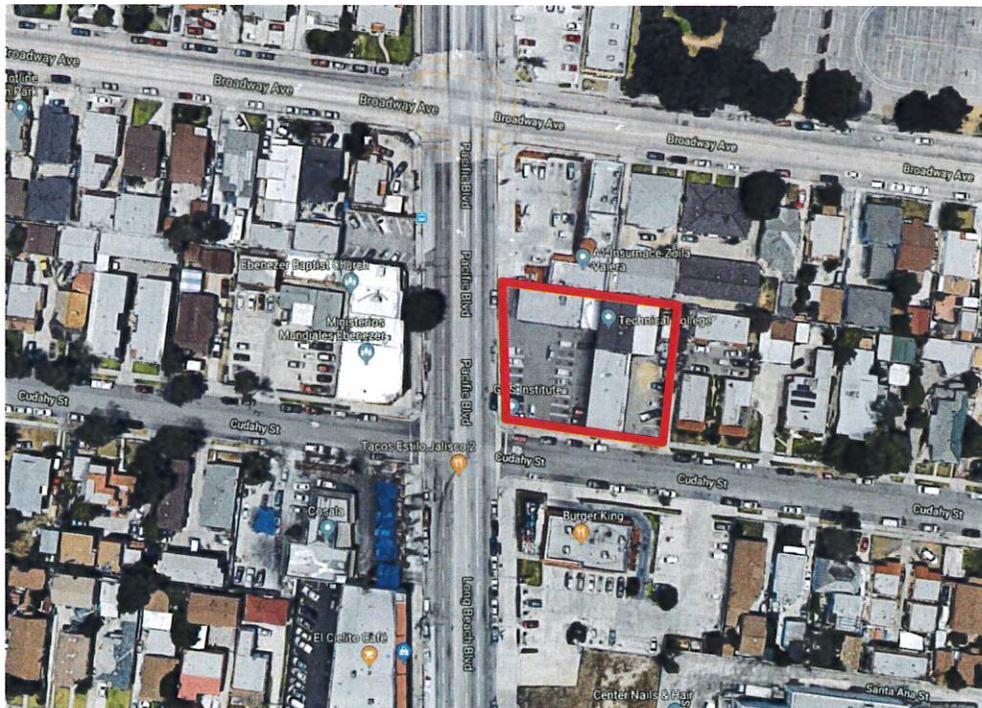
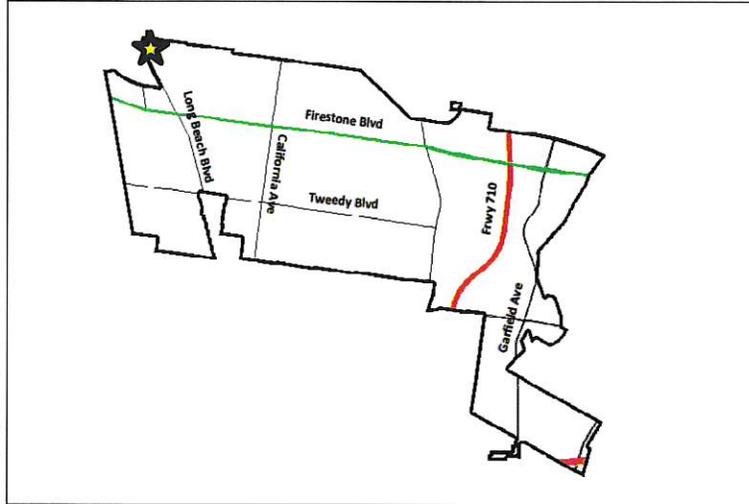
Image 1: Regional Map



Image 2: Parcel Image

South Gate Successor Agency Notice of Availability of Surplus Land (April 2021) Property Summary Sheet	
Address	7916 Long Beach Boulevard, South Gate, CA 90280
County	County of Los Angeles
APNs	6202-010-900 and 6202-010-901
Lot Size	~17,896 sq. ft./ ~0.41 Acres
Improvements	Multileveled Building (Single and Two Story)
Building Size	~5,850 sq. ft.
Zoning	Urban Neighborhood
Density	Min: N/A Maximum: 40 du/acre Maximum with Density Bonus: 85 du/acre
Present Use	Vocational and Trade School; Tenant leases site on a month-to-month lease (subject to termination by the Successor Agency upon giving not less than 90 days prior written notice)
Date Acquired	July 31, 1979
Legal Description	Available upon request.
Due Diligence	<p>Site of a former auto body shop (Freedom Ford). A gasoline and waste underground storage tank were removed from the site in 1988. Petroleum impacted soils were removed in 1997. Residual contamination has been detected in soil beneath the site.</p> <p>The Los Angeles Regional Water Quality Control Board (LARWQCB) provides continuous regulatory oversight to the subject property. The Successor Agency is obligated to reimburse the LARWQCB for regulatory costs. This obligation will be assumed by the transferee of the property.</p>
Minimum Sales Price	N/A
Appraised Value	

Location Map for 7916 Long Beach Boulevard



**MINUTES FOR THE REGULAR MEETING OF THE
SUCCESSOR AGENCY OF THE CITY OF SOUTH GATE**

TUESDAY, FEBRUARY 23, 2021

CALL TO ORDER The regular meeting of the Successor Agency of the City of South Gate was called to order by Chairperson Davila at 5:32 p.m.

ROLL CALL Carmen Avalos, Recording Secretary

PRESENT Chairperson Maria Davila, Vice Chairperson Al Rios, Agency Member Maria del Pilar Avalos, Agency Member Denise Diaz and Agency Member Gil Hurtado; Interim Executive Director Chris Jeffers, Agency Counsel Raul F. Salinas

CLOSED SESSION The Successor Agency recessed into Closed Session at 5:37 p.m. and reconvened at 6:36 p.m. with all Members of the Successor Agency present. Agency Counsel Salinas reported the following:

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,
California 90280
City Negotiator: Chris Jeffers, Interim City Manager
Negotiating with: GDS, Inc.
Under Negotiation: Terms of Sale

The Successor Agency received a presentation regarding real property negotiations at 7916 Long Beach Boulevard. Upon completion of the report, there was no reportable action taken.

**1
MINUTES**

The Successor Agency unanimously approved A and B by motion of Agency Member Hurtado and seconded by Agency Member Diaz.

- a. Approving the Regular Meeting minutes of December 8, 2020; and
- b. Approving the Special Meeting minutes of February 9, 2021.

**2
COMMENTS FROM
THE AUDIENCE**

There were no comments from the audience.

3
COMMENTS FROM THE
BOARD MEMBERS

There were no comments from the Board Members.

ADJOURNMENT

Chairperson Davila unanimously motioned to adjourn the meeting at 6:37 p.m. and seconded by Vice Chairperson Rios.

PASSED and **APPROVED** this 27th day of April 2021.

ATTEST:

Al Rios, Chairperson

Carmen Avalos, City Clerk