

**CITY OF SOUTH GATE  
SPECIAL JOINT CITY COUNCIL, HOUSING AUTHORITY AND  
SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT  
COMMISSION OF THE CITY OF SOUTH GATE MEETING MINUTES  
TUESDAY, MARCH 13, 2018**

**CALL TO ORDER**            The Special Joint Meeting of the City Council, Housing Authority and Successor Agency to the Community Development Commission of the City of South Gate was called to order by Mayor/Chairperson Davila at 5:30 p.m.

**ROLL CALL**                Carmen Avalos, City Clerk/Recording Secretary

**PRESENT**                  Mayor/Chairperson Maria Davila, Vice Mayor/Vice Chairperson Maria Belen Bernal, Council Member/Agency Member Jorge Morales and Council Member/Agency Member Al Rios; City Treasurer Gregory Martinez, City Manager/Executive Director Michael Flad, City Attorney/Authority Counsel Raul F. Salinas

**LATE**                        Council Member/Agency Member Denise Diaz

**CLOSED SESSION**        The Council/Agency Members recessed into Closed Session at 5:32 p.m. and reconvened at 6:27p.m. with all Members of Council/Agency present. City Attorney/Authority Counsel Salinas reported the following:

1.     CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATIONS

        Pursuant to Government Code Section 54956.8

        a) Property APN:     6234-006-901 & 6234-006-903  
        Property Address:   10920 Garfield Place, South Gate, CA  
                                  90280  
        City Negotiator:     Michael Flad, City Manager  
        Negotiating with:    Jim Hughes, Hughes Brother's Aircrafters,  
                                  Inc  
        Under Negotiation:   Lease Agreement

        b) Property APN:     6232-004-907  
        Property Address:    5821 Firestone Boulevard, South Gate, CA  
                                  90280  
        City Negotiator:     Michael Flad, City Manager  
        Negotiating with:    Primestor Development, Inc.  
        Under Negotiation:   Terms of Sale

c) Property APN: 6204-025-039  
Property Address: 9019 Long Beach Boulevard, South Gate  
CA, 90280  
City Negotiator: Michael Flad, City Manager  
Negotiating with: Jon Ungvari Co. Trust  
Under Negotiation: Terms of Purchase

Raul Salinas, City Attorney reported that the City Council, Housing Authority and Successor Agency to the Community Development Commission all held a joint meeting. Each Council Member sits on the Housing Authority and Successor Agency. It is a meeting of three (3) entities represented by the individual who also serves as our Mayor, Vice Mayor and Council Members and there was a joint meeting to discuss three parcels of real property.

Item 1a related to the property located at 10920 Garfield Place, Item 1b related to the property located at 5821 Firestone Boulevard and Item 1c related to the property located at 9019 Long Beach Boulevard.

On items 1a and 1b the City Council, Housing Authority and Successor Agency received a report by City staff and upon the completion of that report, there is no reportable action.

On item 1c the property is adjacent to another property and in connection to that property the City Attorney recused himself from participating in any discussion only because the City Attorney's involvement with the non-profit organization on a volunteer basis has expressed an interest in the adjacent properties to avoid the appearance of any kind of conflict of interest. The City Manager will report out for this property.

Mike Flad, City Manager reported that like items 1a and 1b the City Council received a report from City staff, provided limited direction and there is no additional information to be reported at this time.

Attorney Salinas stated that during the course of the Closed Session, almost at the very beginning the City Council was joined by Council Member Diaz, who participated throughout the entire presentation.

Mayor Davila asked if anyone in the audience wishes to speak on this item.

Virginia Johnson, 5751 McKinley Avenue asked if the Primestor Development is looking to buy the Sam's Club property.

Seeing no one else come forward Mayor Davila closed the audience portion.

**CLOSED SESSION  
CONTINUED**

Attorney Salinas responded that Item 1b does not relate to the actual Sam's Club property the City owns. A parcel of land near the Sam's Club but it is not the Sam's Club parcel.

**EXCUSED FROM  
MEETING**

At this time, Council Member Diaz was excused from the meeting and departed from the Council Chambers.

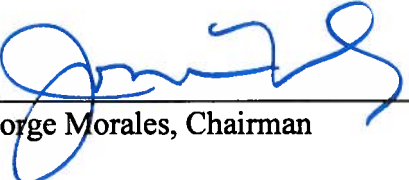
**1  
LAND USE**

The City Council/Successor Agency/Housing Authority Members received and filed an update on the status and development potential for opportunity sites owned by the City of South Gate, the Successor Agency to the South Gate Community Development Commission, and the South Gate Housing Authority.

**ADJOURNMENT**

Council/Agency Member Morales adjourned the meeting at 6:50 p.m. and seconded by Vice Mayor/Vice Chairperson Bernal.

**PASSED and APPROVED** this 23<sup>rd</sup> day of April, 2019.

  
\_\_\_\_\_  
Jorge Morales, Chairman

  
\_\_\_\_\_  
Joseph Perez, Secretary