



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

REGULAR MEETING AGENDA

Tuesday, June 26, 2018 at 5:30 p.m.

I. Call To Order/Roll Call

CALL TO ORDER

Maria Belen Bernal, Chairperson

ROLL CALL

Carmen Avalos, Recording Secretary

II. City Officials

CHAIRPERSON

Maria Belen Bernal

EXECUTIVE DIRECTOR

Michael Flad

VICE CHAIRPERSON

Jorge Morales

RECORDING SECRETARY

Carmen Avalos

AGENCY MEMBERS

Denise Diaz

Maria Davila

Al Rios

SECRETARY

Joe Perez

AUTHORITY COUNSEL

Raul F. Salinas

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. Closed Session: (ATTY)

1. CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATIONS

Pursuant to Government Code Section 54956.8

- a) Property APN: 6202-010-900
Property Address: 7916 Long Beach Blvd., South Gate, CA 90280
City Negotiator: Michael Flad, Executive Director
Negotiating with:
Under Negotiation: Terms of Sale

V. Open Session Agenda

1. Minutes

The Agency Members will consider: (CLERK)

- a. Approving the Special Joint Meeting minutes of March 13, 2018; and
- b. Approving the Regular Meeting minutes of March 27, 2018.

Documents:

[ITEM 1 REPORT 062618 SA.PDF](#)

VI. Comments From The Audience

VII. Comments From The Board Members

VIII. Adjournment

I, Carmen Avalos, Secretary, certify that a true and correct copy of the foregoing Meeting Agenda was posted on June 20, 2018 at 2:10 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.

**MINUTES FOR THE SPECIAL JOINT MEETING OF THE CITY COUNCIL,
HOUSING AUTHORITY & SUCCESSOR
AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF
SOUTH GATE**

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 María Belén 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 Members recessed into Closed Session at 5:32 p.m. and reconvened at 6:27p.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
 - 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

CLOSED SESSION
CONTINUED

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 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

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

PASSED and APPROVED this 26th day of June, 2018.

María Belén Bernal, Chairperson

Carmen Avalos, City Clerk

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

TUESDAY, MARCH 27, 2018

CALL TO ORDER The regular meeting of the Successor Agency of the City of South Gate was called to order by Chairwoman Davila at 5:31 p.m.

ROLL CALL Carmen Avalos, Recording Secretary

PRESENT Chairwoman Maria Davila, Agency Member Denise Diaz, Agency Member Jorge Morales and Agency Member Rios; Executive Director Michael Flad, Special Legal Counsel Ruben Smith, Secretary Joe Perez

LATE Vice Chairwoman María Belén Bernal arrived during closed session

ABSENT Authority Counsel Raul F. Salinas

CLOSED SESSION The Successor Agency recessed into Closed Session at 5:33 p.m. and reconvened at 6:00 p.m. with all Agency Members present. Special Legal Counsel Smith reported the following:

1. CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATIONS
Pursuant to Government Code Section 54956.8

- a) Property APN: 6202-010-900
Property Address: 7916 Long Beach Blvd., South Gate, CA 90280
City Negotiator: Michael Flad, Executive Director
Negotiating with: To be determined
Under Negotiation: Terms of Sale

On item 1(a), the Agency Members received a presentation by City staff and upon completion of that report; no reportable action was taken.

Chairwoman Davila asked if anyone in the audience wished to speak on this item. Seeing no one step forward; Chairwoman Davila closed the audience portion.

1
MINUTES

The Successor Agency unanimously approved the Regular Meeting minutes of January 23, 2018 by motion of Chairwoman Davila and seconded by Vice Chairwoman Bernal.

2
COMMENTS FROM
THE AUDIENCE None

3
COMMENTS FROM
THE BOARD MEMBERS None

ADJOURNMENT Chairwoman Davila unanimously adjourned the meeting at 6:02 p.m., and
seconded by Vice Mayor Bernal.

PASSED and **APPROVED** this 26th day of June, 2018.

María Belén Bernal, Chairwoman

Carmen Avalos, City Clerk