



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

REGULAR MEETING AGENDA

Tuesday, February 23, 2021 at 5:30 p.m.

TELECONFERENCE

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

MEETING ID: 876 8345 9400

<https://us02web.zoom.us/j/87683459400>

I. Call To Order/Roll Call

CALL TO ORDER

Maria Davila, Chairperson

ROLL CALL

Carmen Avalos, Recording Secretary

II. City Officials

CHAIRPERSON

Maria Davila

INTERIM EXECUTIVE DIRECTOR

Chris Jeffers

VICE CHAIRPERSON

Al Rios

RECORDING SECRETARY

Carmen Avalos

AGENCY MEMBERS

Maria del Pilar Avalos

Denise Diaz

Gil Hurtado

INTERIM SECRETARY

Paul Adams

AGENCY COUNSEL

Raul F. Salinas

III. 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 February 23, 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: 876 8345 9400 and <https://us02web.zoom.us/j/87683459400>

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. All emails will be made part of the record, copies to City Council and filed.

Subject line should read: COMMENTS FOR ITEM _____, MEETING OF February 23, 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.

IV. 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.

V. 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, California 90280
City Negotiator: Chris Jeffers, Interim City Manager
Negotiating with: GDS, Inc.

Under Negotiation: Terms of Sale

Documents:

[CLOSED SESSION OF 02-23-21 SA.PDF](#)

VI. Open Session Agenda

1. Minutes

The Successor Agency will consider: (CLERK)

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

Documents:

[ITEM 1 REPORT 022321 SA.PDF](#)

VII. Comments From The Audience

VIII. Comments From The Board Members

IX. Adjournment

I, Carmen Avalos, Secretary, certify that a true and correct copy of the foregoing Meeting Agenda was posted on February 17, 2021 at 2:53 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.

MEMORANDUM

TO: Chris Jeffers, Interim City Manager
FROM: Carmen Avalos, City Clerk 
DATE: February 16, 2021
SUBJECT: **CLOSED SESSION ITEMS FOR THE SUCCESSOR AGENCY MEETING OF FEBRUARY 23, 2021**

The following items should be listed on the Closed Session Agenda for the Successor Agency Meeting on February 23, 2021 at 5:30 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, California 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.

RECEIVED

FEB 16 2021

City of South Gate


SUCCESSOR AGENCY

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

AGENDA BILL

For the Regular Meeting of: February 23, 2021
Originating Department: Office of the City Clerk

City Clerk: 
Carmen Avalos

Interim City Manager: 
Chris Jeffers

SUBJECT: APPROVAL OF SUCCESSOR AGENCY MEETING MINUTES.

PURPOSE: To historically preserve the events of the Successor Agency Meetings.

RECOMMENDED ACTION:

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

FISCAL IMPACT: None.

ANALYSIS: The minutes are provided to the Successor Agency on the Wednesday prior to their regular business meeting. Amendments should be provided to the City Clerk’s Office within 24 hours of a Successor Agency Meeting so that verification of the record and corrections are made accordingly. A revised document will be provided to the City Council prior to the Meeting.

BACKGROUND: The minutes typically describe the events of the meeting and may include a list of attendees, a statement of the issues considered by the participants, and related responses or decisions for the issues.

ATTACHMENTS: Successor Agency minutes

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

TUESDAY, DECEMBER 8, 2020

CALL TO ORDER The regular meeting of the Successor Agency of the City of South Gate was called to order by Vice Chairwoman Diaz at 5:36 p.m.

ROLL CALL Carmen Avalos, Recording Secretary

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

CLOSED SESSION The Successor Agency recessed into Closed Session at 5:42 p.m. and reconvened at 6:35 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, CA 90280
City Negotiator: Chris Jeffers, Interim City Manager
Negotiating with: GDS, Inc.
Under Negotiation: Terms of Sale

On item 1, the Successor Agency met in joint session with the Housing Authority. A presentation was given by City staff and upon completion of that report guidance was given but there was no reportable action taken by the Housing Authority and Successor Agency.

1

RE-ORGANIZATION

The Successor Agency re-organized and made the following appointments:

- a. Mayor Maria Davila as Chairperson;
- b. Vice Mayor Al Rios as Vice Chairperson;
- c. Council Members Denise Diaz, Maria del Pilar Avalos and Gil Hurtado as Agency Members;
- d. Interim City Manager Chris Jeffers as Interim Executive Director;

- e. City Clerk Carmen Avalos as Recording Secretary;
- f. Interim Director of Community Development Paul Adams as Interim Secretary;
- g. Director of Administrative Services Jackie Acosta as Treasurer; and
- h. City Attorney Raul F. Salinas as Authority Counsel.

2

RECOGNIZED OBLIGATION

PAYMENT SCHEDULE

The Successor Agency unanimously approved items A and B by motion of Vice Chairperson Rios and seconded by Agency Member Diaz:

- a. Adopted Successor Agency Resolution No. 2020-01-SA entitled - approving: (1) the Recognized Obligation Payment Schedule for the 21-22 fiscal period of July 1, 2021 to June 30, 2022, including the Administrative Budget included therewith, and (2) the Fourth Amendment to the Agreement (Contract No. 8) for Professional Services with Tetra Tech, Inc. for Remediation Activities at 3500-3506 Tweedy Boulevard, subject to submittal to, and review by, the County of Los Angeles First District Oversight Board and then the State of California, Department of Finance, pursuant to the Dissolution Law, and authorizing transmittal and posting thereof; and
- b. Authorizing the Chairperson to execute the Fourth Amendment in a form acceptable to the Agency Counsel.

ROLL CALL: Chairperson Davila, yes; Vice Chairperson Rios, yes; Agency Member Avalos, yes; Agency Member Diaz, yes; Agency Member Hurtado, yes.

3

MINUTES

The Successor Agency approved the regular City Council minutes of March 10, 2020 by motion of Vice Chairperson Rios and seconded by Chairperson Davila.

ROLL CALL: Chairperson Davila, yes; Vice Chairperson Rios, yes; Agency Member Diaz, yes; Agency Member Hurtado, abstained; Agency Member Avalos, abstained.

4
COMMENTS FROM
THE AUDIENCE None.

5
COMMENTS FROM
THE BOARD MEMBERS None.

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

PASSED and **APPROVED** this 23rd day of February 2021.

ATTEST:

Maria Davila, Chairperson

Carmen Avalos, City Clerk

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

TUESDAY, FEBRUARY 9, 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 5:38 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, Interim Secretary Paul Adams

CLOSED SESSION The Successor Agency recessed into Closed Session at 5:41 p.m. and reconvened at 6:34 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 Boulevard, South Gate, California 90280
City Negotiator:	Chris Jeffers, Interim City Manager
Negotiating with:	GDS, Inc.
Under Negotiation:	Terms of Sale

On item 1, the Successor Agency Members received a report by the Interim City Manager and Interim Secretary. Upon completion of that report guidance was given but there was no reportable action.

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

PASSED and **APPROVED** this 23rd day of February 2021.

ATTEST:

Maria Davila, Chairperson

Carmen Avalos, City Clerk