

**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 26, 2022 at 5:30 p.m.**

**IN-PERSON MEETING**

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

**MEETING ID: 846 1033 9446**

**<https://us02web.zoom.us/j/84610339446>**

Government Code Section 54953 permits the City Council of the City of South Gate to conduct its City Council meetings via teleconferencing for the benefit of the public and the members of the City Council. Pursuant to Section 54953 (b)(3), notice is hereby given that a member of the City Council will participate at the meeting noticed herein, via teleconference at the following location: City Council Office. Pursuant to Section 54953(b)(3), the City has posted an agenda at the above teleconference location, which shall also be accessible to the public during the City Council meeting. Because the remote location is also located within City Hall where the regular meeting will be held, the public is encouraged to participate in the City Council Chambers where a majority of the remaining City Council will also be located.

**CALL TO ORDER:**

Al Rios, Chairperson

**ROLL CALL:**

Sonia Guerrero, Recording Secretary

**CHAIRPERSON**

Al Rios

**VICE CHAIRPERSON**

Maria del Pilar Avalos

**AGENCY MEMBERS**

Denise Diaz

Maria Davila

Gil Hurtado

**RECORDING SECRETARY**

Sonia Guerrero

**AUTHORITY COUNSEL**

Raul F. Salinas

**INTERIM EXECUTIVE DIRECTOR**

Chris Jeffers

**SECRETARY**

Meredith Elguira

**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.

***CLOSED SESSION: (ATTY)*****1. CONFERENCE WITH LEGAL COUNSEL – REAL PROPERTY NEGOTIATIONS**

Pursuant to Government Code Section 54956.8

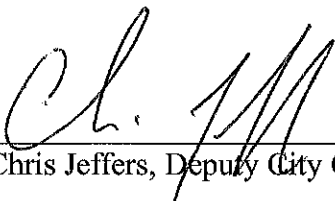
Property APN: 6202-010-900  
Property Address: 7916 Long Beach Boulevard, South Gate, CA 90280  
City Negotiator: Chris Jeffers, Interim City Manager  
Negotiating with: To Be Determined  
Under Negotiation: Terms of Sale

**OPEN SESSION AGENDA****1. Minutes**

The Successor Agency to the Community Development Commission of the City of South Gate will consider approving the Regular Meeting minutes of December 14, 2021.  
(CLERK)

**2. Comments from the Audience.****3. Comments from the Board Members.****Adjournment**

I, Carmen Avalos, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on April 21, 2022 at 11:30 a.m., as required by law.


  
Chris Jeffers, Deputy 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](http://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**

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**TO:** Chris Jeffers, Interim City Manager  
**FROM:** Meredith Elguira, Community Development Director   
**DATE:** April 20, 2022  
**SUBJECT:** **CLOSED SESSION ITEM FOR SUCCESSOR AGENCY MEETING OF  
April 26, 2022**

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The following item should be listed on the Closed Session Agenda for the Successor Agency Meeting of the City of South Gate on April 26, 2022, 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, South Gate, CA 90280  
City Negotiator: Chris Jeffers, Interim City Manager  
Negotiating with: To Be Determined  
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 SUCCESSOR AGENCY OF THE CITY OF SOUTH GATE

**TUESDAY, DECEMBER 14, 2021**

**CALL TO ORDER** The regular meeting of the Successor Agency of the City of South Gate was called to order by Chairperson Rios at 5:44 p.m.

**ROLL CALL** Carmen Avalos, City Clerk

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

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### **RECOGNIZED OBLIGATION**

**PAYMENT SCHEDULE** The Successor Agency unanimously approved items A and B by motion of Agency Member Hurtado and seconded by Agency Member Davila:

- a. Adopted Successor Agency Resolution No. 2021-03-SA entitled Resolution of the Successor Agency to the Community Development Commission of the City of South Gate approving: (1) the Recognized Obligation Payment Schedule for the 22-23 fiscal period of July 1, 2022 to June 30, 2023, including the Administrative Budget included therewith, and (2) the Fifth 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. Authorized the Chairperson to execute the Fifth Amendment in a form acceptable to the Agency Counsel.

Kim Sao, Deputy Director of Administrative Services gave a presentation.

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

Vice Chairperson Avalos inquired as this item is given to Tetra Tech does it required a bidding process.

Interim Executive Director Jeffers stated no. This is only a list for the city to receive tax increment to pay these expenses.

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**RECOGNIZED OBLIGATION**  
**PAYMENT SCHEDULE**  
**CONT'D**

Agency Counsel Salinas stated that for several years thru the Successor Agency the city has been funding remediation efforts at the corner of Tweedy and California. It used to be an old gas station. The city retained Tetra Tech to help in that matter.

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

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**MINUTES**

The Successor Agency unanimously approved the Regular Meeting Minutes of November 23, 2021, by motion of Vice Chairperson Avalos and seconded by Agency Member Diaz.

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

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

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**COMMENTS FROM**  
**THE AUDIENCE**

None

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**COMMENTS FROM**  
**THE BOARD MEMBERS**

None

**ADJOURNMENT**

Agency Member Hurtado unanimously adjourned the meeting at 5:59 p.m. and seconded by Agency Member Davila.

**PASSED and APPROVED** this 26<sup>th</sup> day of April 2022.

ATTEST:

\_\_\_\_\_  
Al Rios, Chairperson

\_\_\_\_\_  
Chris Jeffers, Deputy City Clerk