



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

Tuesday, March 13, 2018 at 5:30 p.m.

I. Call To Order/Roll Call

CALL TO ORDER Maria Davila, Chairperson/Mayor

ROLL CALL Carmen Avalos, City Clerk/Recording Secretary

II. City Officials Joint Meeting

CHAIRPERSON/MAYOR

Maria Davila

**EXECUTIVE DIRECTOR/CITY
MANAGER**

Michael Flad

**VICE CHAIRPERSON/VICE
MAYOR**

Maria Belen Bernal

**RECORDING SECRETARY/CITY
CLERK**

Carmen Avalos

**AGENCY MEMBERS/ COUNCIL
MEMBERS**

Denise Diaz

Jorge Morales

Al Rios

**DIRECTOR OF COMMUNITY
DEVELOPMENT**

Joe Perez

**LEGAL COUNSEL/CITY
ATTORNEY**

Raul F. Salinas

III. Closed Session: (ATTY)

**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

IV. Open Session Agenda

1. Report On Properties Transferred From The Former Community Development Commission

The City Council/Successor Agency/Housing Authority Members will consider receiving and filing 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. (CD)

Documents:

ITEM 1 REPORT 03132018 SPECIAL.PDF

V. Adjournment

I, Carmen Avalos, Secretary, certify that a true and correct copy of the foregoing Meeting Agenda was posted on March 8, 2018, at 8:00 a.m., as required by law.

Carmen Avalos,
City Clerk

Materials related to an item on this Agenda submitted to the Housing Authority 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 Housing Authority Meetings, please contact the Office of the City Clerk.

Notification 48 hours prior to the Housing Authority Meeting will enable the City to make reasonable arrangements to assure accessibility.

City of South Gate

CITY COUNCIL, SUCCESSOR AGENCY, AND HOUSING AUTHORITY

MAR 7 2018

AGENDA BILL

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

5:00pm

For the Special Meeting of: March 13, 2018

Originating Department: Community Development

Department Head:


Joe Perez

City Manager:


Michael Flad

SUBJECT: UPDATE ON PROPERTIES OWNED BY THE CITY OF SOUTH GATE, SUCCESSOR AGENCY TO THE SOUTH GATE COMMUNITY DEVELOPMENT COMMISSION, AND SOUTH GATE HOUSING AUTHORITY

PURPOSE: To receive an update on properties owned by the City of South Gate, the Successor Agency to the South Gate Community Development Commission, and the South Gate Housing Authority.

RECOMMENDED ACTION: Receive and file 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.

FISCAL IMPACT: None.

ANALYSIS: A slide presentation will be provided at the March 13, 2018 meeting which gives an overview of properties owned by the City of South Gate, the Successor Agency to the South Gate Community Development Commission, and the South Gate Housing Authority. Particular emphasis will be given to those properties that were previously owned by the former South Gate Community Development Commission (former Redevelopment Agency) and have future development potential.

Provided below is a description of the properties that will be discussed:

Housing Authority Properties

1. 9001 & 9015 Long Beach Boulevard (Vacant Property)

9001 Long Beach Boulevard is a 5,520-square foot vacant parcel and 9015 Long Beach Boulevard is a 10,565-square foot vacant parcel. The Authority is working with Habitat for Humanity on a proposal to construct an affordable housing development on this property.

2. 2703 Tweedy Boulevard/2704 Nebraska Avenue (Amigos Market)

The 5,030 square foot property contains a 1,454 square foot, single-story building. The Authority rents this property to a mini-market (Amigos Market) and currently receives \$1,527 per month. The lease expires in 2022, with no extension options.

3. 3626 Tweedy Boulevard (Pedestrian Access)

The Authority demolished a building located on this property in 2013, leaving the property vacant. The property is now a pedestrian access way between commercial buildings (Dollar Tree and an insurance office).

Successor Agency Properties

The following properties are owned by the Successor Agency to the South Gate Community Development Commission, which was dissolved in 2012.

1. El Paseo Parking Lot

This property is a 30,439 square foot parking lot area on the interior of the El Paseo Shopping Center.

2. 7916 Long Beach Boulevard (GDS Institute)

This property consists of two lots, containing a combined 17,896 square feet. The site is being leased to the Helping Hands Center, which operates a vocational school by the name of GDS Institute.

3. 3500 Tweedy Boulevard (Parking Lot)

This is a parking lot for the South Gate Senior Plaza, which is an affordable housing project.

City of South Gate Properties

The City currently owns 105 properties. The following is a description of properties transferred to the City as a result of the dissolution of the former redevelopment agency, as well as one City vacant property located on Garfield Place that was not part of the redevelopment dissolution but has potential to be activated.

1. 9200 State Street (Parking Lot)

This site is the Westside Community Resources Center and is approximately 30,000 square feet in size. The property is being leased to a non-profit organization called Human Services Association, which operates public programs such as pre-school, family counseling and tutoring programs.

2. City Hall Parking Lot

This site is approximately 17, 800 square feet in size and located on the southwest corner of San Antonio and Seaborg Way.

3. Main and Garfield Parking Lot

This site is approximately 6,500 square feet in size and provides public parking for nearby commercial uses.

4. 5821 Firestone Boulevard (Parking Lot)

This 20,038 square foot site is located in the South Gate Towne Shopping Center located on the north side of Firestone Boulevard, just east of Garfield Avenue. The site provides public parking for nearby restaurants.

5. 9475 Frontage Road (Urban Orchard)

This 6.9 acre site is located in close proximity to the LA River and is being designed for recreational use.

6. Vehicle Parking District Properties – Parking Lots for Businesses and Residents Along Tweedy Boulevard

- 9926 Mallison
- San Juan Avenue Properties
- Alexander and Bryson Road
- 9826 San Miguel
- San Antonio Avenue Lots

7. 10920 Garfield Place

This 16,452 square foot parking lot has been closed off from public access for several years. While not a part of the transfer of properties resulting from the dissolution of redevelopment agencies, the City is in the process of activating this underutilized property by improving the parking lot with new paving, striping, fencing and landscaping.

ATTACHMENTS: None