

**OVERSIGHT BOARD RESOLUTION 2013-07**

**CITY OF SOUTH GATE  
LOS ANGELES COUNTY, CALIFORNIA**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE APPROVING THE SUCCESSOR AGENCY'S LONG RANGE PROPERTY MANAGEMENT PLAN, DIRECTING SUBMITTAL TO THE STATE DEPARTMENT OF FINANCE FOR REVIEW AND APPROVAL PURSUANT TO SECTIONS 34191.4 AND 34191.5 OF THE DISSOLUTION LAWS**

**WHEREAS**, the Community Development Commission of the City of South Gate ("former CDC") previously was a public body, corporate and politic formed, organized, existing and exercising its powers pursuant to Section 34100, *et seq.* of the California Health and Safety Code, and exercised the powers, authority, functions, and jurisdiction of a community redevelopment agency formed, organized, existing and exercising its powers pursuant to the California Community Redevelopment Law, Health and Safety Code, Section 33000, *et seq.*, and specifically formed by the City Council ("City Council") of the City of South Gate ("City"); and

**WHEREAS**, Assembly Bill x1 26 chaptered and effective on June 27, 2011 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484 chaptered and effective on June 27, 2012 (together, the "Dissolution Laws"); and

**WHEREAS**, as of February 1, 2012 the Agency was dissolved pursuant to the Dissolution Laws, and as a separate public entity, corporate and politic the Successor Agency to the Community Development Commission of the City of South Gate ("Successor Agency") administers the enforceable obligations of the former Agency and otherwise unwinds the former Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

**WHEREAS**, pursuant to Section 34179 the Successor Agency's Oversight Board has been formed and the initial meeting occurred on April 23, 2012; and

**WHEREAS**, Section 34179 provides that the Oversight Board has fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188 of Part 1.85 of the Dissolution Laws; and

**WHEREAS**, Sections 34191.4 and 34191.5 provide that within six (6) months of the Successor Agency receiving a Finding of Completion from the State Department of Finance ("DOF") pursuant to Section 34179.7, the Oversight Board is to review and approve the Successor Agency's Long Range Property Management Plan ("LRPMP") that addresses the disposition and use of the former redevelopment agency's real property, which LRPMP then is submitted to the DOF for review and approval; and

**WHEREAS**, the Successor Agency received its Finding of Completion from the DOF on May 24, 2013; and

**WHEREAS**, the Successor Agency has caused to be prepared, and by resolution adopted on November 12, 2013 approved, the LRPMP, Attachment 1 hereto and fully incorporated by this reference, that provides an inventory of all of the former CDC's property and, based on the criteria in Section 34191.5(c)(2), the LRPMP directs how the various properties should be transferred or otherwise disposed; and

**WHEREAS**, the options given in Section 34191.5(c)(2) for the future disposition and use of the properties include transfer to the City or other agency for governmental use, transfer to the City for future development, sale/liquidation of the property for the benefit of the affected taxing agencies, or the use of the property to fulfill an enforceable obligation; and

**WHEREAS**, the LRPMP is a material step of the dissolution process in the Dissolution Laws, and as of dissolution on February 1, 2012, by operation of law the Successor Agency became the owner of 13 properties (comprised of 19 parcels) in the City for which the owner of record on title is the former Community Development Commission of the City of South Gate, including:

- Nine (9) properties are existing governmental use properties that are proposed to be transferred to the City to continue their exclusive and continued governmental use; and
- Four (4) properties are proposed to be offered for sale and sold by the Successor Agency at market rate, with the proceeds of the sales to be distributed by the Los Angeles County Auditor-Controller in accordance with the Dissolution Laws; and

**WHEREAS**, the Successor Agency has submitted the LRPMP to the Oversight Board for review and approval; and

**WHEREAS**, the Oversight Board has reviewed and desires to approve the LRPMP; and

**WHEREAS**, the Successor Agency will cause to be posted this Oversight Board Resolution, including the LRPMP, on its website; and

**WHEREAS**, pursuant to Section 34179(h) as amended by Assembly Bill 1484, written notice and information about all actions taken by the Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing, and an Oversight Board's action shall become effective five (5) business days after notice in the manner specified by the DOF unless the DOF requests a review.

**NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

**SECTION 2.** Pursuant to the Dissolution Laws, the Oversight Board approves the LRPMP submitted herewith as Attachment 1.

**SECTION 3.** The LRPMP directs the liquidation of certain property(ies) and/or the use of revenues generated from such property(ies), such as lease or parking revenues, for purposes other than to fulfill an enforceable obligation or other than that specified in Section 34191.5(b)(2)(A); thus, the proceeds from the sale(s) shall be remitted to the

Los Angeles County Auditor-Controller for distribution as property tax to the affected taxing entities pursuant to the Dissolution Laws.

**SECTION 4.** The Oversight Board authorizes the Successor Agency to transmit the LRPMP to the DOF for its review and approval.

**SECTION 5.** The Assistant City Manager/Finance Director of the Successor Agency or his authorized designee is directed to post this Oversight Board Resolution on the Successor Agency website pursuant to the Dissolution Laws.

**SECTION 6.** Pursuant to Section 34179(h) as amended by Assembly Bill 1484, written notice and information about all actions taken by the Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing, and the Oversight Board's action shall become effective five (5) business days after notice in the manner specified by the DOF unless the DOF requests a review.

**SECTION 7.** The Secretary of the Oversight Board shall certify to the adoption of this Resolution.

**APPROVED AND ADOPTED** this 18<sup>th</sup> day of November 2013.



W. H. (Bill) De Witt, Chair  
Oversight Board of the Successor Agency to the  
Community Development Commission of the  
City of South Gate

ATTEST:



Carmen Avalos, Secretary  
Oversight Board of the Successor Agency  
to the Community Development Commission  
of the City of South Gate

(SEAL)

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# LONG-RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the  
South Gate Community Development  
Commission

**October 29, 2013**

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RSG

INTELLIGENT COMMUNITY DEVELOPMENT