



City of Carson Report to Mayor and City Council

August 2, 2011
New Business Discussion

SUBJECT: CONSIDERATION OF RESOLUTION NO. 11-101 AUTHORIZING THE TRANSFER OF OWNERSHIP OF THE PROPERTY LOCATED AT 2201 EAST 223RD STREET FROM THE CITY OF CARSON TO THE CARSON REDEVELOPMENT AGENCY

Submitted by Clifford W. Graves
Economic Development General Manager

Approved by Clifford W. Graves
Interim City Manager

THIS IS A COMPANION AGENDA ITEM

I. SUMMARY

The City Council is being asked to consider adopting Resolution No. 11-101 (Exhibit No. 1) authorizing the transfer of ownership of the property located at 2201 East 223rd Street (APN 7315-040-903) (Property) (Exhibit No. 2) from the city of Carson (City) to the Carson Redevelopment Agency (Agency).

II. RECOMMENDATION

TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 11-101, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE TRANSFER OF OWNERSHIP OF THE PROPERTY LOCATED AT 2201 EAST 223RD STREET FROM THE CITY OF CARSON TO THE CARSON REDEVELOPMENT AGENCY."
2. AUTHORIZE the Mayor to execute a grant deed transferring ownership of the property, located at 2201 East 223rd Street, from the city of Carson to the Carson Redevelopment Agency.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

On March 8, 2011, the Agency transferred the Property and several other Agency-owned parcels to the City (Exhibit No. 3). The City agreed to carry out the future development and/or remediation of the Property to the best of its ability in accordance with existing redevelopment plans.

On June 30, 2011, the Governor signed a budget bill (ABX1 26) which eliminated redevelopment agencies, and a companion bill (ABX1 27) which allows redevelopment agencies the option to make payments to the State Department of Finance and the County Auditor-Controller to avoid elimination.

Thus, ABX1 27 provides a means for the City to continue the operations of the Agency. On July 19, 2011, the City Council adopted Resolution No. 11-093 and approved the first reading of Ordinance No. 11-1477 indicating the City's intention to make the payments required by ABX1 27 (Exhibit No. 4).

The Property is being leased by Cormier Chevrolet Company and operated as an auto dealership. Due to the Agency's extensive experience working with private developers and auto dealerships, the Agency is best suited to facilitate either the disposition/development of the Property or its continued operation as an auto dealership in a manner consistent with the redevelopment plan, the implementation plan, and the California Redevelopment Law.

Staff recommends that the City Council adopt Resolution No. 11-101 authorizing the transfer of the Property from the City to the Agency.

V. FISCAL IMPACT

The City will not receive lease revenue from the auto dealership operating on the Property.

VI. EXHIBITS

1. Resolution No. 11-101 (Approving Transfer). (pgs. 3-4)
2. Site Map. (pg. 5)
3. Minutes March 8, 2011, Item No. 4. (pg. 6)
4. Minutes July 19, 2011, Item No. 24. (pg. 7)

Prepared by: William N. Watkins, Redevelopment Project Analyst

TO:Rev032811

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development Services	Public Services

Action taken by City Council

Date_____ Action_____

RESOLUTION NO. 11-101

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE TRANSFER OF OWNERSHIP OF THE PROPERTY LOCATED AT 2201 EAST 223RD STREET FROM THE CITY OF CARSON TO THE CARSON REDEVELOPMENT AGENCY

WHEREAS, on March 8, 2011 the city of Carson (City) and Carson Redevelopment Agency (Agency) entered into a Transfer Agreement (Agreement) for the transfer of certain Agency-owned properties to the City; and

WHEREAS, pursuant to the Agreement the property located at 2201 East 223rd Street (APN 7315-040-903) (Property) was transferred from the Agency to the City and the City agreed to carry out the future development and/or remediation of the Property to the best of its ability in accordance with existing redevelopment plans; and

WHEREAS, the Property is being leased by Cormier Chevrolet Company and operated as an auto dealership; and

WHEREAS, on June 30, 2011, the Governor signed a budget bill (ABX1 26) which eliminated redevelopment agencies, and a companion bill (ABX1 27) which allows a city to make payments to the State Department of Finance and the County Auditor-Controller to avoid elimination of its redevelopment agency; and

WHEREAS, on July 19, 2011, the City Council adopted Resolution No. 11-093 and approved the first reading of Ordinance No. 11-1477 indicating the City's intention to make the payments required by ABX1 27; and

WHEREAS, the Agency has extensive experience working with private developers and auto dealerships, and is best suited to facilitate either the disposition/development of the Property or its continued operation as an auto dealership in a manner consistent with the redevelopment plan, the implementation plan, and the California Redevelopment Law (CRL); and

WHEREAS, the City desires to transfer the Property to the Agency so that the Agency may bring about the development and/or operation of the Property in accordance with the objectives and purposes of the redevelopment plan, the implementation plan, and the CRL; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the City Council of the city of Carson does hereby resolve, as follows:

Section 1. The City Council hereby finds and determines that the foregoing recitals are true and correct and incorporated herein by this reference.

Section 2. The City Council has received and heard all oral and written objections to the proposed transfer of the Property from the City to the Agency as proposed in this Resolution,

[MORE]

EXHIBIT NO. - 1



and to other matters pertaining to this transaction, and all such oral and written objections are hereby overruled.

Section 3. The City Council hereby authorizes and approves the transfer of the Property, subject to the terms and conditions contained in the Resolution of the Carson Redevelopment Agency approving the same on August 2, 2011.

Section 4. The City Manager, or designee, is hereby authorized to record a Grant Deed transferring the Property from the City to the Agency.

Section 5. The City Manager, or designee, is hereby authorized, on behalf of the City, to sign all documents necessary and appropriate to carry out and implement the transfer.

Section 6. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and ADOPTED, this ____ day of August, 2011.

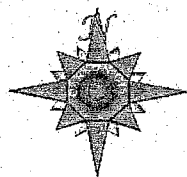
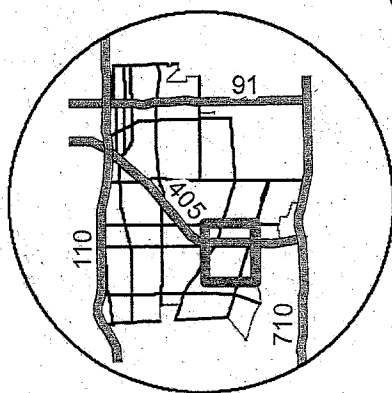
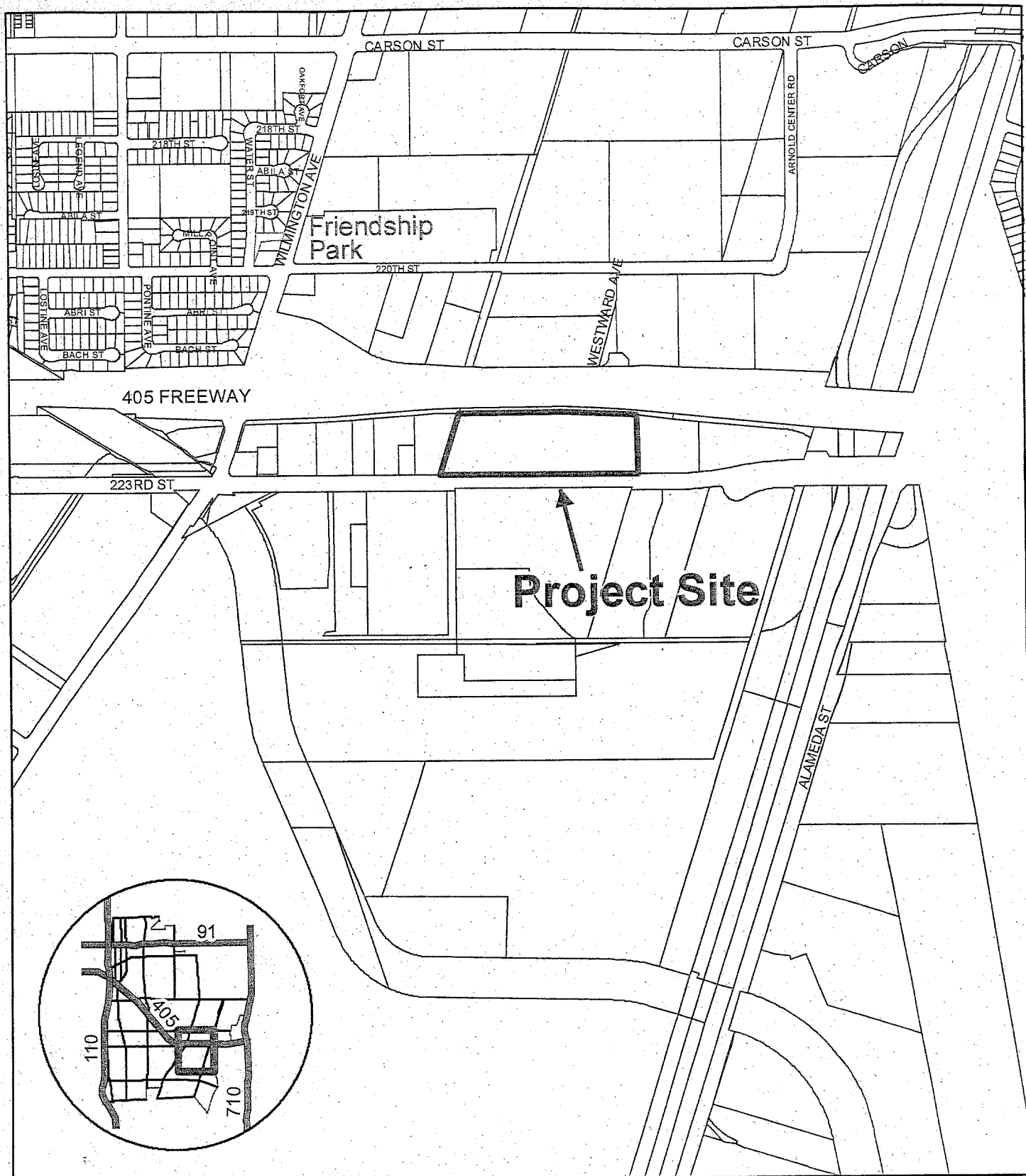
Mayor Jim Dear

ATTEST:

City Clerk Helen S. Kawagoe

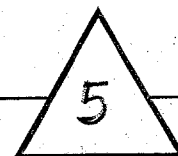
APPROVED AS TO FORM:

City Attorney



Location Map
2201 E 223rd St

EXHIBIT NO. - 2



**ITEM NO. (4) CONSIDER ENTERING INTO A "TRANSFER AGREEMENT FOR THE
TRANSFER OF CERTAIN PROPERTIES OWNED BY THE CARSON
REDEVELOPMENT AGENCY TO THE CITY OF CARSON." (CARSON
CONSOLIDATED PROJECT AREA)**

RECOMMENDATION for City Council/Redevelopment Agency:

TAKE the following actions:

1. AUTHORIZE the City of Carson to enter into that certain "TRANSFER AGREEMENT FOR THE TRANSFER OF CERTAIN PROPERTIES OWNED BY THE CARSON REDEVELOPMENT AGENCY TO THE CITY OF CARSON;" and
2. AUTHORIZE the Mayor to execute the same following approval as to form by the City Attorney; and
3. AUTHORIZE the Carson Redevelopment Agency to enter into that certain "TRANSFER AGREEMENT FOR THE TRANSFER OF CERTAIN PROPERTIES OWNED BY THE CARSON REDEVELOPMENT AGENCY TO THE CITY OF CARSON;" and
4. AUTHORIZE the Agency Chair to execute the same following approval as to form by the Agency Counsel.

ACTION: It was moved to approve the staff recommendation on motion of Gipson, seconded by Ruiz-Raber and unanimously carried by the following vote:

Ayes: Mayor/Chairman Dear, Mayor Pro Tem/Vice Chairman Santarina, Council/Agency
Member Davis Holmes, Council/Agency Member Gipson, and Council/Agency
Member Ruiz-Raber

Noes: None

Abstain: None

Absent: None

ITEM NO. (24) CONSIDERATION OF RESOLUTION NO. 11-093 AND ORDINANCE NO. 11-1477 STATING THE CITY'S INTENTION TO MAKE REMITTANCES REQUIRED BY ABX1 27 IN ORDER TO AVOID DISSOLUTION OF THE CARSON REDEVELOPMENT AGENCY (ECONOMIC DEVELOPMENT)

Item No. 24 was heard at 12:25 A.M., on Wednesday, July 20, 2011.

Interim City Manager/Economic Development General Manager Graves summarized the staff report and recommendation.

RECOMMENDATION for the City Council:

TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 11-093, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, STATING THE CITY'S INTENTION TO MAKE REMITTANCES REQUIRED BY ABX1 27 IN ORDER TO AVOID DISSOLUTION OF THE CARSON REDEVELOPMENT AGENCY."
2. WAIVE further reading and INTRODUCE Ordinance No. 11-1477, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DETERMINING IT WILL COMPLY WITH THE VOLUNTARY ALTERNATIVE REDEVELOPMENT PROGRAM PURSUANT TO PART 1.9 OF DIVISION 24 OF THE CALIFORNIA HEALTH AND SAFETY CODE IN ORDER TO PERMIT THE CONTINUED EXISTENCE AND OPERATION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON."

ACTION: WITH FURTHER READING WAIVED, Resolution No. 11-093 was PASSED, APPROVED, and ADOPTED, as read by title only, and WITH FURTHER READING WAIVED, Ordinance No. 11-1477 was INTRODUCED, as read by title only on motion of Ruiz-Raber, seconded by Gipson and unanimously carried by the following vote:

Ayes:	Mayor Dear, Mayor Pro Tem Ruiz-Raber, Council Member Davis-Holmes, Council Member Gipson, and Council Member Santarina
Noes:	None
Abstain:	None
Absent:	None