

AGENDA

**REGULAR MEETING OF THE
OVERSIGHT BOARD TO THE FORMER
CARSON REDEVELOPMENT AGENCY**

**Executive Conference Room
Carson City Hall
701 E. Carson Street
Carson, CA 90745**

OCTOBER 27, 2014

5:00 P.M.

AGENDA POSTED: OCTOBER 23, 2014

"In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at 310-952-1720 at least 48 hours prior to the meeting." (Government Code Section 54954.2)

CALL TO ORDER:

ROLL CALL: CHAIR DEAR; VICE-CHAIR CURRY; BOARD MEMBERS GRAY, HIDALGO, KAJI, SZTORCH AND WALSH

APPROVAL OF MINUTES:

SEPTEMBER 22, 2014 (REGULAR)

NOTICE TO THE PUBLIC

Public testimony may be given on any agenda item as it is called and will be LIMITED TO THREE MINUTES PER SPEAKER. Please fill out a Speaker Form in order to be identified correctly in the minutes. The forms are provided on the podium in the Council Chambers. All Speaker Forms must be given to the Secretary at the beginning of the meeting.

NEW BUSINESS DISCUSSION (Item 1)

ITEM NO. (1) CONSIDER RESOLUTION NO. OBSA14-20 APPROVING DISPOSITION OF SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 2403 E. 223RD STREET FROM THE SUCCESSOR AGENCY TO THE CITY OF CARSON

Recommendation for the Oversight Board:

WAIVE further reading and ADOPT Resolution No. OBSA14-20, "A RESOLUTION OF THE OVERSIGHT BOARD TO THE FORMER CARSON REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DISPOSITION OF SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 2403 E. 223RD STREET FROM THE SUCCESSOR AGENCY TO THE CITY OF CARSON."

ACTION:

ORAL COMMUNICATIONS – MEMBERS OF THE PUBLIC

This is the appropriate time for members of the general public to address the **Oversight Board on items not on the posted Agenda but are items of interest that are within the subject matter jurisdiction of the Oversight Board.** Any person wishing to speak at this time is requested to complete a Speaker Form, available on the podium or by the Public Agenda Binder in the Council Chamber. **ORAL COMMENTS WILL BE LIMITED TO THREE (3) MINUTES PER SPEAKER. Under the provisions of the Brown Act, no action can be taken on these items, and there can be no dialogue or discussion of the items with the Oversight Board other than to place it on the Agenda for a future meeting if appropriate.**

ORAL COMMUNICATIONS II (OVERSIGHT BOARD)

ORAL COMMUNICATIONS I (STAFF)

ADJOURNMENT

MINUTES

**OVERSIGHT BOARD TO THE FORMER
CARSON REDEVELOPMENT AGENCY**

REGULAR MEETING

SEPTEMBER 22, 2014

5:00 P.M.

AGENDA POSTED: SEPTEMBER 18, 2014

"In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at 310-952-1720 at least 48 hours prior to the meeting." (Government Code Section 54954.2)

CALL TO ORDER: The meeting was called to order at 5:24 p.m., by Chair Dear, in the Executive conference room, 2nd floor, located at Carson City Hall, 701 East Carson Street, Carson, CA 90745.

ROLL CALL: Secretary Susan S. Nursement noted the following:

Board Members Present: Chair Jim Dear; Vice Chair Keith Curry;
Board Members Ernesto Hidalgo, Boris Sztorch and John Walsh

Board Members Absent: Board Members Jon Kaji and Gloria Gray

Also Present: County Representative Cesar Hernandez;
Principal Administrative Analyst Mann;
Senior Clerk Nursement

APPROVAL OF MINUTES:

JULY 21, 2014 (SPECIAL)

The minutes for July 21, 2014 were approved on motion of Vice Chair Curry and seconded by Board Member Sztorch. The motion carried unanimously.

NOTICE TO THE PUBLIC

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NEW BUSINESS DISCUSSION (Item 1)

**ITEM NO. (1) CONSIDER RESOLUTION NO. OBSA14-19 APPROVING THE RECOGNIZED
OBLIGATION PAYMENT SCHEDULE NO. 14-15B – JANUARY 1, 2015
THROUGH JUNE 30, 2015**

Recommendation for the Oversight Board:

1. WAIVE further reading and ADOPT Resolution No. OBSA14-19, "A RESOLUTION OF THE CARSON OVERSIGHT BOARD TO THE DISSOLVED CARSON REDEVELOPMENT AGENCY, CARSON, CALIFORNIA, APPROVING AND ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE NO. 14-15B, (JANUARY 1, 2015 THROUGH JUNE 30, 2015) TO THE CITY, ACTING AS SUCCESSOR AGENCY."

ACTION: With further reading WAIVED Resolution no. OBSA14-19 was PASSED, APPROVED and ADOPTED, as read by title only, on motion of Board Member Hidalgo, seconded by Vice-Chair Curry and unanimously carried by the following vote:

Ayes:	Chair Dear, Vice Chair Curry, Board Members Sztorch, Walsh and Hidalgo
Noes:	None
Abstain:	None
Absent:	Board Members Kaji and Gray

ADJOURNMENT

The meeting was adjourned at 5:34 p.m.

APPROVED at the Board's Regular Meeting on October 27, 2014.

Chair Jim Dear

REPORT TO THE OVERSIGHT BOARD TO THE
FORMER CARSON REDEVELOPMENT AGENCY

FROM:



BARRY M. WAITE

ACTING COMMUNITY DEVELOPMENT DIRECTOR

Item No. 1

MEETING OF: OCTOBER 27, 2014 – NEW BUSINESS DISCUSSION

SUBJECT: CONSIDER RESOLUTION NO. OBSA14-20 APPROVING DISPOSITION OF
SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 2403 E. 223RD
STREET FROM THE SUCCESSOR AGENCY TO THE CITY OF CARSON

I. RECOMMENDATION

Recommendation for the Oversight Board:

WAIVE further reading and ADOPT Resolution No. OBSA14-20, "A RESOLUTION OF THE OVERSIGHT BOARD TO THE FORMER CARSON REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DISPOSITION OF SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 2403 E. 223RD STREET FROM THE SUCCESSOR AGENCY TO THE CITY OF CARSON."

II. ALTERNATIVES

TAKE another action the Oversight Board deems appropriate.

III. BACKGROUND

The Oversight Board (Board) is being asked to approve disposition of the approximately 4.1-acre property located at 2403 E. 223rd Street (Property) (Exhibit No. 1) via a Quitclaim Deed (Exhibit No. 2), to the City of Carson (City). The Successor Agency (Agency) would quitclaim the Site for an amount of \$3,500,000.00 based on a fair-market appraisal.

The City desires to purchase the Property from the Agency to be able to direct future development of the Property to ensure a project consistent with the City's vision for the auto-row corridor.

The sale price of \$3,500,000.00 is based on a highest-and best-use independent fair-market appraisal by Goepfner and Associates. Sale proceeds will be allocated pursuant to the terms of the Long Range Property Management Plan (LRPMP) approved by the state's Department of Finance (DOF).

On October 7, 2014, the Successor Agency approved the disposition of the Property to the City. Staff recommends approving Resolution No. OBSA14-20 (Exhibit No. 3) authorizing disposition of the Property via a Quitclaim Deed to the City.

IV. FISCAL IMPACT

The Agency will receive \$3,500,000.00, for the Property. The Agency will then allocate said funds pursuant to the DOF-approved LRPMP.

V. EXHIBITS

1. Vicinity Map. (pg. 3)
2. Quitclaim Deed. (pgs. 4-7)
3. Resolution No. OBSA14-20. (pgs. 8-9)

Action taken by Oversight Board	
Date _____	Action _____

VICINITY MAP

2403 E. 223rd Street

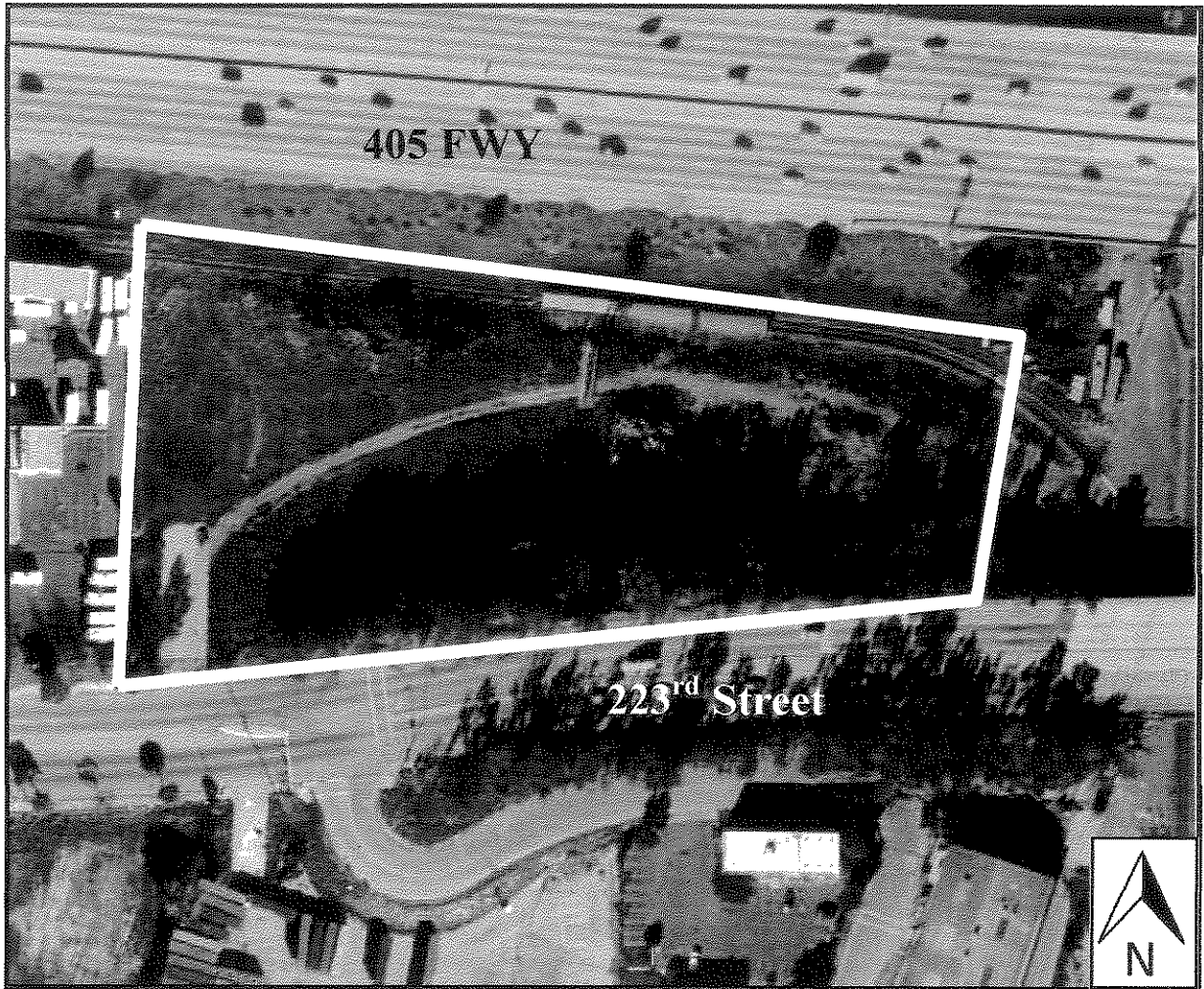


Exhibit No. 1



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Carson
701 E. Carson Street
Carson, CA 90745
Attn: Amelia Soto, Acting Project Manager

(Above Space for recorder's Use Only)

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION of \$3,500,000 (Three Million Five Hundred Thousand Dollars) and other good and valuable consideration, receipt of which is hereby acknowledged, THE CARSON SUCCESSOR AGENCY, a public body ("Grantor"), hereby CONVEYS, RELEASES and FOREVER QUITCLAIMS TO the City of Carson, a municipal corporation ("Grantee"), and its heirs and assigns, any right, title or interest in the real property referred to as Assessor's Parcel Numbers 7315-012-900, in the City of Carson, County of Los Angeles, State of California, more particularly described in the legal description attached hereto as "Exhibit A." Neither Grantor nor its heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

IN WITNESS WHEREOF, the Carson Successor Agency has executed this Quitclaim Deed as of the ____ day of _____, 2014.

CARSON SUCCESSOR AGENCY, a public body

BY: _____
JAMES L. DEAR,
CHAIRMAN

ATTEST:

DONESIA L. GAUSE, CMC
SECRETARY

APPROVED AS TO FORM:

SUCCESSOR AGENCY COUNSEL

EXHIBIT NO 02



EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

That portion of Lot 6 in Block "C" of the Subdivision of a part of the Rancho San Pedro, (also known as Dominguez Colony), in the County of Los Angeles, State of California, as shown on Maps recorded in Book 1, Pages 601 and 602, and Book 32, Pages 97 and 98 of Miscellaneous Records, in the Office of the County Recorder of said County, bounded as follows:

On the North by the Southerly line of that certain parcel of land described in deed to the State of California, as recorded in Book D748, Page 676, Official Records, in the Office of the County Recorder of said County, (now known as the San Diego Freeway); on the South bounded Southerly by Northerly line of 100' strip of land described per (Parcel 12-13:) in Decree of Condemnation, recorded October 5, 1973, Instrument No. 4331, Official Records; on the West by a line which is at right angles to said last mentioned centerline and which passes through a point in said centerline, distant Easterly hereon, 1607.85 feet from the Southerly prolongation of the Westerly line of Lot 5 of said Block "C," and on East by the Westerly line of that certain 250 foot strip of land described first in deed to the Pacific Electric Land Company recorded as Instrument NO. 1314 on January 24, 1924, in Book 2683, Page 358, Official Records.



CERTIFICATE OF ACCEPTANCE OF
QUITCLAIM DEED TO
THE CITY OF CARSON
(Government Code § 27281)

This is to certify that the interest in real property conveyed by the Quitclaim Deed dated on or about _____, 2014, from the Carson Successor Agency, a public body, to the City of Carson, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of Carson and Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____, 2014

By: _____
JAMES L. DEAR, MAYOR



RESOLUTION NO. OBSA14-20

A RESOLUTION OF THE OVERSIGHT BOARD TO THE FORMER CARSON REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DISPOSITION OF SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 2403 E. 223RD STREET FROM THE SUCCESSOR AGENCY TO THE CITY OF CARSON

WHEREAS, as a result of the passage of Assembly Bill 26 from the 2011-12 First Extraordinary Session of the California Legislature (ABx1 26), the Carson Redevelopment Agency (RDA) was dissolved on February 1, 2012; and

WHEREAS, pursuant to Assembly Bill 1484 of the 2011-12 Legislative Session (AB 1484) which amended ABx1 26 (ABx1 26 and AB 1484, collectively, the "Dissolution Act"), the Successor Agency for the former RDA (Successor Agency) is a separate public agency now charged with winding down the RDA's affairs, including making payments due for enforceable obligations (as defined in the Dissolution Act), and perform obligations required pursuant to enforceable obligations; and

WHEREAS, pursuant to Health and Safety Code section 34179.5 within six months after receiving a Finding of Completion from the Department of Finance (Finance), the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, Finance approved the Successor Agency's Long Range Property Management Plan (Plan) on October 23, 2013; and

WHEREAS, the Successor Agency wishes to sell and the City of Carson (City) wishes to purchase the Successor Agency-owned property located 2403 E. 223rd Street, Carson, CA (Property); and

WHEREAS, the sale price of \$3,500,000.00 is based on an independent highest-and best-use fair-market value appraisal; and

WHEREAS, the sale of the Property is in accordance with the approved Plan; and

WHEREAS, the Oversight Board has been duly established and operating pursuant to Health and Safety Code section 34179; and

WHEREAS, the Oversight Board has taken into consideration its fiduciary responsibility to the holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues.

[MORE]

EXHIBIT NO 03



NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD AS FOLLOWS:

Section 1. That the above recitals are true, correct, and incorporated herein.

Section 2. The Oversight Board approves the sale of the Property to the City, in accordance with the Finance approved Plan and HSC section 34181 (f).

Section 3. The Oversight Board hereby directs that the proceeds of the sale of the Property be allocated pursuant to the approved Plan.

Section 5. The Secretary shall certify to the adoption of this resolution.

PASSED, APPROVED and ADOPTED this 27th day of October, 2014.

Chairman Jim Dear

ATTEST:

Secretary Susan S. Nursement

