

**MINUTES FOR THE REGULAR MEETING OF THE  
COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE**

**TUESDAY, APRIL 24, 2007**

**CALL TO ORDER**           The regular meeting of the Community Development Commission of the City of South Gate was called to order by Chairperson Davila at 5:33 p.m.

**ROLL CALL**                Sonia Guerrero, Recording Secretary

**PRESENT**                 Chairperson Davila, Vice Chairperson De Witt, Commission Board Member Gonzalez, Commission Board Member Hurtado and Commission Board Member Martinez; Executive Director Milliman, Legal Counsel Salinas and Director of Community Development Lefever

**LATE**                     Carmen Avalos, Recording Secretary arrived at 5:35 p.m.

**CONSENT CALENDAR**     Agenda Item 1 was approved during the adoption of the Consent Calendar, by motion of Chairperson Davila and seconded by Vice Chairperson De Witt.

**1**  
**MINUTES**                 The Commission approved the minutes for the Regular Community Development Commission meeting of April 10, 2007, during consideration of the Consent Calendar.

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**2**  
**COMMISSION**  
**RE-ORGANIZATION**     The Community Development Commission appointed a Chairperson and Vice Chairperson, ratified the re-organization and selected a Commission Auditor.

                                  William (Bill) De Witt was unanimously appointed Chairperson by motion of Commission Board Member Gonzalez and seconded by Chairperson Davila.

                                  Gil Hurtado was unanimously appointed Vice Chairperson by motion of Chairperson De Witt and seconded by Commission Board Member Davila.

**EXCUSED FROM**  
**MEETING**                At this time, Commission Board Member Martinez, was excused from the meeting and departed from the Council Chambers.

3

**DEVELOPMENT**

The Commission considered the request by property owner to modify a term in Disposition and Development Agreement relating to 3848 Tweedy Boulevard requiring that the tenant mix consist of clothing-oriented retail stores and to permit in lieu thereof a retail grocery store tenant in space once occupied by Miller's Outpost.

Item 3 was continued to a Special Community Development Commission meeting of April 30, 2007 at 5:30 p.m., by motion of Commission Board Member Gonzalez and seconded by Vice Chairperson Hurtado.

**RECESS**

The Community Development Commission recessed at 6:22 p.m., and reconvened at 12:28 a.m., with all Members of Council present.

4

**DEVELOPMENT  
PROJECTS**

The Community Development Commission approved the Deposit Reimbursement Agreement (Contract No. 2007-03-CDC) among the City of South Gate, the Community Development Commission of the City of South Gate, South Gate Gateway, LLC, 88 Tampa-TIC, LLC and HPSC I TIC, by motion of Commission Board Member Gonzalez and seconded by Vice Chairperson Hurtado; and

- a) Authorized the Chair to execute the agreement in a form acceptable to the City Attorney.

**ROLL CALL:** Vice Chairperson Hurtado, yes; Commission Board Member Davila, yes; Commission Board Member Gonzalez; Commission Board Member Martinez, yes; Chairperson De Witt, absent.

**COMMENTS FROM  
THE AUDIENCE**

None

**CLOSED SESSION**

Legal Counsel Salinas requested that any discussion on Closed Session be postponed giving the hour of the night:

1. CONFERENCE WITH LEGAL COUNSEL- PENDING LITIGATION  
Pursuant to Government Code Section 54956.9(a)
  - a) City of South Gate v. Southland
  - b) In Re Southland (Receivership Proceedings)
2. Community Development Commission v. El Paseo, South Gate

**ADJOURNMENT**

At 12:30 a.m., Commission Board Member Gonzalez moved, Commission Board Member Davila seconded and the motion carried (4-0) to adjourn the Community Development Commission meeting. Chairperson De Witt was absent.

**PASSED** and **APPROVED** this 8<sup>th</sup> day of May, 2007.

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Steven A. Lefever, Secretary

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W.H. (Bill) De Witt, Chairperson