

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

TUESDAY, NOVEMBER 13, 2007

- CALL TO ORDER** The regular meeting of the Community Development Commission of the City of South Gate was called to order by Chairperson De Witt at 5:30 p.m.
- ROLL CALL** Sonia Guerrero, Recording Secretary
- PRESENT** Chairperson Bill De Witt, Vice Chairperson Gil Hurtado, Commission Board Member Henry C. Gonzalez and Commission Board Member Maria Davila; Interim Executive Director Mary Strenn and Director of Community Development Steve Lefever
- LATE** Legal Counsel Raul Salinas arrived at 5:34 p.m., City Clerk Carmen Avalos arrived at 5:47 p.m. and Commission Board Member Gregory Martinez arrived at 5:58 p.m. during Closed Session
- CONSENT CALENDAR** Agenda Item 1 was approved during the adoption of the Consent Calendar, by motion of Commission Board Member Gonzalez and seconded by Vice Chairperson Hurtado. Commission Board Member Martinez was absent.
- 1**
MINUTES The Commission approved the minutes for the Regular Community Development Commission meeting of October 23, 2007, during consideration of the Consent Calendar.
- 2**
DEVELOPMENT The Commission considered:
- a) Approving Amendment No. 1 to the Option Agreement between the Community Development Commission and South Gate Gateway, LLC, 88 Tampa TIC, LLC and HPSC I TIC; and
 - b) Authorizing the Executive Director to execute said Amendment No. 1 to the Option Agreement.
- Commission Board Member Davila motioned to approved item 2 and seconded by Vice Chairperson Hurtado. Commission Board Member Martinez was absent.
- Commission Board Member Gonzalez motioned to reconsider item 2 and seconded by Commission Board Member Davila. Commission Board Member Martinez was absent.
- Chairperson De Witt abstained from voting on item 2 and was excused from the meeting and departed from the Council Chambers.

2
DEVELOPMENT
CONTINUED

The Commission approved (as amended) Amendment No. 1 to the Option Agreement (2006-13-CDC) between the Community Development Commission and South Gate Gateway, LLC, 88 Tampa TIC, LLC and HPSC I TIC, by motion of Commission Board Member Gonzalez and seconded by Commission Board Member Davila; and

- a) Authorized the Executive Director to execute said Amendment No. 1 to the Option Agreement.

AMENDMENT: Authorizing the approval of the agreement, the execution by the Chair Pro-Temp and confirmation of the dates by the Commission/Council.

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

3
DEVELOPMENT

The Commission continued the request by the owner of a shopping center located at 3848 Tweedy Boulevard to authorize DD's Discount Fashions as the anchor tenant pursuant to land use conditions contained in the Disposition and Development Agreement (Millers Outpost Center), to the regularly scheduled Community Development Commission meeting of November 27, 2007 by motion of Vice Chairperson Hurtado and seconded by Chair De Witt. Commission Member Martinez was absent.

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COMMENTS FROM
THE AUDIENCE

None

CLOSED SESSION

The Commission Board Members recessed into Closed Session at 5:51 p.m. and reconvened at 6:25 p.m. with all Board Members present. Legal Counsel Raul Salinas reported the following:

1. CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION
Pursuant to Government Code Section 54956.9(a)
 - a) In Re GWS (Bankruptcy Proceedings)

The Commission received a report from Legal Counsel with respect to a proposed settlement agreement and release on that matter. On a motion made by Chairperson De Witt and seconded by Vice Chairperson Hurtado and on a vote of 5-0, the Commission authorized the Chair to execute a settlement agreement and release (Contract No. 2007-09-CDC) resolving the Commission's ongoing dispute with GWS. The settlement agreement will be in a form acceptable to the City Attorney's Office and is contingent upon final resolution consistent with the guidance given by the

**CLOSED SESSION
CONTINUED**

Commission in Closed Session. The settlement agreement is subject to approval by the Bankruptcy Court handling the GWS bankruptcy petition.

ADJOURNMENT

At 6:40 p.m., Chairperson De Witt moved, Commission Board Member Davila seconded and the motion carried (5-0) to adjourn the Community Development Commission meeting.

PASSED and **APPROVED** this 27th day of November, 2007.

W.H. (Bill) De Witt, Chairperson

Steven A. Lefever, Secretary