

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

**TUESDAY, MARCH 11, 2008**

- 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 5:33 p.m.
- ROLL CALL** Carmen Avalos, Recording Secretary
- PRESENT** Chairperson Bill De Witt, Vice Chairperson Gil Hurtado, Commission Board Member Henry C. Gonzalez, Commission Board Member Gregory Martinez and Commission Board Member Maria Davila; Executive Director Ronald Bates, Legal Counsel Raul F. Salinas and Director of Community Development Steven Lefever
- CONSENT CALENDAR** Agenda Item 1 was approved during the adoption of the Consent Calendar, by motion of Commission Member Davila and seconded by Vice Chairperson Hurtado.
- 1**  
**MINUTES** The Commission approved the minutes for the Regular Community Development Commission meeting of February 26, 2008, during consideration of the Consent Calendar.
- 2**  
**COMMENTS FROM  
THE AUDIENCE** None
- 3**  
**WALK-ON  
REDEVELOPMENT** Legal Counsel Salinas reported the Commission authorized the City Attorney's office to proceed forward with an Asset Purchase Agreement. The Asset Purchase Agreement allowed the City to enter into a series of agreements with a receiver assigned to handle the Southland Receivership proceedings. As a result of the Asset Purchase Agreements the City entered into an agreement whereby certain property known as Mission Promenade would be acquired and sold by the City in exchange for a deed of trust in the amount of \$1.25 million dollars. That deed of trust has now become due and is in escrow.
- Legal Counsel Salinas informed the Commission that he received an email from the escrow officer asking for a resolution from the City of South Gate indicating that the signators Executive Director Ronald Bates or Commission Chair Bill De Witt would be authorized to execute a reconveyance of the deed of trust and a payoff agreement. The deed of trust secures a note that's due to the Commission in the amount of \$1.25 million dollars.

Legal Counsel Salinas requested Chairman De Witt walk-on this item because the need for an authorizing resolution came to the attention of the City Attorney on March 11, 2008, and the requested action could not wait until the Commission's next regular meeting.

Chairperson De Witt moved, Commission Member Davila seconded, to walk-on the item because of the explanation given by Legal Counsel and the urgent need to take action.

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

Legal Counsel Salinas suggested the following motion:

The City Attorney be authorized to draft and have executed an appropriate resolution from the Community Development Commission and authorizing Executive Director Ronald Bates and/or the Commission Chair De Witt to sign an assignment of deed of trust and all necessary documents in a form acceptable to the title company so that the Commission could receive \$1.25 million dollars as part of the closing of the Mission Promenade escrow.

Chairperson De Witt so moved, Commission Member Davila seconded.

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

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION  
Pursuant to Government Code Section 54956.9(a)
  - a) In Re California Senior Plaza (CSP)

Legal Counsel Salinas recommended not recess into Closed Session on this item. He reported that the City will be getting bankruptcy court approval and receive a large sum of the money from the bankruptcy court in connection with the sale of the CSP which took place last fall. A further detail report will be made later by the City Manager.

ADJOURNMENT

At 5:41 p.m., Commission Member Gonzalez moved, Chairperson De Witt seconded and the motioned carried (5-0) to adjourn the Community Development Commission meeting.

**PASSED** and **APPROVED** this 25<sup>th</sup> day of March, 2008.