

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE  
APPROVING THE LEGAL TRANSFER OF PROPERTY LOCATED AT 6350 EAST  
WASHINGTON BOULEVARD FROM THE CITY OF COMMERCE TO THE  
SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION**

WHEREAS, Pursuant to ABx1 26 ("AB 26") enacted in June 2011, the Commerce Community Development Commission (the "Commission"), and all other redevelopment agencies throughout the state, were dissolved as of February 1, 2012. AB 1484 was enacted in June of 2012 and substantially amended AB 26, and was codified in the Health and Safety Code; and

WHEREAS, Pursuant to Health & Safety Code § 34175(b), on February 1, 2012, the real property and other assets of each dissolved RDA were transferred to the ownership and control of their "successor agency." Health and Safety Code § 34173(g) requires each successor agency to dispose of such properties and to unwind the affairs of the dissolved redevelopment agencies. The City of Commerce has elected to take on the duties of the successor agency to the Commission (the "Successor Agency"), and by operation of law, the Successor Agency currently owns the land formerly owned by the Commission; and

WHEREAS, Pursuant to Health and Safety Code § 34191.5, within six (6) months after receiving a Finding of Completion from the Department of Finance ("DOF"), each successor agency was required to submit for approval to its oversight board and the DOF, a Long Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the respective former RDA; and

WHEREAS One property identified in the LRPMP is located at 6350 East Washington Boulevard in the City of Commerce; and

WHEREAS, On May 14, 2019, the Successor Agency entered into a Contingent Agreement of Purchase of Sale between the Successor Agency to the Commerce Community Development Commission and Burger Partners, LLC/Tom Malkasian, for property located at 6350 East Washington Boulevard in the City of Commerce. After negotiations, the buyer (Burger Partners, LLC/Tom Malkasian) offered to pay \$1,250,000; and

WHEREAS, During escrow it was discovered that the City of Commerce is the legal title holder of the subject property, not the Successor Agency. As previously noted, the subject property is identified in the approved Successor Agency's LRPMP. However, after the dissolution of RDA the property was not formally transferred to the ownership and control of the Successor Agency; and

WHEREAS, In order to finalize the transaction between the Successor Agency and the buyers, the subject property must first be legally transferred from the City of Commerce to the Successor Agency. To formally document the transfer, a Grant Deed must be executed and recorded before the close of escrow.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMMERCE DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The Grant Deed for the legal transfer of property located at 6350 East Washington Boulevard from the City of Commerce to the Successor Agency of the Community Development Commission, hereby approved in substantially the form attached hereto.

Section 2. The Mayor is hereby authorized on behalf of the City of Commerce to execute any and all documents necessary to implement the City's approval to legally transfer the subject property from the City of Commerce to the Successor Agency of the Community Development Commission.

**PASSED, APPROVED and ADOPTED this 7<sup>th</sup> day of July 2020.**

---

Ivan Altamirano  
Mayor

ATTEST:

---

Lena Shumway  
City Clerk