



City of Commerce

Meeting Minutes

Wednesday, August 23, 2017 - 5:00 PM

Regular Oversight Board Meeting

CALL TO ORDER

Chairwoman Rebollo called meetin to order at 5:04 p.m. in the Council Chambers.

ROLL CALL

Present: 6 - Chairperson Rebollo
Boardmember Vivero
Boardmember Delawalla
Boardmember Rodriguez
Boardmember Vasquez
BoardMember Cornejo

PUBLIC COMMENT

There were no individuals wishing to address the Oversight Board on any items within their jurisdiction.

SCHEDULED MATTERS

1. Approval of the Minutes of Regular Oversight Board Meeting of Wednesday, January 25, 2017, held at 6:00 p.m.

Board Member Vasques moved, seconded by Board Member Delawalla, to approve the minutes of regular Oversight Board meeting of Wednesday, January 25, 2017. The motion carried by the following vote:

Ayes: 6 - Chairperson Rebollo, Boardmember Vivero, Boardmember Delawalla, Boardmember Rodriguez, Boardmember Cornejo, and Boardmember Vasquez

2. Adoption of a Resolution approving the First Amendment to the Contingent Agreement to Sell Land to Craig Realty Group Citadel, LLC.

This item was continued to the next Oversight Board meeting.

3. Adoption of a Resolution Approving the Termination and Release the Covenant Running with the Land and Grant of Lien Agreement Entered Between the Former Redevelopment Agency and Rebecca and Fernando Villanueva upon their Repayment of Ten Percent of the Current Grant Payoff Amount for the Property Located at 2311 Ayers Avenue in the City of Commerce.

City Attorney Olivo provided an overview of the staff report. Discussion took place.

Boardmember Vivero moved, seconded by Boardmember Vasquez, to adopt Resolution approving the Termination and Release the Covenant Running with the Land and Grant of Lien Agreement entered between the former Redevelopment Agency and Rebecca and Fernando Villanueva upon their repayment of ten percent of the current grant payoff amount for the property located at 2311 Ayers Avenue in the City of Commerce. The motion carried by the following vote:

Ayes: 6 - Chairperson Rebollo, Boardmember Vivero, Boardmember Delawalla, Boardmember Rodriguez, Boardmember Vasquez, and Boardmember Cornejo

- 4.** Adoption of a Resolution Approving the Contingent Agreement to Purchase and Sell Land to Wash-Tel Commerce, LLC and Craig Realty Group Citadel, LLC.

This item was continued to the next Oversight Board agenda.

- 5.** Additional Environmental Assessment for 5710 Smithway - Adoption of a Resolution approving a Voluntary Cleanup Agreement with the California Department of Toxic Substance Control (DTSC), and release of a Request for Proposals (RFP) for groundwater monitoring and completion of outstanding work in the DTSC-approved Block Environmental Work Plan for additional site characterization dated September 6, 2006

Deputy Director of Public Works Operations Nila provided an overview of the staff report. Discussion took place on the cost and remaining obligations to remedy the contamination.

Boardmember Delawalla moved, seconded by Boardmember Cornejo, to adopt Resolution approving a Voluntary Cleanup Agreement with the California Department of Toxic Substance Control (DTSC), and release of a Request for Proposals (RFP) for groundwater monitoring and completion of outstanding work in the DTSC-approved Block Environmental Work Plan for additional site characterization dated September 6, 2006. The motion carried by the following vote:

Ayes: 6 - Chairperson Rebollo, Boardmember Vivero, Boardmember Delawalla, Boardmember Rodriguez, Boardmember Vasquez, and Boardmember Cornejo

- 6.** Adoption of a Resolution Approving the settlement agreement regarding litigation entitled *Mayans Development, Inc., Et Al. V. Successor Agency to the Commerce Community Development Commission, Et Al*

City Attorney Olivo provided an overview of the staff report. Discussion ensued about ownership of the property and the way the settlement will be paid. Further discussion followed regarding expense reimbursement for litigation costs for this case.

Board Member Cornejo moved, seconded by Board Member Vasquez, to adopt Resolution approving a Settlement Agreement by and between

Mayans Development, Inc, Los Jardins, LLC, the Successor Agency, the City of Commerce, and Banco Popular North America, and a Settlement Agreement by and between the Successor Agency and Banco Popular North America. The motion carried by the following vote:

Ayes: 6 - Chairperson Rebollo, Boardmember Vivero, Boardmember Delawalla, Boardmember Rodriguez, Boardmember Vasquez, and Boardmember Cornejo

CLOSED SESSION

7. Pursuant to Government Code §54956.9(a), the Oversight Board will confer with Successor Agency legal counsel, and take the appropriate action, with respect to the pending litigation of: *Mayans Development, Inc. and Los Jardines, LLC v City of Commerce Community Development Commission, et al.*, Superior Court of the State of California, County of Los Angeles, Case No. BC505679.

Oversight Board did not go into Closed session.

ADJOURNMENT

Meeting adjourned at 5:34pm.