



MINUTES OF A SPECIAL MEETING OF THE CITY COUNCIL AND SIGNAL HILL REDEVELOPMENT AGENCY

March 4, 2011
9:00 a.m.

A Special Meeting of the Signal Hill Redevelopment Agency was held in the Council Chamber of City Hall on March 4, 2011.

CALL TO ORDER - 9:00 a.m.

ROLL CALL – CITY COUNCIL

PRESENT: VICE CHAIR FORESTER
COUNCIL MEMBER HANSEN
COUNCIL MEMBER NOLL
COUNCIL MEMBER WARD

ABSENT: MAYOR WILSON

ROLL CALL – REDEVELOPMENT AGENCY

PRESENT: CHAIR HANSEN
VICE CHAIR NOLL
MEMBER FORESTER
MEMBER WARD

ABSENT: MEMBER WILSON

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PLEDGE OF ALLEGIANCE

Vice Mayor Forester led the audience in the Pledge of Allegiance.

CITY MANAGER REPORTS

VICE MAYOR FORESTER: As the Mayor is absent, I will be taking charge of the meeting. Can I have City Manager's report item 4?

CITY MANAGER: Yes thank you Honorable Mayor and Members of the City Council and also Honorable Chair and Members of the Redevelopment Agency. Today we have called this special meeting of both the Council and the Redevelopment Agency to transfer certain Redevelopment Agency properties to the City of Signal Hill and also appoint the City to carry out certain Redevelopment activities. In terms of the recommendations let me cover those for you. We basically have a series of recommendations. First is to authorize the Executive Director of the Signal Hill Redevelopment Agency to transfer certain properties to the City of Signal Hill, authorize the City Manager to accept properties transferred by the Signal Hill Redevelopment Agency. There is also a Transfer Agreement that we have for your consideration. There is a fourth action, which is to authorize the Executive Director to execute such easements, deeds and documents as may be necessary to carry out the terms of this Transfer Agreement. And fifth, approval of resolutions authorizing the City and the Redevelopment Agency to enter into a Transfer Agreement and transferring Agency owned properties in the City and requiring the City dispose of certain properties in accordance with the Redevelopment law. And then #5 approve the transfer of certain parcels to our Housing Authority to carry out housing programs and authorize the Executive Director of the Agency to execute a transfer agreement in a form approved by the Agency Counsel. And then because there are a series of actions that are required we're recommending an allocation of \$50,000 from Agency funds to essentially afford in terms of recording of the deeds and the necessary documents and work that would be performed by staff and also the City Attorney.

In terms of the staff report, the staff report gives a background, an analysis in terms of these transfers. Many of these transfers have been contemplated for a number of years, actually. A good example is one of the transfers that we're proposing is to transfer from the Redevelopment Agency to the City, the four acres where the police station is currently being constructed by the Redevelopment Agency. Another example is the Agency recently acquired a private parking lot in order to make it a municipal parking lot behind Signal Hill Florist. We also purchased property on 29th Street for a parking lot. These certainly, the Agency transferring these to the City for public purpose is certainly appropriate. There is also a series of other properties that are being proposed to be transferred to the City and then essentially the City would have 90 days to locate appropriate developers who could develop the properties to complement first the Signal Hill Auto Center, we have properties in terms of the Auto Center a good example is the Agency purchased a couple of years ago the property in which the Auto Center Freeway Sign is located. It's a small parcel – about 1 1/3 acre. That would be proposed to be transferred from the city to an entity to basically operate the sign. Most likely that would be the Signal Hill Auto Dealers Association. But at this point in time we would be working over a 90 day period to effectuate those transfers. There is also a 3 acre parcel that the Agency has owned for a number of years on Spring St., which is set up for parking for the Auto Center so that would certainly be transferred to a private authority as well. The other properties – there is a series of properties on Spring,

Canton and also on 29th Street. They're listed as item 10 on the agenda. There is a series of the 600 through the 700 block of East Spring. The 800 – 900 block of East Spring, also 600 and 700 blocks of Canton and 800 and 900 blocks of Canton as well as the 600 – 700 29th and also the 800 – 900 block of 29th. Now that's the areas along Spring and Atlantic which the Agency has spent considerable time and effort in terms of assembling, it's highly contaminated property. Also there is a series of 29 oil wells – abandoned wells on that property that need to be tested and re-abandoned. There is just a series of environmental issues on the property, including the Newport/Inglewood fault crosses through the property as well so it's going to need a series of seismic studies on that property prior to development. The other properties that the Agency is asking to transfer to the City is 859 East Patterson which is a vacant property, which is basically at this point in the center of the transfer station being constructed by EDCO. There is a lease that encumbers that property. Also gives the first right to purchase that to EDCO so that would be something that we would be pursuing with EDCO in terms of a transfer of that property as well. And then there is a series of properties on Cherry Avenue in the Heritage Square area near the Fresh N Easy that the Agency has spent the last 3 - 4 years acquiring. Those are 2435-2461 Gardena Avenue. It's an abandoned industrial property. It's north of Burnett. There's 2475 Gardena Avenue, which is a vacant property also on Burnett and 2885. So we would propose transferring those to the City and then the City would have 90 days basically to transfer those as well to a private development entity.

AGENCY AGENDA – NEW BUSINESS

There was no Agency new business.

ADJOURNMENT

It was moved by MEMBER WILSON and seconded by MEMBER FORESTER, to adjourn to the next regular meeting on Tuesday, March 15, 2011 at 7:00 p.m. in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The following vote resulted:

AYES: CHAIR HANSEN
VICE CHAIR NOLL
MEMBER FORESTER
MEMBER WARD
MEMBER WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Chair Hansen adjourned the meeting at 8:03 p.m.

Tina L. Hansen
Chair

Rebecca Burleson
Agency Secretary