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The Successor Agency to the Compton Community Redevelopment Agency, is a distinct and separate legal entity from the City of Compton, and was established by Resolution No. 1, adopted on February 7, 2012. The Successor Agency is limited to the assets and liabilities of the dissolved Community Redevelopment Agency (CRA) of the City of Compton and shall have the authority to perform the functions and duties described in Part 1.85 to Division 24 of the California Health and Safety Code.

GOVERNING BODY OF THE SUCCESSOR AGENCY AGENDA

10/27/2026
6:30 PM – PUBLIC MEETING

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. OCTOBER 28, 2025

2. JULY 14, 2026

NEW BUSINESS

3. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A TEMPORARY LICENSE AGREEMENT BETWEEN THE SUCCESSOR AGENCY AND SANTA'S CHRISTMAS TREES FOR THE PURPOSE OF SELLING CHRISTMAS TREES ON CERTAIN AGENCY-OWNED PROPERTY LOCATED AT 2000 WEST COMPTON BOULEVARD

DIRECTORS COMMENTS

ADJOURNMENT

October 28, 2025

The Governing Body of the of the Successor Agency meeting was called to order at 6:35 pm in the Dollarhide Community Center.

Roll Call

Directors Present: Duhart, Spicer, Bowers, Darden, Mayor Sharif
Directors Absent: None
Other Officials Present: S. Zurita, W. Hopkins, Jr.

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

Lynn Boone stated with Mr. Hopkins controlling all of the budgets, he makes the decisions on how the land is going to be sold, the land that belongs to the people, the land that belongs to the City of Compton. She wants to emphasize this because more people are watching the Council Meetings and when she sends them the stuff they can't believe they have five people up there that allow one person to run the entire city. This is how money comes up missing because with him controlling all of the budgets he can spend whatever he wants to spend and take it out of whatever budget he chooses. They will vote yes because they never look at the account numbers or anything. "Mr. Bowers I just want to say the people really thought at one time that we had somebody that had sense that knew what was going on and what was wrong up there and you just joined the clan. They don't even have to throw the pole out for you anymore and the same with Ms. Darden." You are on the Planning Commission and allowing their land to get sold any kind of way for whatever dollar amount. No one is even asking the going rate for the property. There are people that are willing to help them, however they have to show them that they want to help themselves. To keep the same people sitting up there is ludicrous. They don't answer any questions; they spend the money. It's supposed to be a reimbursement when they go out of town not a credit card. They don't have any invoices or anything on the credit cards. There are thirty-one cards and they don't know who's using them, yet the people will have to pay for them. Triphenia, the Assistant City Manager, makes a quarter million dollars a year.

Director Darden "Ms. Boone some of the cases such as conditional use permits and variances do not have to go before the Planning Commission. The laws have changed and some can be handled or approved administratively so if you wish I can discuss it further with you and I believe the Planning Commission meets the third Wednesday of the month."

Tanya Lewis from district one reported there was a massive hole near Tom's. She requested that the hole be filled. "First District Lady you mentioned when you were speaking that you guys inform us. Why did it take Fidel to come up here and tell us about Triphenia and a check issued to

him?" We were never informed that this woman wrote him a check. Does she have the right to write a check I thought it was the Treasurer. "I can't stand your silliness every time someone speak about your situation you have a smile on your face. Grown men don't sit and smile. You need to grow up, and you want to run for Mayor I think you need to change that." Why did the lady reimburse him? Why would he write her a check for a car he rented? Can you explain it or have her come in and explain it because they always worry about their money.

Director Spicer "You guys realize you're talking about a check I wrote to her not a check she wrote to me, and it was very much explained last Tuesday go back and check the video."

Missy about a year ago they were talking about the land next to Chevron. Was it ever sold to Danny Bakewell because at one time it was on the agenda. She would like to know what happened to the land. "Mr. Flournoy, I know you are Planning Manager, why don't the residents be informed of what land is being sold or a public hearing be held. You claim you post items on the wall, who in their right mind is going to drive up there to look on a wall to find out when there's a public hearing when there is a podium right here. When you can please come to this podium when there is going to be a public hearing on any piece of parcel in the city." They need to think about giving him authority over all the parcels in the city. Give them what they want, they get what they want and spend their money the way they want. They do not listen to them, they are non-factors to them. She will continue to speak her peace and let them know how she feels because she is entitled to that whether right, wrong or indifferent.

Fidel Marquez district one "Ms. Darden the comment you made to Ms. Boone we have a Charter. This trumps everything, that's why we were granted authority to govern ourselves. I wish we could have some people that will find a backbone and fight for the community." The state is not going to come in and assist them with parking problems, infrastructure and rotting sewer piping therefore don't allow them to come in and dictate what they do in the city. We need firemen and policemen will the state provide them? If they demand something say no, let them sue us. We have tons of lawyers on retainer hire one of them. "Ms. Darden get with Sonny and tell her to school you on the laws of a Charter city she's very well aware of the law when it comes to Charter cities." He will sit down with her and share the knowledge he studied on it. As per the Charter Directors are supposed to go through the City Manager not Triphenia. They are not supposed to address any employees therefore why was he so comfortable with writing Triphenia a check? He read an article a couple weeks ago. It didn't say a name, but it was pointing at Triphenia. They are paying for people to go to conferences and other stuff on taxpayers' dime. It also stated Triphenia was running a consultant business out of City Hall, were you guys aware of that? Why is the employee still here?

Vanessa Cain stated a Charter city does not have to comply with the state. Let them sue them, they are burning anyway. If the citizens do not want it, they should not have it. They are talking

about allowing a person that obtained city property, she's not sure how she obtained it probably through Aja Brown and Michelle Chambers. The school district wanted to purchase it, they should have been allowed to purchase it. They should have been given first right of refusal. They need things that are relevant held in the city pertaining to the taxes, the development in the city, and when they bring in developers what do they do. There are many other things they can do besides development. Public safety is deplorable; Compton and Rosecrans look pathetic. The medians use to have lights and palm trees. "What Spicer did is the same thing Omar Bradley went to the penitentiary for, and he didn't even use the tickets, Spicer used the car."

NEW BUSINESS

1. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE DIRECTOR TO DECLARE CERTAIN PROPERTIES LOCATED WITHIN THE CITY OF COMPTON SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT GOVERNMENT CODE SECTIONS 54220 ET SEQ

Director Darden informed them that it's only declaring surplus land there is no proposals for any development at this time. She would like to schedule Charter Review Studies as long as they do not violate the Brown Act with citizens that would like to participate.

On Motion by Duhart, second by Spicer **"A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE DIRECTOR TO DECLARE CERTAIN PROPERTIES LOCATED WITHIN THE CITY OF COMPTON SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT GOVERNMENT CODE SECTIONS 54220 ET SEQ"** was approved by the following vote on roll call:

AYES: **Directors – Duhart, Spicer, Bowers, Darden, Mayor Sharif**
NOES: **Directors – None**
ABSENT: **Directors – None**

DIRECTOR'S COMMENTS

NONE

ADJOURNEMENT

On motion by Bowers, seconded by Spicer, the Successor Agency Meeting was adjourned at 6:56pm by the following vote on roll call:

AYES: **Directors – Duhart, Spicer, Bowers, Darden, Mayor Sharif**
NOES: **Directors – None**
ABSENT: **Directors – None**

SATRA D. ZURITA
SECRETARY OF THE SUCCESSOR AGENCY

EMMA SHARIF
CHAIRPERSON OF THE SUCCESSOR AGENCY

July 14, 2026

The Governing Body of the Successor Agency meeting was called to order at 8:44 pm in the Council Chamber of City Hall by Chairperson Emma Sharif.

ROLL CALL

Directors Present: Duhart, Spicer, Bowers, Darden, Mayor Sharif
Directors Absent: None

Other Officials Present: I. Young, S. Zurita, B. Mims, G. Groomes

PUBLIC COMMENTS ON SUCCESSOR AGENCY AGENDA ITEMS

Mark Smith spoke about the Successor Agency property located in the Landfield asking what they were doing with it. Where are they at with it? What's the plan for it? In district three, on the 2700 and 2800 blocks of W. Alondra, they have kicked the can down the road long enough. What was the plan for revitalizing and remediating the property there? They have people and dogs living in the field and there's constant dumping in the field. He spoke with Mr. Ward, he's a resident, he lives next door and people are dumping all kinds of debris including gasoline and whatever they are getting high on. Are they driving the district to see it? He talked to them about the methane emissions; they get an easterly and westerly wind going right up to his residence and the surrounding residence. Where's the EPA report? Where are the soil samples or soil runoff? They have been going over it for at least two years.

Executive Director Groomes explained the property Mr. Smith was referring to was on Alondra, a very key property they would definitely like to get developed therefore in order to get it done they met approximately two weeks ago with State Senator Richardson's office where they discussed pursuing joint resources in the state that would allow them as a city to explore the site and identify all the conditions on the site. It's early in the process however they have gotten commitments from the State Senator's Office that they will help them in any way possible. They are looking at funding opportunities to explore what's necessary to remediate the site. As soon as the possibilities move further, they will inform the residents.

Chairperson Sharif warned Mr. Smith that if he continued to speak from the audience, he would be removed because he was given the opportunity to speak when he approached the podium.

Director Darden informed Successor Agency Director Flournoy that she did not see Alondra on the list, should that have been part of it the Surplus Land Act?

Successor Agency Director Flournoy stated it was subject to the Surplus Land Act however they wanted to push the first four properties so they could get them prepared for development. They absolutely plan on getting all of the Successor Agency properties to run through the Surplus Land Act they are doing in batches. They are also working with the State Department of Toxic and

Substance Control to get a gage of where the last data they had from them was. They are working with a consultant that they will be able to bring on board as soon as the budget opens all the way up.

Director Bowers asked if there was a report proving they had done sampling over there for some time.

Successor Agency Director Flournoy stated there was a very old report. They do not have a report on record within the last ten years.

Director Bowers noted that someone had been over there taking samples within the last two years.

Successor Agency Director Flournoy indicated they have talked about it a number of times, Public Works has a contract with MV5, MV5 after raining or precipitation when there was a storm, storm water testing took place, it happens every time it rains.

Director Bowers stated there was another entity there prior to MV5. He had gone over there and stood next to them while they collected dirt. They may get some runoff in the street; however, they are collecting soil.

Successor Agency Director Flournoy stated he was absolute correct as the storm water does go into the soil.

Director Bowers asked if they were also getting dirt.

Successor Agency Director Flournoy stated they are taking soil samples with storm water within the soil.

Director Bowers noted there were some kinds of readings available whether it was storm water or mud.

Successor Agency Director Flournoy responded yes, he has spoken with his colleague Jack Gong about getting the information from MV5 and he agreed to provide the data.

Director Bowers asked when they could get it.

Executive Director Groomes informed him that yes, they were taking samples of storm water and some of that involves taking soil as well but that doesn't substitute for a comprehensive analysis of the site and that's what they are trying to get done. They are trying to get the entire site tested to see what could be done and could not be done.

Director Bowers "Right Mr. Groomes I understand that however it is a start there's still some sort of report. I know there was a report out around 2019. It was a full report under the Aja Brown Administration they had the report where the soil and field were tested therefore it should be in the file somewhere."

Successor Agency Director Flournoy informed him that it was not in the Successor Agency files.

Chairperson Sharif needed clarity on if he stated there were no records in the city that had to do with soil testing of the land.

Successor Agency Director Flournoy stated the soil testing was being administered by the Public Works Department, they have the contract with MV5, and he would follow up with Jack to see when he can get the information.

Director Bowers noted they had other land that's considered contaminated who tested it where were the reports?

Successor Agency Director Flournoy stated he would have to know the specifics of the land he's referring to however he's sure it was an engineering firm.

Director Bowers asked if there was any specific file in the city that identified contaminated land.

Successor Agency Director Flournoy responded, "no" sir they know what sites arguably are not clean uses which is petroleum and things of that nature. They absolutely know where the land uses are. In terms of a report that speaks about the level of contamination and where the extents of the contamination were the only report they had dates back over ten years ago.

Director Bowers advised him that since he has that one produce it so they could review it.

Successor Agency Director Flournoy stated the first thing they would like to do is make sure they bring it up to date.

Director Bowers indicated he was asking for the ten-year-old report if he had it.

Successor Agency Director Flournoy replied, ok.

Missy stated in regard to the Alondra Landfield every time it rains someone is over there collecting samples. She doesn't know who has the keys or who has permission but the information they just received, no shade to him however he needs to have more accurate information because they are asking him a lot of questions, he's in the successor department and he can't answer the questions. Something was going on, are they taking soil samples, dirt samples or what? Who goes there? Who has keys to the gate? She goes to the site consistently after it rains and she always sees bodies there. As far as development is concerned over there it was supposed to be a park. Years ago, they received $10 million, where did the money go? Let's look into putting a park there for the community. Anything to get the kids and their families together to make it more intimate. Put something there they can use as taxpayers.

Vanessa Cain stated they have housing built on the theater lot which is a contaminated lot. It has to be something there, if they don't have any files on any of the housing that's being built, they don't know what kind of land they are building housing on. If they are allowing the developers to come in and do it somebody needs to go to jail. It's criminal they have plenty of contaminated lots in Compton and have housing sitting on it. Its ridiculous people are dying over there and at the place

Mark mentioned. There's no housing but they are right there. It's downright ignorant that should be handled first because when the wind comes it blows all over Compton it doesn't just stay in Mark's district. It's just like World Oil they are going to have to make some hard choices about the communities where they have contamination going on and it's all airborne. They all suffer from it however they just let it go when t's not just a brush off to build housing. They don't need anymore housing until they get the environmental situation under control. It's going to cost them a lot of money because there will be a lot of lawsuits. They think they have sixty left now, try ninety thousand. It's not a game; people's health is not a game.

Mark Smith stated it's exactly what he means about existential community crisis, Vanessa made his exact point. He finds it very disturbing and it's unbelievable that someone could have a key to unlock the gate, go to perform tests and they are totally aware of it. No one has a record, no one knows who gave him the key, and he understands it precedes them. It goes back to Ms. Arceneaux it preceded her and it precedes Director Bowers. They are talking about how they have to get ready for the Olympics, revitalization, beautification. The number one high-priority hazard is on Alondra and other places.

Executive Director Groomes believes staff had shared that after every rain their Public Works staff has a contract with a firm that are required to per their contract go to the site.

Mr. Smith cut Mr. Groomes off, stating with all due respect Mr. Groomes he lives there and he's the one that walks there and has seen them open the gate, not Public Works, it could be on Sunday, Public Works is not working on Sunday they have a key.

Executive Director Groomes indicated the people over there are the people that are contracted by Public Works. They are the people who perform the test, runoff and sometimes it involves soil test. Therefore, they are permitted by contract with them through Public Works to access the site.

Mark Smith stated he doesn't have a problem with it, he just wanted the results they have been asking for from them for about four years.

Director Darden suggested the land they are discussing with Mr. Smith should be brought back in a different manner because the resolution is to approve the surplus land and the parcel he's referring to is not part of the resolution. Let's bring his issue back so that they can discuss it further.

Mr. Smith indicated he thought they were discussing Successor Agency properties.

Director Darden stated that was true, however it was not on the agenda for tonight, that's why she asked them to bring it back at a later date to clarify so that everyone could understand what was going on and they could find out about keys, etc.

Director Duhart stated maybe three weeks ago they asked for a report from the agency or contractor out there sampling the soil. She knows they are sampling water runoff or something to that effect, however they did ask for a report and the report has not been provided so that the Council and citizens know what's going on regarding the property. She doesn't know who's responsible but please bring a report back to the Council addressing the samples that are taking from the site.

Chairperson Sharif asked if they would share whatever samples they were taking. She believes it was the MV5 they were speaking to in regard to the report. Hopefully they will be bringing the report back soon. "Mr. City Manager, can you check on it and bring them back the report?"

Executive Director Groomes stated he would absolutely make sure they receive the report. He was the person responsible to provide the report when they ask for it.

Director Duhart noted someone mentioned they need to turn the land into a park. If the soil is toxic, she doesn't know what they need to do to turn it into a park. She personally has a problem with putting children on the land. She doesn't care if they are installing baseball fields or whatever it's still a danger to the children therefore she has a problem with turning it into a park. They can turn it into a nature park but not something for the children she doesn't want to see another Ujima Village.

Fidel Marquez from district one stated his concern with the surplus was no more housing. He understands Director Duhart has a problem with kids being on the site, however whatever they need to do with the properties they need environmental reports. Council waived environmental reports for Olson projects, the old hospital on Dwight and Compton and they have people living on the site. He doesn't know how anyone was able to qualify for funding without an environmental report. They cannot buy new construction without an environmental report. How do they have people in there? What is the corruption scheme? Where are the kickbacks, it's illegal. "Mayor, I study real estate I know what I'm talking about every property moving forward they need to do an environmental report; they need to have everything studied and they need more businesses. The need to get aggressive with policies they need to make it inviting for businesspeople to come to the city. They need to lower taxes for a certain amount." Every city has been having grand openings with Sprouts except Compton. They need some kind of healthy option in the city.

NEW BUSINESS

1. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF COMPTON RESCINDING RESOLUTION NUMBER 26,327 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO DECLARE CERTAIN PROPERTIES LOCATED WITHIN THE CITY OF COMPTON SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT GOVERNMENT CODE SECTIONS 54220 ET SEQ

On Motion by Duhart, seconded by Darden **"A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF COMPTON RESCINDING RESOLUTION NUMBER 26,327 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO DECLARE CERTAIN PROPERTIES LOCATED WITHIN THE CITY OF COMPTON SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT GOVERNMENT CODE SECTIONS 54220 ET SEQ."** was approved by the following vote on roll call:

AYES: **Directors – Duhart, Bowers, Darden, Chairperson Sharif**
NOES: **Directors – None**
ABSENT: **Directors – Spicer**

DIRECTOR'S COMMENTS

NONE

ADJOURNMENT

On Motion by Darden, seconded by Duhart, the Successor Agency Meeting was adjourned at 9:09pm by the following vote on roll call:

AYES: **Directors – Duhart, Bowers, Darden, Chairperson Sharif**
NOES: **Directors – None**
ABSENT: **Directors – Spicer**

SATRA D. ZURITA
SECRETARY OF THE SUCCESSOR AGENCY

EMMA SHARIF
CHAIRPERSON OF THE SUCCESSOR AGENCY

October 27, 2026

TO: **HONORABLE CHAIRPERSON & DIRECTORS**

FROM: **EXECUTIVE DIRECTOR**

SUBJECT: **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A TEMPORARY LICENSE AGREEMENT BETWEEN THE SUCCESSOR AGENCY AND SANTA'S CHRISTMAS TREES FOR THE PURPOSE OF SELLING CHRISTMAS TREES ON CERTAIN AGENCY-OWNED PROPERTY LOCATED AT 2000 WEST COMPTON BOULEVARD**

SUMMARY

Staff is requesting that the Board Members authorize the Executive Director to enter into a temporary license agreement between the Successor Agency to the Community Redevelopment Agency of the City of Compton ("Successor Agency" or "Agency") and Santa's Christmas Trees for the purpose of selling Christmas trees on certain Successor Agency-owned property located at 2000 West Compton Boulevard, Compton, CA.

BACKGROUND

Over the past decade (10) years, Santa's Christmas Trees has entered into temporary license agreements with the Agency to sell Christmas trees at the subject site at 2000 W Compton Boulevard. Each time, the applicant successfully complied with the terms of the temporary agreements.

STATEMENT OF ISSUE

The Successor Agency received a request from Brownie Mentlow, owner of Santa's Christmas Trees, to lease certain Agency-owned property located at 2000 West Compton Boulevard (the "Property") to sell Christmas Trees, commencing November 16, 2026, through December 30, 2026. Santa's Christmas Trees intends to lease the Agency's Property for Two Thousand Dollars ($2,000.00), payable to the Successor Agency. Additionally, the company would secure a $1,000,000.00 Certificate of Insurance naming the Successor Agency and the City of Compton as additional insureds.

Contingent to the transaction, the Agency has directed Santa's Christmas Tree to contact the following agencies in connection with the proposed use of the subject property: the Los Angeles County Sheriff's Department to ensure that any security plans for the event are in place; the City Attorney's office for required insurance coverage; the City's Planning

and Building Division for any permits; the City's Business Licenses for all licenses and permit fees; and the Compton Fire Department for any emergency medical assistance.

FISCAL IMPACT

The vendor, Brownie Mentlow, owner of Santa's Christmas Trees, will pay the Agency $2,000.00 for the temporary license for the intended use of the subject Property.

RECOMMENDATION

Staff recommends that the Board Members adopt the attached Resolution.

CECIL FLOURNOY, DIRECTOR
COMMUNITY DEVELOPMENT

APPROVED FOR FORWARDING:

JERRY GROOMES
INTERIM EXECUTIVE DIRECTOR

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A TEMPORARY LICENSE AGREEMENT BETWEEN THE SUCCESSOR AGENCY AND SANTA'S CHRISTMAS TREES FOR THE PURPOSE OF SELLING CHRISTMAS TREES ON CERTAIN AGENCY-OWNED PROPERTY AT 2000 WEST COMPTON BOULEVARD

WHEREAS, Successor Agency has received a request from Brownie Mentlow, owner of Santa's Christmas Trees, to lease certain Agency-owned property at 2000 West Compton Boulevard for the purpose of selling Christmas Trees from November 16, 2026 to December 30, 2026; and

WHEREAS, Santa's Christmas Trees proposes to lease the site for the sum of $2,000.00 payable to the Successor Agency. Additionally, the company will obtain a $1,000,000 Certificate of Insurance naming the Successor Agency and the City of Compton as additional insureds; and

WHEREAS, contingent upon the transaction, the Agency has directed Santa's Christmas Tree to contact the following agencies in connection with the proposed use of the subject property: the Los Angeles County Sheriff's Department to ensure that any security plans for the event are in place; the City Attorney's Office for required insurance coverage; the City's Planning and Building Division for any permits; the City's Business License Division for all licenses and permit fees; and the Compton Fire Department for any emergency medical assistance; and

WHEREAS, the Agency desires to enter into a temporary license agreement with Santa's Christmas Trees to use certain Successor Agency-owned property at 2000 West Compton Boulevard for the purpose of selling Christmas Trees at the subject site for the period of November 16, 2026 through December 30, 2026 for the sum of $2,000.00.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Executive Director is hereby authorized to enter into a temporary lease agreement with Santa's Christmas Trees to lease certain Agency-owned property located at 2000 West Compton Boulevard for the sum of Two Thousand Dollars ($2,000.00) for the purpose of selling Christmas trees for the period covering November 16 through December 30, 2026.

Section 2. That the vendor, Brownie Mentlow, owner of Santa's Christmas Trees, will pay the Agency $2,000.00 for the temporary license, in addition to complying with all conditions attendant to the temporary use of the subject Property.

Section 3. That a certified copy of this resolution shall be filed in the offices of the Executive Director, General Counsel, City Controller, Successor Agency, and Agency Secretary.

Section 4. That the Chairperson shall sign and the Secretary shall attest to the adoption of this resolution.

ADOPTED this 27th day of October, 2026.

EMMA SHARIF
CHAIRPERSON OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
SECRETARY OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: SS

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at the regular meeting thereof held on the 27th day of October, 2026.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

SATRA D. ZURITA
SECRETARY OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON

LICENSE AGREEMENT
BETWEEN
SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF COMPTON
AND
SANTA'S CHRISTMAS TREES

THIS LICENSE AGREEMENT (hereinafter referred to as the "Agreement") is entered into by and between the **SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON**, a distinct and separate legal entity from the City of Compton (hereinafter referred to as "Licensor") located at 205 South Willowbrook Avenue, Compton, California 90220, and **SANTA'S CHRISTMAS TREES** (hereinafter referred to as "Licensee") located at 421 West Almond Street, Compton, California 90220.

W I T N E S S E T H:

WHEREAS, Licensor is the owner of the land commonly known as 2000 West Compton Boulevard, Compton, California 90220 (the "Property");

WHEREAS, Licensee has requested the limited right to enter upon the Property for the limited purpose of selling Christmas trees (the "Activities") for the period commencing November 16, 2026 through December 30, 2026;

WHEREAS, Licensor has agreed to grant to Licensee, and Licensee has agreed to accept from Licensor, a limited, non-exclusive, revocable license to enter upon the Property to conduct the Activities in accordance with and subject to the terms and provisions of this Agreement;

WHEREAS, Licensor and Licensee desire to execute and enter into this Agreement for the purpose of setting forth their agreement with respect to the Activities and Licensee's entry upon the Property.

NOW, THEREFORE, for and in consideration of the foregoing premises, the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Licensor and Licensee do hereby covenant and agree as follows:

1. Term. The term of this Agreement shall be for the period commencing on November 16, 2026 and shall expire on December 30, 2026. This Agreement shall automatically terminate upon its expiration and Licensee hereby waives any and all rights to relocation benefits under California law upon the expiration or earlier termination of this Agreement.

2. Fee. The license fee for this Agreement shall be Two Thousand dollars ($2,000.00) payable in advance to the Successor Agency- City of Compton.

3. Use. Licensee may use the Property only for the Activities, and for no other use or purpose.

4. No Improvements or Hazardous Substances. Licensee shall not construct any improvements on the Property or bring onto or use any hazardous substances on the Property without the prior written consent of Licensor.

5. Removal of Personal Property. Upon the expiration or earlier termination of this Agreement, Licensee shall remove all of its personal property from the Property and restore the Property to its condition as of the date hereof.

6. Damage; Indemnity. Licensee expressly agrees as follows: (i) any Activities by or on behalf of Licensee, including, without limitation, the entry by Licensee or Licensee's officers, members, employees, agents or contractors (collectively, "Licensee's Designees") onto the Property in connection with the Activities, shall not damage the Property in any manner whatsoever, (ii) in the event the Property is damaged, altered or disturbed in any manner in connection with the Activities, Licensee shall return the Property to the condition existing prior to the Activities, and (iii) Licensee, to the fullest extent allowed by law, shall indemnify, defend and hold Licensor harmless from and against any and all claims, liabilities, damages, losses, costs and expenses of any kind or nature whatsoever, including, without limitation, attorneys' fees and expenses and court costs suffered, incurred or sustained by Licensor as a result of, by reason of, or in connection with the Activities or the entry by Licensee or Licensee's Designees onto the Property (including, without limitation mechanics liens). The indemnification and defense obligations of Licensee contained herein shall survive the expiration or earlier termination of this Agreement.

7. Permits and Licenses. Licensee, at its sole expense, shall obtain and maintain during the term of this Agreement all appropriate business and professional permits, licenses and certificates that may be required in connection with the performance of this Agreement.

8. Insurance. Licensee shall procure and maintain, at its own expense and during the term of this Agreement, a policy of commercial General Liability insurance issued by an insurer reasonably satisfactory to Licensor covering each of the Activities with limits of liability of not less than $1,000,000.00 per occurrence and Automobile insurance with a limit of liability of not less than $1,000,000.00 for each accident. Licensee shall deliver to Licensor Certificate(s) of Insurance evidencing that such insurance is in full force and effect, and evidencing that Licensor has been named as an additional insured thereunder with respect to the Activities, prior to entering the Property. Additionally, in accordance with the provisions of Section 3700 of the Labor Code, Licensee shall be insured against liability for Workers' Compensation or to undertake self-insurance in compliance with that Code.

9. Successors. This Agreement shall be binding upon and enforceable against, and shall inure to the benefit of, the parties hereto and their respective successors and permitted assigns.

10. Limitations. Licensor does not hereby convey to Licensee any right, title or interest in or to the Property, but merely grants the specific and limited contractual rights and privileges hereinabove set forth.

11. Notices. Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other party shall be in writing and shall be deemed

given as of the time of hand delivery to the addresses set forth below, or if sent by United States registered or certified mail, postage prepaid, return receipt requested or nationally recognized overnight mail service (i.e., FedEx), on the date of actual delivery. Unless notice of a different address has been given in accordance with this section, all such notices shall be addressed as follows:

If to Licensor, to: Successor Agency to the Community Redevelopment Agency of the City of Compton
205 S. Willowbrook Avenue
Compton, California 90220
Attn: Cecil C. Flournoy III

If to Licensee, to: Santa's Christmas Trees
421 West Almond Street.
Compton, California 90220
Attn: Brownie Mentlow

12. Assignment. This Agreement may not be assigned by Licensee, in whole or in part.

13. Governing Law. This Agreement shall be construed, enforced and interpreted in accordance with the laws of the State of California.

14. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument. Furthermore, executed counterparts of this Agreement may be delivered by emails of pdf documents, and such electronic transmissions shall be valid and binding for all purposes when transmitted to and actually received by the other party. Notwithstanding the foregoing, each party delivering executed documents by email agrees to provide the other party with an original, hard copy of the relevant signed documents promptly after the request of the other party.

15. No Recording of Agreement or Memorandum of Agreement. In no event shall this Agreement or any memorandum hereof be recorded, and any such recordation or attempted recordation shall constitute a breach of this Agreement by the party responsible for such recordation or attempted recordation.

16. Miscellaneous. As part of this Agreement, Licensor has directed Licensee to contact the following agencies in connection with the proposed use of the Property prior to the commencement of the Activities: (i) the City's Parks and Recreation Department for all necessary fees and procedures; (ii) the Los Angeles County Sheriff's Department to ensure that any security plans for the event are in place; (iii) the City's Building and Safety for any applicable permits; (v) the City's Business License Division for all applicable licenses and permit fees; and (vi) the Compton Fire Department for any emergency medical assistance, if needed.

IN WITNESS WHEREOF, Licensor and Licensee have caused this Agreement to be executed and sealed, all the day and year first written above.

SANTA'S CHRISTMAS TREES
"LICENSEE"

Dated: _____

By: _____
Brownie Mentlow, Owner

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON
"LICENSOR"

Dated: _____

By: _____
Jerry Groomes, Interim City Manager

Approved as to form:

By: _____
Law Division

Dated: _____

ATTEST:

Dated: _____

By: _____
Satra D. Zurita, City Clerk