

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**

**05/25/2021
6:00 PM**

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. APRIL 6, 2021

NEW BUSINESS

2. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON RESCINDING RESOLUTION NO. 116 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH AAA ASBESTOS AND LEAD INSPECTIONS, INC. FOR THE TESTING OF ASBESTOS AND LEAD AT VARIOUS SUCCESSOR AGENCY-OWNED PROPERTIES (\$22,050)

DIRECTORS COMMENTS

ADJOURNMENT

APRIL 6, 2021

The Governing Body of the Successor Agency meeting was called to order at 8:04 p.m. in the Council Chambers of City Hall by Chairperson Aja Brown. The meeting was held via Zoom teleconference due to the existence of the coronavirus pandemic.

ROLL CALL

Directors Present: McCoy, Sharif, Brown
Directors Absent: Chambers, Galvan

Other Officials Present: D. Brown, A. Godwin, D. Brown, C. Cornwell,

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

There were no audience comments.

APPROVAL OF MINUTES

1. MARCH 23, 2021

On motion by Sharif, seconded by McCoy, the minutes were approved by the following vote on roll call:

AYES: Directors – McCoy, Sharif, Brown
NOES: Directors – None
ABSENT: Directors – Chambers, Galvan

EXECUTIVE DIRECTOR REPORTS

2. ORAL REPORT - UPDATE ON SUCCESSOR AGENCY PROPERTIES

Assistant City Manager Michael Antwine reported that the Successor Agency/Housing Agency owns 24 properties/parcels, the Successor Agency has 18 property locations, and the Housing Successor maintains 6 properties.

- 15 property sites are under contract for development
- 7 property sites are under negotiations or development
- 2 property sites are available for Request for Proposals

There has been a total of 20 property sites under negotiation since January of 2020.

Mr. Antwine presented the various site locations for proposed developments and their current status.

Housing Properties Under Development:

LandSpire Development - 1434 W. Compton Blvd. = 77 Housing Units (100% Affordable)

City Ventures – 930 W. Compton Blvd. = 60 Housing Units – Construction Plans Submitted to the City

Olson Company - 250 N. Central Avenue = 29 Housing Units and 1950 N. Central Avenue = 57 Housing Units - Construction Plans submitted to City

F. Harvey Development - 217 E. Indigo St. = 4 Housing Units - Design Plans underway

KBK Development 501-601 E. Compton Blvd. = 290 Housing Units & 50k sq. ft. retail - Construction Plans submitted to City

Commercial/Retail Developments:

Majestic Auto = Business Expansion - 1501 S. Alameda St. = In escrow for Sale

Red Mountain Group = Retail Development – 2000-2024 West Compton Blvd. – Developer negotiating with tenants

Sr. Cliff's Burrito = Business Expansion – 408-412 W. Alondra Blvd – City in negotiations with buyer

Housing and Mixed Use Developments:

413-415 W. Compton Blvd. - City in negotiations with prospective developer

1113-1125 W. Rosecrans Avenue – City in negotiations with prospective developer

110-114 N. Bowen and 1425 E. Compton Blvd. – City in negotiations with prospective Developers

1716 E. Rosecrans Ave. – City in negotiations with prospective developers

16208-16216 S. Atlantic Ave., - City in negotiations with prospective developers

1117 S. Long Beach Blvd. – City in negotiations with prospective developers

409-413 N. Alameda Street – City in negotiations with prospective developers

Properties Available for Sale – Housing and Mixed-Use Developments:

Lot 14 – Gateway Town Center – Mixed-use Development Concept (Housing and Retail)

2815-2901 W. Alondra Blvd – Mixed-use Development Concept (Housing and Open Space)

Mr. Antwine indicated that the City must operate within compliance of the Surplus Land Act and the Disposition Approval Process which requires the Successor Agency to receive approval from the Los Angeles County Oversight Board and the California Department of Finance.

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 SECRETARY TO ENTER INTO AN AGREEMENT WITH AND ISSUE A PURCHASE ORDER TO QUALITY ENVIRONMENTAL, INC. FOR THE DEMOLITION OF CERTAIN SUCCESSOR AGENCY-OWNED PROPERTIES (\$169,700)

On motion by Sharif, seconded by McCoy, **Resolution Number 125** entitled ‘**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AN AGREEMENT WITH AND ISSUE A PURCHASE ORDER TO QUALITY ENVIRONMENTAL, INC. FOR THE DEMOLITION OF CERTAIN SUCCESSOR AGENCY-OWNED PROPERTIES**’ was adopted by the following vote on roll call:

AYES: Directors – McCoy, Sharif, Brown

NOES: Directors – None

ABSENT: Directors – Chambers, Galvan

4. 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 AMENDMENT NO. 1 TO THE EXCLUSIVE NEGOTIATING AGREEMENT WITH OLSON URBAN HOUSING, LLC TO WORK OUT THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF CERTAIN SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 250 NORTH CENTRAL AVENUE FOR DEVELOPMENT OF FIFTY SEVEN (57) SINGLE FAMILY TOWNHOME UNITS

On motion by McCoy, seconded by Sharif, **Resolution Number 126** entitled ‘**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 AMENDMENT NO. 1 TO THE EXCLUSIVE NEGOTIATING AGREEMENT WITH OLSON URBAN HOUSING, LLC TO WORK OUT THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF CERTAIN SUCCESSOR AGENCY-OWNED PROPERTY LOCATED AT 250 NORTH CENTRAL AVENUE FOR DEVELOPMENT OF FIFTY SEVEN (57) SINGLE FAMILY TOWNHOME UNITS**’ was adopted by the following vote on roll call:

AYES: Directors – McCoy, Sharif, Brown

NOES: Directors – None

ABSENT: Directors – Chambers, Galvan

ADJOURNMENT

On motion by McCoy, seconded by Sharif, the meeting was adjourned at 8:35 p.m. by the following vote on roll call:

AYES: Directors – McCoy, Sharif, Brown

NOES: Directors – None

ABSENT: Directors – Chambers, Galvan

Secretary of the Successor Agency

Chairperson of the Successor Agency

May 25, 2021

TO: HONORABLE CHAIRPERSON AND BOARDMEMBERS

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 RESCINDING RESOLUTION NO. 116 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH AAA ASBESTOS AND LEAD INSPECTIONS, INC. FOR THE TESTING OF ASBESTOS AND LEAD AT VARIOUS SUCCESSOR AGENCY-OWNED PROPERTIES (\$22,050)

SUMMARY

Adoption of this resolution will authorize the Executive Director to accept the bid of AAA Asbestos and Lead Inspections, Inc. and establish a purchase order in an amount not to exceed Twenty Two thousand fifty dollars (\$22,050.00), for the testing of Asbestos and Lead at various successor agency-owned properties.

BACKGROUND

The Successor Agency to the Community Redevelopment Agency of the City of Compton ("Successor Agency") owns a number of properties within the City's jurisdiction and is responsible for maintenance and abatement services on these properties, including, if necessary to have property structures tested for asbestos and lead prior to possible demolition.

Due to unsafe structural conditions it has been determined that there is a need to obtain asbestos and lead testing on the following Successor Agency-owned properties prior to demolition:

607 West Compton Boulevard
 601 West Compton Boulevard
 515 East Compton Boulevard
 545 East Compton Boulevard
 625 East Compton Boulevard
 14904 South Central Avenue
 501, 505 and 509 East Compton Boulevard

Staff solicited Request for Quotes (RFQ) from five (5) qualified asbestos and lead testing contractors to the perform necessary services; however, only one (1) proposal/quote was received from AAA Asbestos and Lead Inspections, Inc. at a cost of \$22,050 for testing

of the above-specified properties. Subsequently, staff reviewed the proposal/quotation submitted by AAA Asbestos and Lead Inspections, Inc. and found it to be responsive, responsible and at a reasonable price for the services needed; and thus, recommends that the proposal/quotation of AAA Asbestos and Lead Inspections, Inc. be accepted and a contract awarded to perform the testing on the above-referenced properties.

STATEMENT OF ISSUE

Staff has identified that address 545 East Compton Blvd. was inadvertently omitted from Resolution 116 and is requesting that this address be added at a cost of an additional \$3,200.00.

ALTERNATIVE

None proposed.

FISCAL IMPACT

Funds for this expenditure in the amount of \$22,050 are available in the Successor Agency's Fiscal Year 2020-2021 budget in Account No. 1201-910-000-4269.

RECOMMENDATION

It is staff's recommendation that the Successor Agency adopt the attached Resolution.

CRAIG J. CORNWELL
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 RESCINDING RESOLUTION NO. 116 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICES AGREEMENT WITH AAA ASBESTOS AND LEAD INSPECTIONS, INC. FOR THE TESTING OF ASBESTOS AND LEAD AT VARIOUS SUCCESSOR AGENCY-OWNED PROPERTIES (\$22,050)

WHEREAS, the Successor Agency to the Community Redevelopment Agency of the City of Compton ("Successor Agency") owns a number of properties within the City's jurisdiction and is responsible for maintenance and abatement services on these properties, including, if necessary to have property structures tested for asbestos and lead prior to possible demolition; and

WHEREAS, due to unsafe structural conditions, it has been determined that there is a need to obtain asbestos and lead testing on the following Successor Agency-owned properties prior to demolition:

607 West Compton Boulevard
601 West Compton Boulevard
515 East Compton Boulevard
545 East Compton Boulevard
625 East Compton Boulevard
14904 South Central Avenue
501, 505 and 509 East Compton Boulevard

WHEREAS, staff solicited Request for Quotes (RFQ) from five (5) qualified asbestos and lead testing contractors to the perform necessary services; however, only one (1) proposal/quote was received from AAA Asbestos and Lead Inspections, Inc. at a cost of \$22,050 for testing the above-specified properties; and

WHEREAS, staff reviewed the proposal/quotation submitted by AAA Asbestos and Lead Inspections, Inc. and found it to be responsive, responsible and at a reasonable price for the services needed; and thus recommends that the proposal/quotation of AAA Asbestos and Lead Inspections, Inc. be accepted and a contract awarded to perform the testing on the above-referenced properties; and

WHEREAS, staff has identified that address 545 East Compton Boulevard was inadvertently left off of Resolution No. 116 and now seek to add this address; and

WHEREAS, funding for these expenditures are available in the Fiscal Year 2020-2021 Successor Agency Budget.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That Resolution No. 116 is hereby rescinded.

Section 2. That the proposal/quote of AAA Asbestos and Lead Inspections, Inc. is hereby accepted.

Section 3. That the Executive Director, upon the advice of General Counsel is hereby authorized to enter into a services agreement with AAA Asbestos and Lead Inspections, Inc. for the testing for asbestos and lead at the following Successor Agency-owned properties for a total cost of \$22,050:

607 West Compton Boulevard
601 West Compton Boulevard
515 East Compton Boulevard
545 East Compton Boulevard
625 East Compton Boulevard
14904 South Central Avenue
501, 505 and 509 East Compton Boulevard

Section 4. That funds in the amount of \$22,050 for this expenditure are available in the Successor Agency's Fiscal Year 2020-2021 budget in Account No. 1201-910-000-4269.

Section 5. That a purchase order may be established for AAA Asbestos and Lead Inspections, Inc. in the amount of \$22,050.

Section 6. That a certified copy of this Resolution shall be filed in the offices of the Agency Clerk, General Counsel, Executive Secretary, and the Agency Controller.

Section 7. That the Chairperson shall sign and the Secretary shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2021.

**CHAIRPERSON OF THE SUCCESSOR AGENCY
TO THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF COMPTON**

ATTEST:

**SECRETARY OF THE SUCCESSOR AGENCY
TO THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF COMPTON**

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Alita Godwin, Secretary of the Successor Agency to the Community Redevelopment Agency of the City of Compton, hereby certify that the foregoing Resolution was adopted by the Successor Agency, signed by the Chairperson and attested by the Secretary at a regular meeting thereof held on this _____ day of _____, 2021.

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

AYES: BOARD MEMBERS-
NOES: BOARD MEMBERS-
ABSTAIN: BOARD MEMBERS-
ABSENT: BOARD MEMBERS-

**SECRETARY OF THE SUCCESSOR AGENCY
TO THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF COMPTON**