

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**

**12/28/2021
6:00 PM**

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. NOVEMBER 9, 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 APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE RECOGNIZED OBLIGATIONS AND PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2022 TO JUNE 30, 2023
3. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING THE SUCCESSOR AGENCY RECOGNIZED OBLIGATIONS AND PAYMENT SCHEDULE 2022-2023 FOR THE PERIOD OF JULY 1, 2022 TO JUNE 30, 2023

4. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON FINDING THAT REAL PROPERTY OWNED BY THE SUCCESSOR AGENCY LOCATED IN THE CITY OF COMPTON AT 250 N. CENTRAL AVENUE, COMPTON, CA. 90220 (APN NOS 6143-011-902 AND 6143-011-903) IS NOT SUBJECT TO THE REQUIREMENTS OF THE SURPLUS LAND ACT, AND TAKING RELATED ACTIONS

DIRECTORS COMMENTS

ADJOURNMENT

NOVEMBER 9, 2021

The Governing Body of the Successor Agency meeting was called to order at 9:07 p.m. in the Council Chambers of City Hall by Chairperson Emma Sharif.

ROLL CALL

Directors Present: M. Chambers, J. Bowers, L. Darden, Chairperson E. Sharif
Directors Absent: I. Galvan

Other Officials Present: E. Perrodin, A. Godwin, B. Mims, R. Simpson

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

Robert Ray requested an explanation of agenda item Number 3 (Tax allocation refunding bonds) and further questioned when the City would receive a report on the Successor Agency properties.

Nicshelle Farrow thanked the Body for listening to the residents and further urged the City Council to improve the City of Compton.

Lynn Boone suggested that someone explain agenda Item Number 3 (Tax allocation refunding bonds). Ms. Boone asserted that the City needs a legitimate and widely circulated newspaper that publishes legal documents and any other pertinent information for the benefit of the community.

Katrina Warner requested a printout of the most frequent municipal code violations and suggested that this information be provided to the residents. Ms. Warner indicated that some residents may not be aware that they are violating the noise nuisance ordinance with their amplified music. Ms. Warner then questioned why Councilman Galvan frequently leaves the City Council meetings early.

APPROVAL OF MINUTES

1. OCTOBER 5, 2021
OCTOBER 12, 2021

On motion by Darden, seconded by Chambers, the minutes were approved by the following vote on roll call:

AYES: Directors – Chambers, Bowers, Darden, Sharif
NOES: Directors – None
ABSENT: Directors – Galvan

NEW BUSINESS

2. 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 (\$2,000)

On motion by Darden, seconded by Chambers, **Resolution Number 133** 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 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**' was adopted by the following vote on roll call:

AYES: Directors – Chambers, Bowers, Darden, Sharif

NOES: Directors – None

ABSENT: Directors – Galvan

3. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE ISSUANCE AND SALE OF TAX ALLOCATION REFUNDING BONDS IN AN AMOUNT NOT TO EXCEED \$95,000,000, AND APPROVING THE FORM OF AN INDENTURE OF TRUST, A FORM OF ESCROW AGREEMENT, A FORM OF BOND PURCHASE AGREEMENT, A FORM OF CONTINUING DISCLOSURE AGREEMENT, AND A PRELIMINARY OFFICIAL STATEMENT; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

It was moved by Chambers, seconded by Darden, for discussion.

Director Darden raised concerns regarding the closing date listed on the documents and further noted that the documentation lists Damon Brown as City Attorney, which is incorrect.

Michael Antwine explained that these are follow-up documents relating to the previously issued tax allocation bonds.

Director Bowers stated that the documentation should be correct before the Body moves forward.

City Attorney Eric Perrodin indicated that the documents must be corrected, prior to signature approval by his office.

After further discussion, Directors Chambers and Darden withdrew their motion and second, respectively.

ADJOURNMENT

On motion by Chambers, seconded by Darden, the meeting was adjourned at 9:40 p.m. by the following vote on roll call:

AYES: Directors – Chambers, Bowers, Darden, Sharif

NOES: Directors – None

ABSENT: Directors – Galvan

Secretary of the Successor Agency

Chairperson of the Successor Agency

December 28, 2021

TO: HONORABLE CHAIR AND BOARD MEMBERS

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 APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE RECOGNIZED OBLIGATIONS AND PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2022 TO JUNE 30, 2023

SUMMARY

Staff respectfully requests the Board of Directors of the Successor Agency to the Community Redevelopment Agency of the City of Compton ("Successor Agency") approve the Successor Agency's Administrative Budget for the Recognized Obligation Payment Schedule 22-23 for the fiscal period from July 1, 2022 through June 30, 2023 and authorize staff to submit the ROPS to the Second District Consolidated Oversight Board ("Oversight Board") for approval.

BACKGROUND

Pursuant to AB X1 26, the Successor Agency must prepare a Recognized Obligation Payment Schedule ("ROPS") for a twelve-month period, listing the payments to be made by the Successor Agency during such period. All ROPS must be approved by the Oversight Board. Furthermore, each Oversight Board-approved ROPS must be submitted to the State Department of Finance ("DOF") for review no later than February 1 of each year. The Successor Agency must submit the ROPS to the DOF electronically in the manner of DOF's choosing. A copy of the Oversight Board-approved ROPS must be posted on the Successor Agency's website (www.comptoncity.org).

Health and Safety Code Section 34177(j) requires that the Successor Agency prepare a proposed administrative budget and submit it to the Oversight Board for approval. The language is as follows:

"Successor agencies are required to do all of the following: ...

(j) Prepare a proposed administrative budget and submit it to the oversight board for its approval.

The proposed administrative budget shall include all of the following:

(1) Estimated amounts for successor agency administrative costs for the upcoming fiscal period.

(2) Proposed sources of payment for the costs identified in paragraph (1).

(3) Proposals for arrangements for administrative and operations services provided by a city, county, city and county, or other entity.”

On September 22, 2015, the Governor signed Senate Bill (“SB”) 107, which changed Health and Safety Code Section 34179(h) to state that certain Oversight Board actions no longer need to be submitted to DOF. Among these excluded items are Oversight Board approvals of administrative budgets. It did not, however, negate the requirement of submitting the Successor Agency’s Administrative Budget to the Oversight Board.

Health and Safety Code Section 34171(b)(3) limits the fiscal year Administrative Cost Allowance (“ACA”) to three percent (3%) of actual RPTTF distributed in the preceding fiscal year or \$250,000 whichever is greater, not to exceed 50 percent of the RPTTF distributed in the preceding fiscal year. The projected ACA for FY 2022-23 is \$408,177.

STATEMENT OF THE ISSUE

Because Health and Safety Code Section 34177(j) requires that successor agencies prepare an Administrative Budget for Consolidated Oversight Approval, staff has prepared for Successor Agency Board review and approval its Administrative Budget for the ROPS 2022-23. This Administrative Budget will be submitted to the Oversight Board for approval. Each item listed in the Administrative Budget is also in the ROPS 2022-23, which is being presented in a separate resolution.

FISCAL IMPACT

The preparation and submittal of the Administrative Budget for ROPS 22-23 is for the purpose of allowing the Successor Agency to pay its administrative expenditures for implementation and administration of its enforceable obligations for the period from July 1, 2022 to June 30, 2023. There is no impact to the General Fund.

RECOMMENDATION

Staff respectfully requests the Board of Directors to approve the Successor Agency’s Administrative Budget for the Recognized Obligation Payment Schedule 22-23 for the period from July 1, 2022 through June 30, 2023 and authorize staff to submit the ROPS to the Second District Consolidated Oversight Board for approval.

**RONERICK D. SIMPSON
EXECUTIVE DIRECTOR**

EXHIBIT A

Administrative Budget for Compton 2022-23 ROPS

Salary and Benefits	City of Compton	\$263,177
Contract Attorneys	Richards, Watson & Gershon	100,000
Fiscal Consultants	Keyser Marston & Various	30,000
Storage Fees	Mobile Mini	5,000
Conferences/Training	Various	2,000
Office Supplies	Staples	2,000
Agency Project Events	Various	2,000
Express mail services	Federal Express	1,500
Public Notices	Compton Bulletin	2,000
Notary Services	Various	<u>500</u>
Total		\$408,177

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE RECOGNIZED OBLIGATIONS AND PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2022 TO JUNE 30, 2023

WHEREAS, pursuant to, AB X1 26, the Successor Agency to the Community Redevelopment Agency of the City of Compton (the "Successor Agency") must prepare a proposed Recognized Obligation Payment Schedule ("ROPS") for the fiscal period commencing July 1 and submit the proposed ROPS to the Consolidated Oversight Board for the Successor Agency (the "Board") for approval; and

WHEREAS, pursuant to Health and Safety Code Section 34177(j), the Successor Agency of the City of Compton (the "Successor Agency") must prepare an Administrative Budget in connection with its Recognized Obligation Payment Schedule ("ROPS") and submit the proposed Administrative Budget to the Oversight Board for the Successor Agency (the "Oversight Board") for approval; and

WHEREAS, on September 22, 2015, the Governor signed SB 107 which changed Health and Safety Code Section 34179(h) to state that certain Oversight Board actions no longer need to be submitted to DOF. Among these excluded items are Oversight Board approvals of administrative budgets; and

WHEREAS, it did not, however, negate the requirement of submitting the Successor Agency's Administrative Budget to the Oversight Board; and

WHEREAS, Health and Safety Code section 34171 (b)(3) limits the fiscal year Administrative Cost Allowance (ACA) to three percent of adjusted RPTTF distributed in the preceding fiscal year or \$250,000 whichever is greater, not to exceed 50 percent of the RPTTF distributed in the preceding fiscal year; and

WHEREAS, the projected ACA for FY 2021-22 is \$495,226; and

WHEREAS, the preparation and submittal of the Administrative Budget as part of 20-21 ROPS is for the purpose of allowing the Successor Agency to pay its administrative expenditures from the implementation and administration of its enforceable obligations for the period from July 1, 2022 to June 30, 2023; and

WHEREAS, the Board has determined that the Administrative Budget for the period of July 1, 2022, through June 30, 2023, are consistent with the requirements of the Successor Agency to wind down the affairs of the former redevelopment agency in accordance with California Health and Safety Code; and

WHEREAS, the proposed Administrative Budget is an estimate and projection of revenues and expenditures which are subject to change and require approval of the Consolidated Oversight Board (COB) and Department of Finance (DOF).

NOW, THEREFORE, THE BOARD OF THE SUCCESSOR AGENCY OF THE CITY OF COMPTON HEREBY FINDS, DETERMINES, RESOLVE, AND ORDERS AS FOLLOWS:

Section 1. That the above recitals are hereby true and correct and are a substantive part of this resolution.

Section 2. That this resolution is adopted pursuant to Health and Safety Code Section 34177.

Section 3. The Board hereby approves the Administrative Budget for ROPS 21-22, substantially in the form attached hereto as Exhibit A. Staff of the Successor Agency is hereby authorized and directed to submit a copy of Board-approved Administrative Budget in the ROPS 22-23 to the County Auditor-Controller.

RESOLUTION NO. _____

Page 2

Section 4. That the Successor Agency staff is hereby authorized and directed, jointly and severally, to do any and all things necessary to effectuate this resolution.

Section 5. That a certified copy of this resolution shall be filed in the offices of the Executive Director of the Successor Agency, City Attorney and Clerk to the Successor Agency Board.

ADOPTED this _____ day of _____, 2021.

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

ATTEST:

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

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

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

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

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

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

EXHIBIT A

Administrative Budget for Compton 2022-23 ROPS

Salary and Benefits	City of Compton	\$263,177
Contract Attorneys	Richards, Watson & Gershon	100,000
Fiscal Consultant	Keyser Marston	30,000
Storage Fees	Mobile Mini	5,000
Conferences	Various	2,000
Office Supplies	Staples	2,000
Agency project events	Various	2,000
Express mail services	Federal Express	1,500
Public Notices	Compton Bulletin	2,000
Notary Services	Various	500
Total		\$408,177

December 28, 2021

TO: HONORABLE CHAIR AND BOARD MEMBERS

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 APPROVING THE SUCCESSOR AGENCY RECOGNIZED OBLIGATIONS AND PAYMENT SCHEDULE 2022-2023 FOR THE PERIOD OF JULY 1, 2022 TO JUNE 30, 2023

SUMMARY

Staff respectfully requests the Successor Agency Board to approve the Successor Agency's Recognized Obligation Payment Schedule (ROPS) for the period from July 1, 2022 through June 30, 2023.

BACKGROUND

Pursuant to AB X1 26, the Successor Agency must prepare a Recognized Obligation Payment Schedule ("ROPS") for a twelve-month period, listing the payments to be made by the Successor Agency during such period. All ROPS must be approved by the Oversight Board. Furthermore, the Dissolution Act, as amended by SB 107, requires Successor Agencies to submit an Oversight Board-approved ROPS for the fiscal period from July 1, 2022 through June 30, 2023 to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than February 1 of the same Fiscal Year. The Successor Agency must submit the ROPS to the DOF electronically in the manner of DOF's choosing. A copy of the Oversight Board-approved ROPS must be posted on the Successor Agency's website (www.comptoncity.org).

The DOF may eliminate or modify any items on the ROPS before approving the ROPS. The DOF must make its determination regarding the enforceable obligations and the amount and funding source for each enforceable obligation listed on a ROPS no later than 45 days after the ROPS is submitted. Within five (5) business days of the DOF's determination, the Successor Agency may request to "meet and confer" with the DOF on disputed items. The County Auditor-Controller may object to the inclusion of any item on the ROPS that is not demonstrated to be an enforceable obligation and may object to the funding source proposed for any item. The County Auditor-Controller must provide notice of its objections to the DOF, Successor Agency and the Oversight Board.

On July 1, 2018, Los Angeles County took over its cities' Oversight Boards. The County created Consolidated Oversight Boards (COB) in place of the Oversight Boards. The City of Compton is part of the Second Supervisorial District COB.

**Staff Report – Resolution Approving Successor Agency
ROPS for July 1, 2022 to June 30, 2023
December 28, 2021, page 2**

STATEMENT OF THE ISSUE

One meeting has been scheduled for the cities of the Second District COB to submit their 2021-22 ROPS for approval on January 18, 2022. The submittal deadline date for the meeting is December 28, 2021. Staff is requesting that the Board approve 2022-2023 ROPS document with consent to update the Cash Balance Report prior to submitting it to the Second District COB. The final Cash Balance section of the ROPS 2022-2023 will be submitted by Successor Agency staff before the COB staff deadline and will be included in the 2022-2023 ROPS document submitted to the Second District COB.

Pursuant to HSC section 34177 (o) (1) (B), failure to submit the Annual ROPS by February 1 may subject the Successor Agency to civil penalties. If an agency does not submit the Annual ROPS within 10 days of the deadline, the maximum administrative cost for that period shall be reduced by 25 percent. If the Successor Agency does not submit a COB approved ROPS by February 1, 2022, the City of Compton will be subject to civil penalties and 25 percent of its Administrative Cost Allocation (ACA) will be withheld if not submitted within 10 days of the deadline. If the Successor Agency does not timely submit a ROPS, creditors of the Successor Agency, the DOF, and affected taxing entities may request a writ of mandate to require the Successor Agency to immediately perform its duty.

PROPERTY MAINTENANCE AND MITIGATION REQUESTS

Due to the increased amount of illegal dumping occurring on and homeless encampments locating on Successor Agency owned property, staff is requesting approval of additional funds for illegal dumping pick up, homeless encampment clean up, fencing, and signage to aid in the maintenance to make the properties suitable for development. Additionally, funds have been requested for mitigation to ensure the property located at 250 N. Central Avenue is free of environmental hazards. Total funding requested is \$625,000 in RPTTF for property maintenance and mitigation so the Successor Agency can effectively market and sell these properties.

TAX ALLOCATION BOND REFUNDING

On December 7, 2021, the Board of the Successor Agency approved the issuance of tax allocation refunding bonds (the “Refunding Bonds”) to refinance all outstanding tax allocation bonds issued by the former Compton Redevelopment Agency (the “Prior Bonds”) for debt service savings. In the event that the Refunding Bonds are issued prior to the final approval of the ROPS by the Department of Finance, staff recommends that the Board authorize staff to revise the ROPS to reflect the debt service on the Refunding Bonds.

**Staff Report – Resolution Approving Successor Agency
ROPS for July 1, 2022 to June 30, 2023
December 28, 2021, page 3**

FISCAL IMPACT

The preparation and submittal of the ROPS is for the purpose of allowing the Successor Agency to pay its enforceable obligations for the period from July 1, 2022 to June 30, 2023. There is no impact to the General Fund. The total amount of the ROPS 2022-23 is \$20,770,689. This includes the \$408,177 of the Administrative Budget that is being presented in a separate resolution. The revenue will be approved by the State Department of Finance and distributed by the Los Angeles County Auditor-Controller.

RECOMMENDATION

Staff respectfully requests the Board approve the Successor Agency's Recognized Obligation Payment Schedule for the period from July 1, 2022 through June 30, 2023 and authorize staff to submit the ROPS first to the Second District Consolidated Oversight Board for approval on January 18, 2022 and then to the State Department of Finance (DOF) before the February 1, 2022 deadline.

**RONERICK D. SIMPSON
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 APPROVING THE SUCCESSOR AGENCY RECOGNIZED OBLIGATIONS AND PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2022 TO JUNE 30, 2023

WHEREAS, pursuant to, AB X1 26, the Successor Agency to the Community Redevelopment Agency of the City of Compton (the “Successor Agency”) must prepare a proposed Recognized Obligation Payment Schedule (“ROPS”) for the fiscal period commencing July 1 and submit the proposed ROPS to the Consolidated Oversight Board for the Successor Agency (the “Board”) for approval; and

WHEREAS, the Dissolution Act, as amended by SB 107, requires Successor Agencies to submit an Oversight Board-approved ROPS for the fiscal period from July 1, 2022 through June 30, 2023 to the DOF, the Office of the State Controller, and the County Auditor-Controller no later than February 1. The Successor Agency must submit the ROPS to the DOF electronically in the manner of DOF’s choosing. A copy of the Consolidated Oversight Board-approved ROPS must be posted on the Successor Agency’s website (www.comptoncity.org); and

WHEREAS, the DOF may eliminate or modify any items on the ROPS before approving the ROPS. The DOF must make its determination regarding the enforceable obligations and the amount and funding source for each enforceable obligation listed on the ROPS no later than 45 days after the ROPS is submitted; and

WHEREAS, within five (5) business days of the DOF’s determination, the Successor Agency may request to “meet and confer” with the DOF on disputed items; and

WHEREAS, the County Auditor-Controller may object to the inclusion of any item on the ROPS that is not demonstrated to be an enforceable obligation and may object to the funding source proposed for any item. The County Auditor-Controller must provide notice of its objections to the DOF, the Successor Agency and the Oversight Board; and

WHEREAS, on July 1, 2018, Los Angeles County took over its Cities’ Oversight Boards and created Consolidated Oversight Boards (COB) in place of the Oversight Boards and the City of Compton is part of the Second Supervisorial District COB; and

WHEREAS, one meeting has been scheduled on January 18, 2022 for the cities of the Second District COB to submit their 2022-23 ROPS for approval and the submittal deadline date for the meeting is December 28, 2021; and

WHEREAS, staff is requesting that the Board approve 2022-23ROPS document with consent to update the Cash Balance Report prior to submitting it to the Second District COB. The final Cash Balance section of the ROPS 2022-23 will be submitted by Successor Agency staff before the COB staff deadline and will be included in the 2022-23 ROPS document submitted to the Second District COB.

WHEREAS, pursuant to HSC section 34177 (o) (1) (B), failure to submit the Annual ROPS by February 1 may subject the Successor Agency to civil penalties. If an agency does not submit the Annual ROPS within 10 days of the deadline, the maximum administrative cost for that period shall be reduced by 25 percent. The penalty is to be paid to the County Auditor-Controller for distribution to the taxing entities. If the Successor Agency does not timely submit a ROPS, creditors of the successor agency, the DOF, and affected taxing entities may request a writ of mandate to require the Successor Agency to immediately perform this duty; and

WHEREAS, due to the increased amount of illegal dumping occurring on and homeless encampments locating on Successor Agency owned property, staff is requesting approval of additional funds for illegal dumping pick up, homeless encampment clean up, fencing, and signage to aid in the maintenance to make the properties suitable for development; and

WHEREAS, funds have been requested for mitigation to ensure the property located at 250 N. Central Avenue is free of environmental hazards; and

WHEREAS, total funding requested is \$625,000 in RPTTF for property maintenance and mitigation so the Successor Agency can effectively market and sell these properties; and

WHEREAS, on December 7, 2021, the Board of the Successor Agency approved the issuance of tax allocation refunding bonds (the "Refunding Bonds") to refinance all outstanding tax allocation bonds issued by the former Compton Redevelopment Agency (the "Prior Bonds") for debt service savings; and

WHEREAS, in the event that the Refunding Bonds are issued prior to the final approval of the ROPS by the Department of Finance, staff recommends that the Board authorize staff to revise the ROPS to reflect the debt service on the Refunding Bonds; and

WHEREAS, the preparation and submittal of the ROPS is for the purpose of allowing the Successor Agency to pay its enforceable obligations for the period from July 1, 2022 to June 30, 2023. There is no impact to the General Fund. The total amount of the ROPS 2022-2023 is \$20,770,689 which includes the \$408,177 of the Administrative Budget that is being presented in a separate resolution. The revenue will be approved by the State Department of Finance and distributed by the Los Angeles County Auditor-Controller.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. That this resolution is adopted pursuant to Health and Safety Code Section 34177.

Section 3. The Board of Directors hereby approves the 2022-2023 ROPS for the Successor Agency, substantially in the form attached hereto as Exhibit A. Staff of the Successor Agency is hereby authorized and directed to submit a copy of the Second District Consolidated Oversight Board-approved 2022-2023 ROPS to the DOF, the Office of the State Controller, and the County Auditor-Controller and to post a copy of the Oversight Board-approved ROPS on the Successor Agency's Internet website (www.comptoncity.org).

Section 4. That the Successor Agency officers and staff are hereby authorized and directed, jointly and severally, to do any and all things necessary to effectuate this resolution, including requesting additional review by the DOF and an opportunity to meet and confer on any disputed items, and any such actions previously taken by such officers and staff are hereby ratified and confirmed.

Section 5. That a certified copy of this resolution shall be filed in the offices of the Executive Director of the Successor Agency, City Attorney and Clerk to the Successor Agency Board.

ADOPTED this ____ day of _____, 2021.

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

ATTEST:

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

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

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

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

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

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

Recognized Obligation Payment Schedule (ROPS 22-23) - Summary
Filed for the July 1, 2022 through June 30, 2023 Period

Successor Agency: Compton

County: Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	22-23A Total (July - December)	22-23B Total (January - June)	ROPS 22-23 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 5,800,000	\$ -	\$ 5,800,000
B Bond Proceeds	-	-	-
C Reserve Balance	5,800,000	-	5,800,000
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 6,244,375	\$ 8,726,314	\$ 14,970,689
F RPTTF	6,040,287	8,522,225	14,562,512
G Administrative RPTTF	204,088	204,089	408,177
H Current Period Enforceable Obligations (A+E)	\$ 12,044,375	\$ 8,726,314	\$ 20,770,689

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/ _____
Signature Date

Compton
Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail
July 1, 2022 through June 30, 2023

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)					22-23B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$20,770,689		\$20,770,689	\$-	\$5,800,000	\$-	\$6,040,287	\$204,088	\$12,044,375	\$-	\$-	\$-	\$8,522,225	\$204,089	\$8,726,314
1	Tax Allocation Series A,B & C	Fees	05/10/2010	08/01/2045	U.S. Bank National Association	Tax Allocation Bond Bank Fees	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
2	Tax Allocation Series 2010 A Bonds	Bonds Issued On or Before 12/31/10	05/10/2010	08/01/2042	U.S. Bank National Association	Bonds issued for housing projects	Merged	2,590,125	N	\$2,590,125	-	-	-	2,090,063	-	\$2,090,063	-	-	-	500,062	-	\$500,062
3	Tax Allocation Series 2010 B Bonds	Bonds Issued On or Before 12/31/10	05/10/2010	08/01/2042	U.S. Bank National Association	Bonds issued for non-housing projects	Merged	2,960,448	N	\$2,960,448	-	-	-	1,480,224	-	\$1,480,224	-	-	-	1,480,224	-	\$1,480,224
4	Tax Allocation Series 2010 C Bonds	Bonds Issued After 12/31/10	05/10/2010	08/01/2024	U.S. Bank National Association	Bonds issued for non-housing projects	Merged	2,506,939	N	\$2,506,939	-	-	-	2,005,000	-	\$2,005,000	-	-	-	501,939	-	\$501,939
6	Capital Appreciation Bonds 1995C	Bonds Issued On or Before 12/31/10	05/10/2010	08/01/2024	U.S. Bank National Association	Bonds issued for non-housing projects	Merged	5,800,000	N	\$5,800,000	-	5,800,000	-	-	-	\$5,800,000	-	-	-	-	-	\$-
25	SA Owned Properties	Professional Services	12/15/2021	06/30/2022	Various	Appraisal services	Merged	80,000	N	\$80,000	-	-	-	40,000	-	\$40,000	-	-	-	40,000	-	\$40,000
26	SA Owned Properties	Property Maintenance	09/26/2021	06/30/2022	Various	Landscaping & Maintenance services, locks, chains, replace fencing as needed, signage and illegal dumping	Merged	400,000	N	\$400,000	-	-	-	200,000	-	\$200,000	-	-	-	200,000	-	\$200,000
30	SA Owned Properties	Property Maintenance	10/15/2021	06/30/2023	Various	Locks, chains and keys property maintenance	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
31	SA Owned Properties	Remediation	07/01/2021	12/31/2022	Various	Environmental Abatement	Merged	225,000	N	\$225,000	-	-	-	225,000	-	\$225,000	-	-	-	-	-	\$-
36	Land Valuation & Assessment	Professional Services	07/01/2018	06/30/2019	RP Laurain & Associates	Appraisal services	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
50	Redevelopment Projects Legal Services	Admin Costs	07/01/2022	06/30/2023	Richard Watson Gershon	Contract Redevelopment Attorney - draft contracts, review staff reports, resolutions	Merged	100,000	N	\$100,000	-	-	-	-	50,000	\$50,000	-	-	-	-	50,000	\$50,000
69	Administrative Expense	Admin Costs	07/01/2018	06/30/2019	Apple Spice	Downtown Advisory Committee Meetings	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
70	Administrative Expense	Admin Costs	07/01/2018	06/30/2019	Sparkletts	Office Supplies	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
78	Administrative Expense	Admin Costs	07/01/2018	06/30/2020	Federal Express	Express Mail Deliver	Merged	1,500	N	\$1,500	-	-	-	-	750	\$750	-	-	-	-	750	\$750
80	Administrative Expense	Admin Costs	07/01/2018	06/30/2019	Image Management	Operations	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)					22-23B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
83	Administrative Expense	Admin Costs	07/01/2020	06/30/2021	Mobile Mini	Storage	Merged	5,000	N	\$5,000	-	-	-	-	2,500	\$2,500	-	-	-	-	2,500	\$2,500
84	Administrative Expense	Admin Costs	07/01/2018	06/30/2019	One Touch Solutions	Copier	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
86	Administrative Expense	Admin Costs	07/01/2020	06/30/2021	Staples	Office supplies	Merged	2,000	N	\$2,000	-	-	-	-	1,000	\$1,000	-	-	-	-	1,000	\$1,000
87	Administrative Expense	Admin Costs	07/01/2018	06/30/2019	Various	VariousSpecial Dept Expenses/Travel/Meetings/Supplies	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
90	Agency Notices & Publications	Admin Costs	07/01/2020	06/30/2021	Compton Bulletin	Public notices and publications	Merged	2,000	N	\$2,000	-	-	-	-	1,000	\$1,000	-	-	-	-	1,000	\$1,000
92	Agency Notices & Publications	Admin Costs	07/01/2018	06/30/2019	Press Telegram	Agency Publications	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
96	Conference Attendance	Admin Costs	07/01/2018	06/30/2019	Avis Rental Car	Rental Car Services	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
107	N. Downtown Master Plan/ Agency Assets	Admin Costs	07/01/2018	06/30/2019	Ryan Garcia	Property Marketing and Management	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
121	North Downtown Master Plan Project	Professional Services	07/01/2016	06/30/2017	The Ometeotl Group	Fiscal,proforma and project analysis,developer negotiations	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
122	Administrative Expense	Admin Costs	07/01/2018	06/30/2019	Stutz & Artiano	Legal Counsel for Oversight Board/Successor Agency	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
124	Operations	Admin Costs	07/01/2018	06/30/2020	ICSC/ Various Vendors	Conference,meetings,events for Agency projects	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
134	Administrative Expense	Admin Costs	07/01/2018	06/30/2019	Deprez Travel	Special Department Expenses: meetings,training,confr	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
147	Administrative Expense	Admin Costs	07/01/2018	06/30/2019	Verizon	Marketing,webiste,media and promotions	Merged	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
156	Fiscal Analysis and AB 1484/ 26	Admin Costs	07/01/2020	06/30/2021	Keyser Martson Associates and other various vendors	Preparation of ROPS and Fiscal Analysis of Affordable Housing proposals	Merged	30,000	N	\$30,000	-	-	-	-	15,000	\$15,000	-	-	-	-	15,000	\$15,000
159	Administrative Expense	Admin Costs	07/01/2020	06/30/2021	Various	Notary Services	Merged	500	N	\$500	-	-	-	-	250	\$250	-	-	-	-	250	\$250
204	Administrative Expense	Admin Costs	07/01/2018	06/30/2019	Various	Economic statistical data presentation and marketing		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
205	SA Owned Properties	Property Maintenance	07/01/2018	06/30/2019	Best Restoration	Landscaping & Maintenance services		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
206	Series 2010A Bond Proceeds Transfer	Bond Funded Project -	01/27/2017	08/01/2042	City of Compton	Bonds proceeds (2010A) to be used by City for affordable housing projects		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)					22-23B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
		Pre-2011																				
207	Series 2010B Bond Proceeds Transfer	Bond Funded Project - Pre-2011	01/27/2017	08/01/2042	City of Compton	Bonds proceeds (2010B) to be used by City for redevelopment projects		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
208	Series 2010C Bond Proceeds Transfer	Bond Funded Project - Pre-2011	01/27/2017	08/01/2045	City of Compton	Bonds proceeds (2010C) to be used by City for redevelopment projects		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
209	Reserve for Capital Appreciation Bonds 1995C	Bonds Issued On or Before 12/31/10	05/10/2010	08/01/2024	U.S. Bank National Association	Fund One Year DS Reserve per Request of Bond Trustee		5,800,000	N	\$5,800,000	-	-	-	-	-	\$-	-	-	-	5,800,000	-	\$5,800,000
210	Contract for Professional Services	Admin Costs	07/01/2018	06/30/2019	Media Portfolio	Multimedia design & maintenance		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
211	Operations	Admin Costs	07/01/2018	06/30/2019	Guadalupe Gomez	Notary Services		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
212	North Downtown Master Plan Project	Professional Services	07/01/2018	06/30/2019	The Ometeotl Group	Fiscal,proforma and project analysis,developer negotiations		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
213	Agency project events-ie outreach	Admin Costs	07/01/2020	06/30/2021	Various Vendors	Conference,meetings,events for Agency projects		2,000	N	\$2,000	-	-	-	-	1,000	\$1,000	-	-	-	-	1,000	\$1,000
214	Redevelopment Projects Assistance	Professional Services	07/01/2018	06/30/2019	B-Adair Consulting	Redevelopment project assistance		-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
215	Staff Salaries and Benefits	Admin Costs	07/01/2018	06/30/2020	City of Compton	Property Disposition		263,177	N	\$263,177	-	-	-	-	131,588	\$131,588	-	-	-	-	131,589	\$131,589
216	Conferences	Admin Costs	07/01/2019	06/30/2020	Various	Training	Merged	2,000	N	\$2,000	-	-	-	-	1,000	\$1,000	-	-	-	-	1,000	\$1,000

Compton
Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances
July 1, 2019 through June 30, 2020
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
	ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/19) RPTTF amount should exclude "A" period distribution amount.	13,864,942		5,800,000			
2	Revenue/Income (Actual 06/30/20) RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller						
3	Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)	38,591		5,800,000		14,244,306	
4	Retention of Available Cash Balance (Actual 06/30/20) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						
5	ROPS 19-20 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC		No entry required				
6	Ending Actual Available Cash Balance (06/30/20) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$13,826,351	\$-	\$-	\$-	\$(14,244,306)	

Compton
Recognized Obligation Payment Schedule (ROPS 22-23) - Notes
July 1, 2022 through June 30, 2023

Item #	Notes/Comments
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Compton
Recognized Obligation Payment Schedule (ROPS 22-23) - Notes
July 1, 2022 through June 30, 2023

Item #	Notes/Comments
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December 28, 2021

TO: CHAIRPERSON AND BOARD OF 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 FINDING THAT REAL PROPERTY OWNED BY THE SUCCESSOR AGENCY LOCATED IN THE CITY OF COMPTON AT 250 NORTH CENTRAL AVENUE, COMPTON, CA 90220 (APN NOS 6143-011-902 AND 6143-011-903) IS NOT SUBJECT TO THE REQUIREMENTS OF THE SURPLUS LAND ACT, AND TAKING RELATED ACTIONS

SUMMARY

Staff respectfully requests that the Board of Directors adopt the attached Resolution finding that the real property owned by the Successor Agency to the Community Redevelopment Agency of the City of Compton (the "Successor Agency") and located at 250 North Central Avenue (APN Nos. 6143-011-902 and 6143-011-903) herein referred to as the "Property" is not subject to the requirements of the Surplus Land Act.

BACKGROUND

Pursuant to AB X1 26 (which became effective in June 2011) (as subsequently amended, the "Dissolution Act") and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, 53 Cal. 4th 231 (2011), the Community Redevelopment Agency of the City of Compton ("Former Agency") was dissolved as of February 1, 2012, and the City of Compton elected to serve as the successor agency to the Former Agency ("Successor Agency").

The Dissolution Act, provided for the transfer of the properties of the Former Agency, including the property located at 250 North Central Avenue in the City of Compton (the "Property") to the Successor Agency by operation of law and the Successor Agency owns the Property in fee simple.

In December, 2015, the California Department of Finance ("DOF") approved the Successor Agency's Long Range Property Management Plan ("LRPMP"), (attached to this report as Attachment 1) prepared pursuant to Health and Safety Code Section 34191.5, which includes the Property and requires the Successor Agency to sell the Property.

The Property is two of three parcels located at 250 North Central Avenue, Compton CA 90220. This address in the past had also been known as 14904 South Central Avenue. It is not known why the address has changed. The other parcel (APN No. 6143-011-018) is

**Staff Report-Resolution Declaring Successor Agency Owned Property
Exempt from Surplus Land Act
December 28, 2021, page 2**

owned by the City of Compton acting as the Housing Successor Agency. All three parcels together are approximately 2.5 acres in size. The attached Exhibit B shows a depiction of the three parcels.

Olson Urban Housing, LLC, a Delaware limited liability company (the “Developer”) is acquiring the Property and the contiguous City owned parcel for the purpose of developing market rate and affordable housing consisting of 57 2-3-bedroom townhomes. A Purchase Sale Agreement that was passed by Resolution 25,565 by City Council and Resolution No. 131 was approved by the Successor Agency Board on October 5, 2021. The purchase and sale agreement provides for the terms of the sale and disposition of the three parcels to Olson Urban Housing, LLC.

The Surplus Land Act regulates both how local agencies dispose of and classify real property owned in fee simple by the local agency that is no longer necessary for agency use. The Act defines three types of land: land necessary for agency use, land no longer necessary for agency use, but exempt from most provisions of the Act (exempt surplus land) and land no longer necessary for agency use or that is not exempt (surplus land).

As defined by Section 54221 (a) (1): “Local agency” means every city, whether organized under general law or by charter, county, city and county, district, including school, sewer, water, utility, and local and regional park districts of any kind or class, joint powers authority, successor agency to a former redevelopment agency, housing authority, or other political subdivision of this state and any instrumentality thereof that is empowered to acquire and hold real property.”

By definition, Section 54221 (b) (1) states, “Surplus land” means land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use. Land shall be declared either “surplus land” or “exempt surplus land,” as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency’s policies or procedures.”

STATEMENT OF THE ISSUE

Staff has consulted with the City Attorney’s Office and the City’s Land Use and Redevelopment Law attorney firm Richard Watson & Gershon who have found that the subject property is not subject to the requirements of the Surplus Land Act.

Per Government Code, an exemption to the surplus land act shall apply to the disposition of such property if both of the following apply:

(A) An exclusive negotiating agreement or legally binding agreement for disposition is entered into not later than December 31, 2020.

**Staff Report-Resolution Declaring Successor Agency Owned Property
Exempt from Surplus Land Act
December 28, 2021, page 3**

(B) The disposition is completed not later than December 31, 2022.”

In compliance with the Government Code for eligibility of exemption, the Successor Agency Board prior to December 31, 2020, approved Resolution No. 107 and entered into an Exclusive Negotiating Agreement (ENA) between the Developer and the Successor Agency (Attachment 2). This provides the necessary findings that determine the land is not subject to the Surplus Land Act, provided that the disposition of the land is completed prior to December 31, 2022.

The Surplus Land Act Guidelines issued by the Department of Housing and Community Development (“HCD”) require that any determination by a local agency that its surplus lands are exempt from the Surplus Land Act must be supported by written findings and shall be submitted to HCD at least 30 days prior to disposition. To that extent, if this resolution is approved staff will submit this resolution to HCD for their review.

The attached Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”).

FISCAL IMPACT

The attached Resolution has no fiscal impact upon the Successor Agency.

RECOMMENDATION

Staff recommends that the Successor Agency Board adopt the attached resolution.

**RONERICK D. SIMPSON
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 FINDING THAT REAL PROPERTY OWNED BY THE SUCCESSOR AGENCY LOCATED IN THE CITY OF COMPTON AT 250 NORTH CENTRAL AVENUE, COMPTON, CA 90220 (APN NOS 6143-011-902 AND 6143-011-903) IS NOT SUBJECT TO THE REQUIREMENTS OF THE SURPLUS LAND ACT, AND TAKING RELATED ACTIONS

WHEREAS, pursuant to AB X1 26 (which became effective in June 2011) (as subsequently amended, the “Dissolution Act”) and the California Supreme Court’s decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, 53 Cal. 4th 231 (2011), the Community Redevelopment Agency of the City of Compton (“Former Agency”) was dissolved as of February 1, 2012, and the City of Compton elected to serve as the successor agency to the Former Agency (“Successor Agency”); and

WHEREAS, pursuant to the Dissolution Act, properties of the Former Agency, including the property located at 250 North Central Avenue in the City of Compton (the “Property”) transferred to the Successor Agency by operation of law and the Successor Agency owns the Property in fee simple. The Property is described on **Exhibit “A”**, and depicted on **Exhibit “B”**, attached hereto and incorporated herein by reference (the “Property”);

WHEREAS, in December, 2015, the California Department of Finance (“DOF”) approved the Successor Agency’s Long Range Property Management Plan (“LRPMP”), prepared pursuant to Health and Safety Code Section 34191.5, which includes the Property and requires the Successor Agency to sell the Property; and

WHEREAS, the Property is two of three parcels located at 250 North Central Avenue, Compton CA 90220. This address in the past had also been known as 14904 South Central Avenue; and

WHEREAS, Olson Urban Housing, LLC, a Delaware limited liability company (the “Developer”) is acquiring the Property and the contiguous City owned parcel for the purpose of developing market rate and affordable housing consisting of 57 2-3-bedroom townhomes; and

WHEREAS, A Purchase Sale Agreement that was passed by Resolution 25,565 by City Council and Resolution 131 by the Successor Agency Board on October 5, 2021 provides for the terms of the sale and disposition of the three parcels to Olson Urban Housing, LLC; and

WHEREAS, the Surplus Land Act regulates both how local agencies dispose of and classify real property owned in fee simple by the local agency that is no longer necessary for agency use. The Act defines three types of land: land necessary for agency use, land no longer necessary for agency use, but exempt from most provisions of the Act (exempt surplus land) and land no longer necessary for agency use or that is not exempt (surplus land); and

WHEREAS, As defined by Section 54221 (a) (1): “Local agency” means every city, whether organized under general law or by charter, county, city and county, district, including school, sewer, water, utility, and local and regional park districts of any kind or class, joint powers authority, successor agency to a former redevelopment agency, housing authority, or other political subdivision of this state and any instrumentality thereof that is empowered to acquire and hold real property;” and

WHEREAS, by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use. Land shall be declared either “surplus land” or “exempt

RESOLUTION NO. _____

Page 2

surplus land,” as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency’s policies or procedures.”

WHEREAS, by definition, Section 54221 (b) (1) states, “Surplus land” means land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use. Land shall be declared either “surplus land” or “exempt surplus land,” as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency’s policies or procedures;” and

WHEREAS, staff has consulted with the City Attorney’s Office and the City’s Land Use and Redevelopment Law attorney firm Richard Watson & Gershon who have found that the subject property is not subject to the requirements of the Surplus Land Act; and

WHEREAS, per Government Code, an exemption to the surplus land act shall apply to the disposition of such property if both of the following apply:

(A) An exclusive negotiating agreement or legally binding agreement for disposition is entered into not later than December 31, 2020.

(B) The disposition is completed not later than December 31, 2022; and

WHEREAS, in compliance with the Government Code for eligibility of exemption, the Successor Agency Board prior to December 31, 2020, approved Resolution No. 107 and entered into an Exclusive Negotiating Agreement (ENA) between the Developer and the Successor Agency. This provides the necessary findings that determine the land is not subject to the Surplus Land Act, provided that the disposition of the land is completed prior to December 31, 2022; and

WHEREAS, the Surplus Land Act Guidelines issued by the Department of Housing and Community Development (“HCD”) to interpret and implement the Surplus Land Act provide that any determination by a local agency that its surplus lands are exempt from the Surplus Land Act must be supported by written findings and shall be provided to HCD at least 30 days prior to disposition. To that extent, if this resolution is approved staff will submit this resolution to HCD for their review; and

WHEREAS, the attached Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”).

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, HEREBY FINDS AND RESOLVES AS FOLLOWS:

SECTION 1. That the above recitals are true and correct and are a substantive part of this Resolution.

SECTION 2. That the Board of Directors hereby finds that because the Successor Agency entered into the ENA with respect to the disposition of the Property prior to December 31, 2020, the disposition of the Property is not subject to the Surplus Land Act, provided that the disposition of the Property is completed not later than December 31, 2022.

SECTION 3. That staff of the Successor Agency are hereby authorized and directed to submit a copy of this Resolution to HCD.

SECTION 4. That the staff and officers of the Successor Agency are hereby authorized, jointly and severally, to take any other such actions as they deem necessary or proper to effectuate the purposes of this Resolution, and all actions previously taken are hereby ratified.

RESOLUTION NO. _____

Page 3

SECTION 5. That this Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). The Board of Directors hereby finds that the appropriate environmental review pursuant to CEQA will be completed as part of the process to dispose of the Property.

SECTION 6. That there is no fiscal impact to the Successor Agency.

SECTION 7. That a certified copy of this Resolution shall be filed in the offices of the Executive Director, Successor Agency General Counsel, City Controller, Successor Agency, and Successor Agency Secretary.

SECTION 8. 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 Board of Directors of the Successor Agency, signed by the Agency Chairperson and attested by the Agency Secretary at a regular meeting thereof held on the _____ 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**

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT PROPERTY

The Land referred to herein below is situated in the City of Compton, County of Los Angeles, State of California, and is described as follows:

THE SOUTH 132 FEET OF THAT PORTION OF BLOCK "I" OF THE TEMPLE GIBSON TRACT, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 2, PAGES 540 AND 541](#) OF MISCELLANEOUS RECORDS, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LAND CONVEYED TO FRED C. BURLINGAME, BY DEED RECORDED IN [BOOK 66, PAGE 597](#) AND IN [BOOK 145, PAGE 551](#) OF DEEDS; THENCE NORTH 89° 43' EAST ALONG THE NORTH LINE OF SAID LAND SO CONVEYED, 853 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 3° 09' WEST ALONG THE EAST LINE OF THE LAND CONVEYED TO NAPOLEON GUAY, BY DEED RECORDED IN [BOOK 2140, PAGE 127](#) OF DEEDS, 437.34 FEET; THENCE SOUTH 89° 43' WEST 913.27 FEET TO THE WEST LINE OF SAID BLOCK "I"; THENCE SOUTH 10° 56' EAST ALONG SAID WEST LINE, 443 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED IN CENTRAL AVENUE.

ALSO EXCEPT THEREFROM AN UNDIVIDED FIVE SIXTHS INTEREST IN A WELL SITE UPON SAID LAND, SAID WELL SITE BEING DESCRIBED AS FOLLOWS:

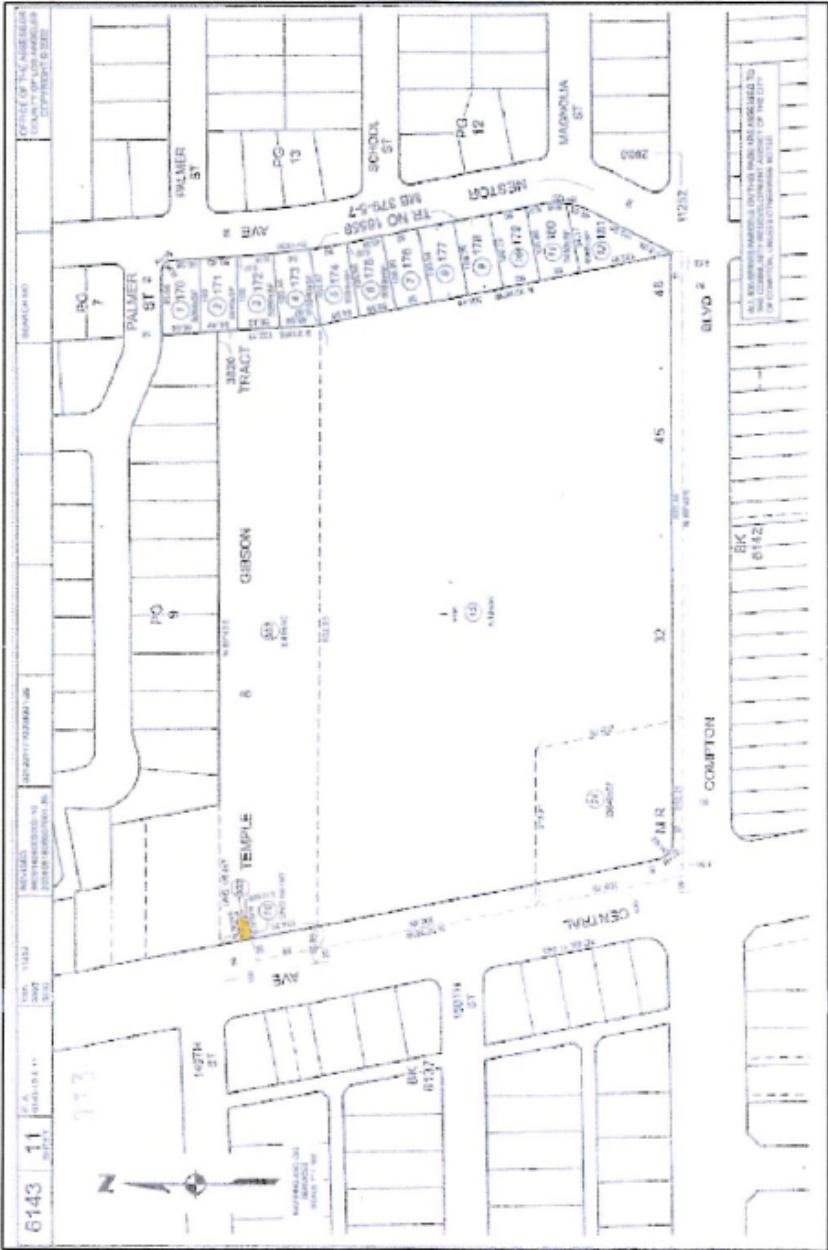
BEGINNING AT THE SOUTHWEST CORNER OF SAID LAND THENCE NORTH 10° 04' EAST AT RIGHT ANGLES FROM SAID WEST LINE, 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 10° 56' WEST PARALLEL WITH SAID WEST LINE 15 FEET; THENCE NORTH 79° 04' EAST AT RIGHT ANGLES FROM SAID WEST LINE 30 FEET; THENCE SOUTH 10° 56' EAST PARALLEL WITH SAID WEST LINE 15 FEET; THENCE SOUTH 79° 04' WEST 30 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DELINEATED AS APNS: 6143-011-018 AND 903 OF THE 2018-2019 LOS ANGELES COUNTY ASSESSORS MAP.

NOTE: THE ABOVE DESCRIPTION IS FOR IDENTIFICATION PURPOSES ONLY AND HAS BEEN PROVIDED FOR THE ACCOMMODATION OF THIS REPORT. SAID DESCRIPTION IS NOT INSURABLE PURSUANT TO THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND SHOULD NOT BE RELIED UPON TO CONVEY OR ENCUMBER SAID LAND.

APN: 6143-011-902

Exhibit B
Depiction of Subject Property



RESOLUTION NO. 2015.11

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMINING THAT APPROVAL OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Community Redevelopment Agency of the City of Compton (the "Former Agency") transferred to the control of the Successor Agency to the Former Agency (the "Successor Agency") by operation of law;

WHEREAS, the Successor Agency has prepared and submitted to the Oversight Board the long-range property management plan attached hereto as Exhibit A (the "LRPMP"), which LRPMP addresses the disposition and use of the real properties of the Former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c);

WHEREAS, pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submitted the LRPMP to the Oversight Board, the Successor Agency submitted the LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF;

NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibit A.

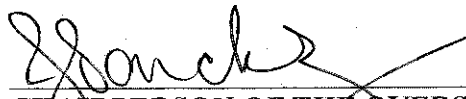
Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this

Resolution. Such notice to DOF shall be provided by electronic means and in a manner of DOF's choosing.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify the LRPMP as the Executive Director or the Successor Agency's legal counsel deems necessary to implement changes required by the DOF as a condition of the DOF's approval of the LRPMP and to submit such modified LRPMP to the DOF.

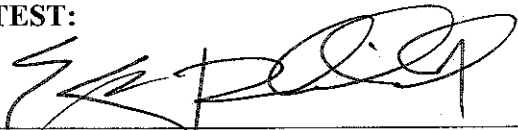
Section 6. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*) (the "Guidelines"), the Oversight Board has determined that the approval of the LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

ADOPTED this 23rd day of DECEMBER, 2015.



CHAIRPERSON OF THE OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF COMPTON

ATTEST:



SECRETARY TO THE OVERSIGHT BOARD
TO 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, Estevan Padilla, Secretary to the Oversight Board to the Successor Agency to the Community Redevelopment Agency of the City of Compton, hereby certify that the foregoing resolution was adopted by the Board, signed by the Chairperson, and attested by the Secretary at the ~~December~~ meeting thereof held on the 23rd day of December, 2015.

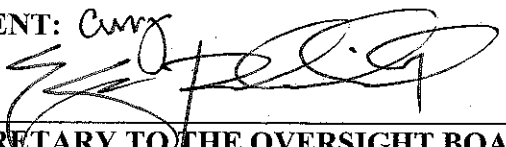
Oversight Board

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

AYES: *Alvarez, Harris, Martinez, Sanchez*

NOES: *NONE*

ABSENT: *Curry*



SECRETARY TO THE OVERSIGHT BOARD
TO THE SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF COMPTON

Exhibit A – Long-Range Property Management Plan

EXHIBIT A
Long-Range Property Management Plan

Long Range Property Management Plan

**Successor Agency to the Community Redevelopment Agency of
the City of Compton**

Date: December 22, 2015

Introduction

This Long Range Property Management Plan (LRPMP) has been prepared by the Successor Agency to the Community Redevelopment Agency of the City of Compton (Successor Agency) pursuant to Health and Safety Code (HSC) Section 34191.5. This LRPMP addresses the disposition and use of the real properties of the former Community Redevelopment Agency of the City of Compton (Former Agency).

Appendix A, under separate cover, and Appendix B, attached hereto, are incorporated herein. Appendix A is the LRPMP Tracking Worksheet and Appendix B includes an inventory of all properties of the Former Agency, consisting of 23 properties (some of which consist of multiple properties combined together) and the proposed disposition of each property.

This Plan places the properties into the following categories of permissible uses:

A. Properties to be Transferred to the City for Governmental Use

Property Nos: 3, 4, 5, and 9

B. Properties to be Sold

Property Nos: 1, 2, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23

EXHIBIT B

Property Inventory and Disposition

**Successor Agency to the Community Redevelopment Agency of
the City of Compton**

Date: December 22, 2015

Exhibit B-1

1. 2901 West Alondra Boulevard (To be Sold)

Property Inventory Information

Parcel Data

APN	6139-024-900
Address	2901 W Alondra Blvd
Lot Size	40,075
Current Zoning	Mixed Use (MU)
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$58,940
Date/Value Basis for Estimate	3/2/2009/Book
Revenue Generated By Property	\$0
Contractual Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	3/2/2009
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$58,940

History of Environmental Contamination, Studies and/or Remediation, and Designation as a Brownfield Site

Yes. The site was adjacent to a former landfill and could be a potential candidate for brownfield designation

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

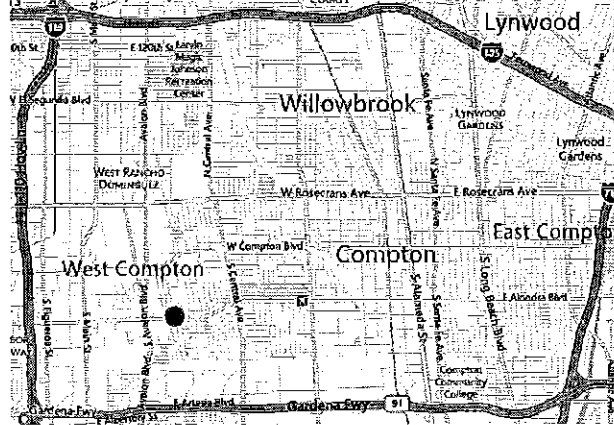
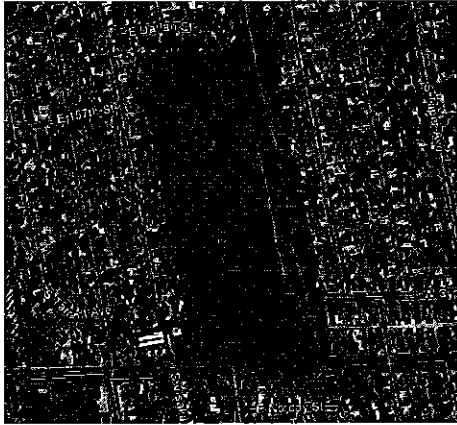
- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-2

2. 2815-2875 West Alondra Boulevard (To Be Sold)

The property has a deep orientation, which is located mid-block adjacent to electrical towers. .



Property Inventory Information

Parcel Data

APN	6139-028-900
Address	2815-2875 W Alondra Blvd
Lot Size	779,724
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$1,146,774
Date/Value Basis for Estimate	3/2/2009/Book
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	3/2/2009
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Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$1,146,774

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

Yes. This site was a previous landfill and is a potential Brownfield site.

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None.

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

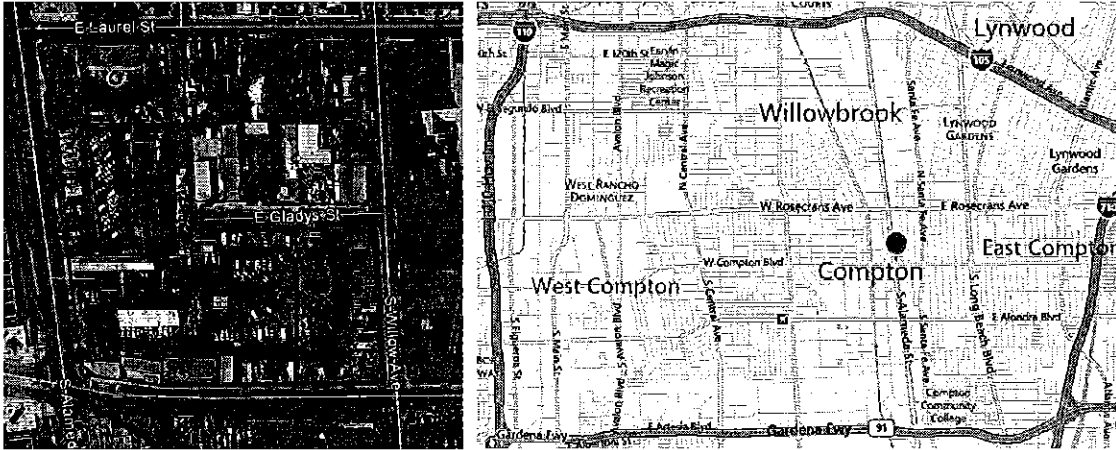
- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-3

3 458 South Alameda Street (Transfer to City for Governmental Use)

The property is located in an industrial area, adjacent to train tracks.



Property Inventory Information

Parcel Data

APN	6179-004-900
Address	458 S. Alameda St.
Lot Size	358,500
Current Zoning	Light Industrial (LI)
Current Use	Public Facility

Current Value and Revenue Generation

Estimate of Current Value	\$4,485,000
Date/Value Basis for Estimate	12/29/2010/Market Value Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	12/29/2010
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Acquisition Purpose	For governmental use- Public Works Maintenance Yard
Value at Time of Acquisition	\$4,485,000

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

Yes. The Site has history of environmental contamination

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The property is within half a mile radius from the Metro Blue Line Station located in the downtown Compton

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Proceeds

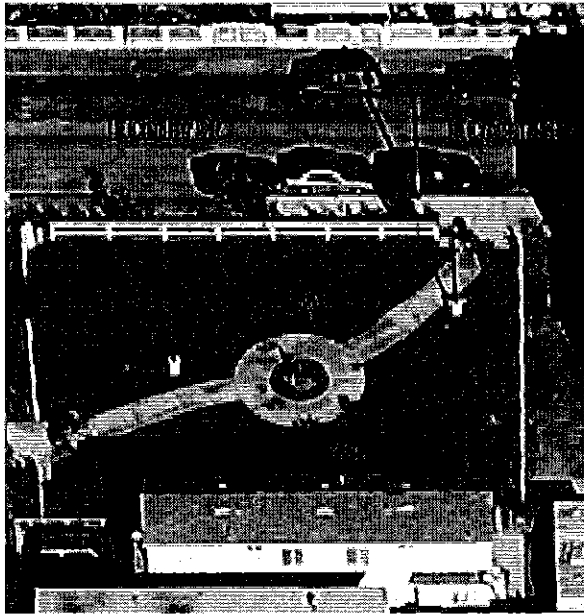
This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. If the City subsequently sells this property for a non-governmental use, treatment of the proceeds relating to such disposition will be in a manner the complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal law, as determined by Bond Counsel. If Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Property Disposition

Transfer to the City for maintenance as a Public Works Maintenance Yard.

Exhibit B-4

**4. 106 East Cedar Street (Transfer to City for Governmental use-
Maintenance of Site as Public Park)**



This site is located in a primarily residential neighborhood.

Property Inventory Information

Parcel Data

APN	6166-004-091
Address	106 E Cedar St
Lot Size	7,497
Current Zoning	MU
Current Use	Park/Open Space

Current Value and Revenue Generation

Estimate of Current Value	\$127,449
Date/Value Basis for Estimate	2006/Book

Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$127,449

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The site has potential for Transit Oriented Development because of its close proximity to the MLK Transit Center (Metro Blue Line)

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

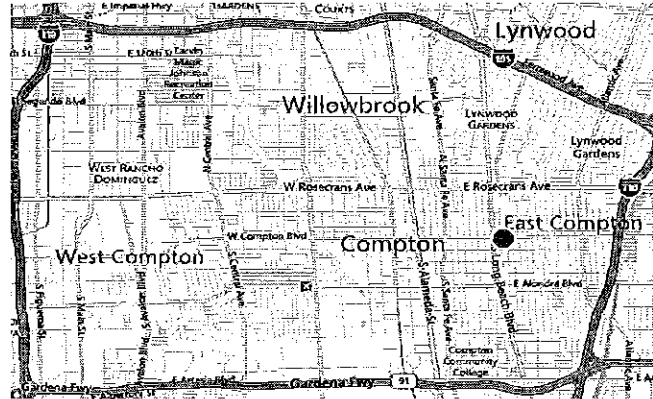
Deed Restricted for use of site as Public Park

Property Disposition

Transfer to the City for maintenance as Public Park.

Exhibit B-5

5. 1500 – 1520 East Compton Boulevard/115 South Bullis Road (Transfer to City for Governmental Use-Maintenance of site as Public Park)



Property Inventory Information

Parcel Data

APN	6183-025-900
Address	1500-1520 E Compton Blvd / 115 S. Bullis Rd
Lot Size	21,315
Current Zoning	MU
Current Use	Park/Open Space

Current Value and Revenue Generation

Estimate of Current Value	\$255,780
Date/Value Basis for Estimate	2006/Book
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight

Value at Time of Acquisition	\$255,780
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History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

Deed restricted for use of site as Public Park

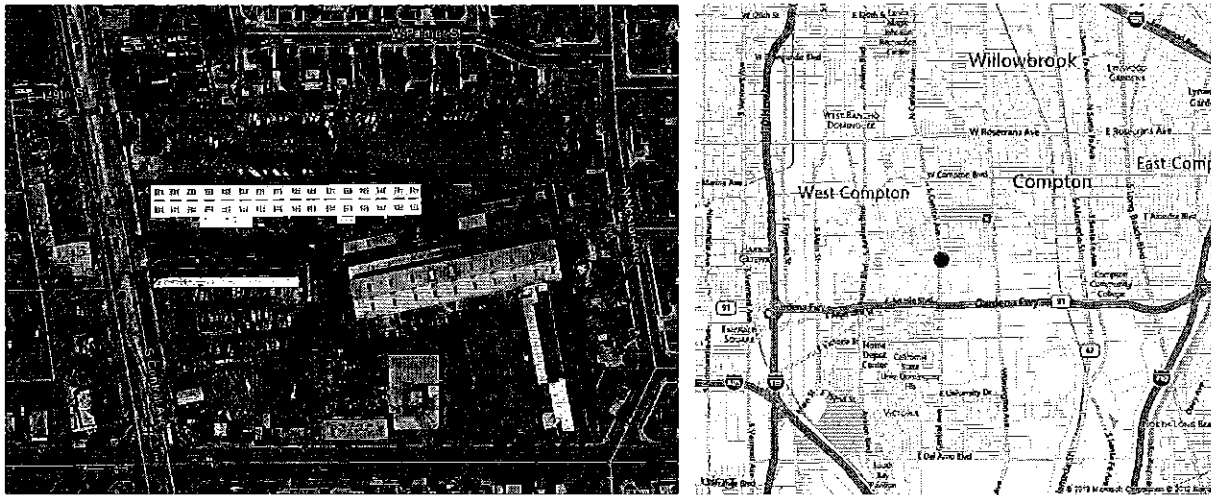
Property Disposition

Transfer to the City for maintenance as Public Park.

Exhibit B-6

6. 250 North Central Avenue (formerly 14904 South Central Avenue,(To be sold)

The site is located mid-block on the east side of Central Avenue between West Compton Boulevard and East 148th Street, just south of where East 149th Street dead-ends into Central Avenue. The 14904 South Central Avenue site is a 106,772 square foot site that is very deep. The adjacent site lies inside of the other site and measures 436 square feet. The site is currently occupied by existing building, experience an awkward orientation to the street, is only accessible from Central Avenue, and have little street frontage. The site is surrounded by residential uses to the north, and commercial and industrial uses along South Central Avenue. There are fast food restaurants across the street and warehouse building that lie directly south of the site.



Property Inventory Information

Parcel Data

APN	6143-011-018 / 6143-011-902
Address	250 N. Central Ave. / 14904 S. Central Ave.
Lot Size	107,208
Current Zoning	MU
Current Use	Commercial

Current Value and Revenue Generation

Estimate of Current Value	\$2,618,000
Date/Value Basis for Estimate	6/9/2015/Market Appraisal

Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2010
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$4,116,000

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

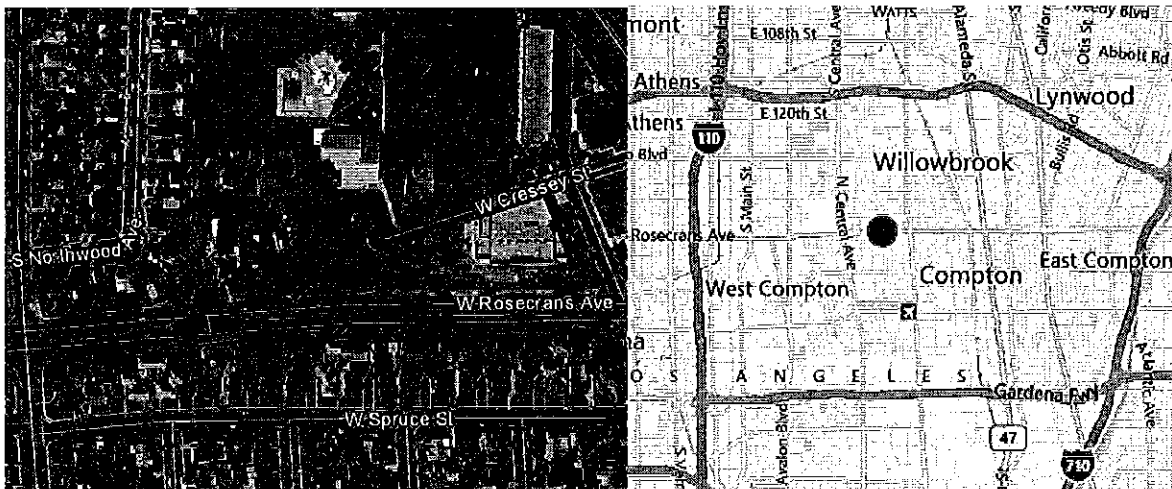
- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-7

7. 1113 and 1125 West Rosecrans Avenue (To be Sold)

These sites are located mid-block on the north side of West Rosecrans Avenue between West Pacific Avenue and North Tajuata Avenue, just south of Gonzalez Park. The sites are 18,352 square feet, combined and are almost triangular in shape. The sites have existing buildings and are being illegally used for boar and other RV storage.



Property Inventory Information

Parcel Data

APN	6144-018-905 6144-018-907
Address	1113 W Rosecrans Ave 1125 W Rosecrans Ave
Lot Size	18,352
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$220,224
Date/Value Basis for Estimate	2006/ Book Value
Revenue Generated By Property	\$0

Requirements for Revenue Use	N/A
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Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$220,224

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

Yes

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

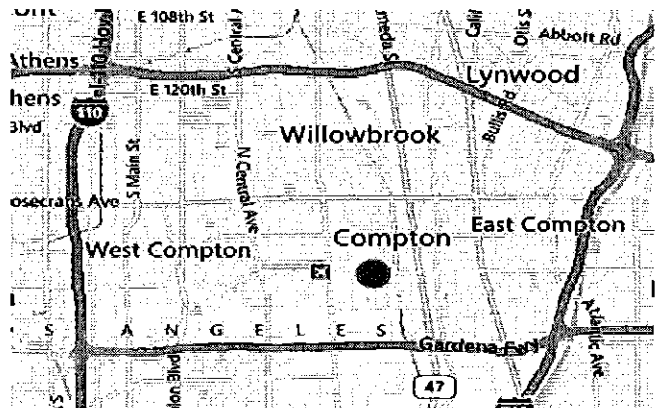
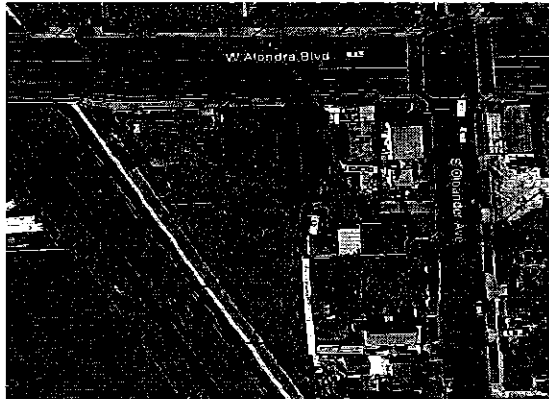
Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller

for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-8

8. 412 West Alondra Boulevard (To be sold)

This site is located on West Alondra Boulevard and South Oleander Avenue, just east of a drainage channel. The site is approximately 18,500 square feet and has an irregular shape. The site is located adjacent to commercial uses along West Alondra Boulevard, with an empty lot to the west. Compton Community Day High School is directly across the street from the site. The rest of the neighborhood is residential.



Property Inventory Information

Parcel Data

APN	6162-010-907
Address	412 W Alondra Blvd
Lot Size	18,509
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$510,936
Date/Value Basis for Estimate	8/31/2008/Book
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	8/31/2008
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$510,936

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

Yes

Potential for Transit-Oriented Development

Yes. The site has potential for transit-oriented development because the site is within a half mile radius of a metro station.

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

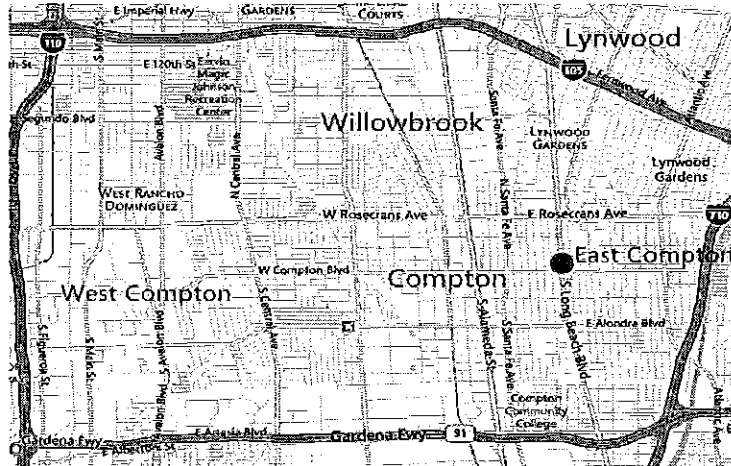
Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The

calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-9

9. 201, 203, and 211 North Long Beach Boulevard (Transfer to the City for Governmental Use-Maintenance of Sites as Public Park)

These three contiguous sites are located mid-block along North Long Beach Boulevard, between East Compton Boulevard and East Palmer Boulevard. The sites are accessible from both North Long Beach Boulevard and North Crane Avenue. The sites total 20,000 square feet. The sites are adjacent to commercial uses along North Long Beach Boulevard. There is a liquor store located immediately to the north of the sites and several smaller pedestrian focused retail spaces to the sites' south, including a furniture store, a barber shop and four vacant spaces.



Property Inventory Information

Parcel Data

APN	6178-025-903 6178-025-904 6178-025-905
Address	201 N. Long Beach Blvd. 203 N. Long Beach Blvd. 211 N. Long Beach Blvd.
Lot Size	20,000
Current Zoning	MU
Current Use	Park/Open Space

Current Value and Revenue Generation

Estimate of Current Value	\$240,000
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Date/Value Basis for Estimate	2006/ Book Market Value.
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$240,000

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

None

Potential for Transit-Oriented Development

No

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

Deed Restriction on site for use as Public Park.

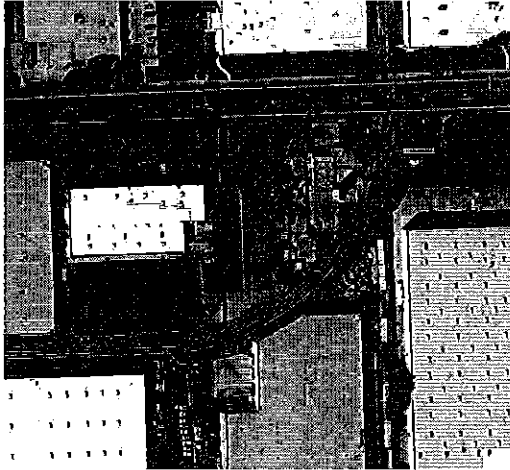
Property Disposition

Transfer to the City for maintenance of Public Park.

Exhibit B-10

10. 958 West Walnut Street (To be Sold)

This site is located mid-block on the south side of West Walnut Street between South Wilmington Avenue and South Anderson Avenue. The site is a 30,180 square feet and deeper than its width. The site is surrounded by industrial and light industrial uses.



Property Inventory Information

Parcel Data

APN	7319-028-904
Address	958 W Walnut St
Lot Size	30,180
Current Zoning	Limited Manufacturing (ML)
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$452,700
Date/Value Basis for Estimate	2006/Market Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$452,700

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

No

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-10

Page 2 of 2

Exhibit B-11

11. 1501 South Alameda Street (To Be Sold)

Property Inventory Information

Parcel Data

APN	6163-022-900
Address	1501 S. Alameda St
Lot Size	2,511
Current Zoning	Residential (R)
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$650,000
Date/Value Basis for Estimate	1/7/11/Book
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	1/7/11
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$650,000

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Proceeds

This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The treatment of the proceeds relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal tax law, as determined by Bond Counsel.

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

See Restrictions on Disposition of Proceeds, above. If Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-12

**12. 601, 607 and 625 East Compton Boulevard; 112 N. Willow Ave. and
107 North Santa Fe Avenue (To Be Sold)**

Property Inventory Information

Parcel Data

APN	6166-023-901 6166-023-900 6166-023-902 6166-023-904 6166-023-903
Address	601 E Compton Blvd 112 N. Willow Ave 607 E Compton Blvd 625 E Compton Blvd 107 N Santa Fe Ave
Lot Size	43,090
Current Zoning	General Commercial (GC)
Current Use	Commercial

Current Value and Revenue Generation

Estimate of Current Value	\$1,137,000
Date/Value Basis for Estimate	3/3/2015/Market Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	6/14/2011 12/8/2010 12/8/2010 12/8/2010 2/10/2011
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Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$2,500,000

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The parcels have the potential for transit-oriented development because they are within a half a mile radius of Metro Blue Line Station

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Proceeds

All of these parcels except 625 E. Compton Boulevard were acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The treatment of the proceeds relating to the disposition of the parcels other than 625 E. Compton Boulevard will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal tax law, as determined by Bond Counsel.

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

With respect to 635 E. Compton Boulevard, upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

With respect to the other parcels, see Restrictions on Disposition of Proceeds, above. If Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-13

13. 2000, 2008, 2012 and 2024 West Compton Boulevard (To be Sold)

Property Inventory Information

Parcel Data

APN	6138-004-904 6138-004-900 6138-004-902 6138-004-903
Address	2000 W Compton Blvd 2008 W Compton Blvd 2012 W Compton Blvd 2024 W Compton Blvd
Lot Size	82,496
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$2,207,000
Date/Value Basis for Estimate	12/2/2013/Market Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	5/31/2008 1/8/2009 1/8/2009 1/8/2009
Acquisition Purpose	Land assembly for commercial/retail development
Value at Time of Acquisition	\$2,035,420

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The parcels have potential for transit-oriented development because they are close to a metro station

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 20.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

14. 415 and 413 West Compton Boulevard (To be Sold)**Property Inventory Information****Parcel Data**

APN	6157-022-900 6157-022-908
Address	415 W Compton Blvd 413 W Compton Blvd
Lot Size	11,087
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$207,574
Date/Value Basis for Estimate	6/16/08 / Book
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/

Acquisition Information

Agency Acquisition Date	6/16/2008
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$207,574

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The sites have the potential for transit-oriented development because of proximity to a metro station.

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

15. 408 West Alondra Boulevard (To be sold)

Property Inventory Information

Parcel Data

APN	6162-010-906
Address	408 W Alondra Blvd
Lot Size	6,303
Current Zoning	MU
Current Use	Commercial

Current Value and Revenue Generation

Estimate of Current Value	\$338,000
Date/Value Basis for Estimate	2/6/2015/Market Appraisal
Revenue Generated By Property	\$6,000/yr
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	8/31/2008
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$365,685

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

Yes. The site is currently under ground lease agreement with a tenant for site use as fast food restaurant

Potential for Transit-Oriented Development

No

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

Prior to the dissolution of the Agency, Clifford Williams (tenant) entered into a ground lease agreement with the Agency for the purpose of operating a fast food restaurant at subject site.

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

16. 1117 South Long Beach Boulevard (To be Sold)**Property Inventory Information****Parcel Data**

APN	6164-008-904
Address	1117 S Long Beach Blvd
Lot Size	56,509
Current Zoning	GC
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$1,739,000
Date/Value Basis for Estimate	2015/Agency market estimate
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$1.00

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

No

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

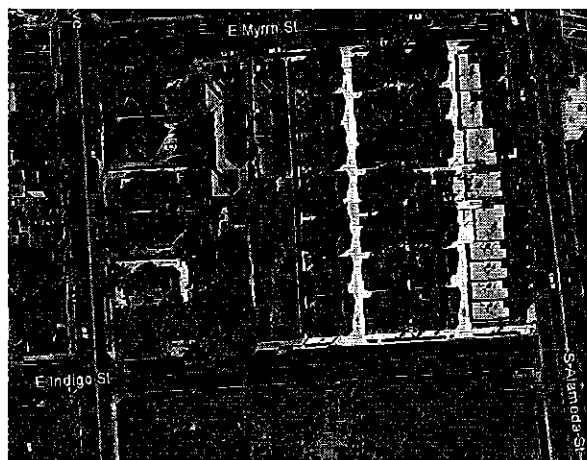
- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-17

17. 217 East Indigo Street (To be Sold)

The site is located mid block, in the middle of residential uses. The site's orientation is such that it has minimal street frontage and extends deep into the lot dividing the site into two pieces. One portion of the site has retail along the frontage area and the other portion has affordable housing behind it.



Property Inventory Information

Parcel Data

APN	6160-025-902
Address	217 E Indigo St
Lot Size	7,750
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$338,000
Date/Value Basis for Estimate	2006/Book Value
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$338,000

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The parcels are within walking distance of mass transit facilities

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-17

Page 2 of 2

Exhibit B-18

18. 413 and 415 North Alameda Street (To Be Sold)

Property Inventory Information

Parcel Data

APN	6166-010-911 6166-010-910
Address	413 N Alameda St 415 N Alameda St
Lot Size	11,030
Current Zoning	R
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$550,000
Date/Value Basis for Estimate	8/17/2010 / Book Value
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	8/17/2010
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$550,000

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The parcels are immediately adjacent to a Metro Blue Line Station.

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Proceeds

This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The treatment of the proceeds relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal tax law, as determined by Bond Counsel.

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

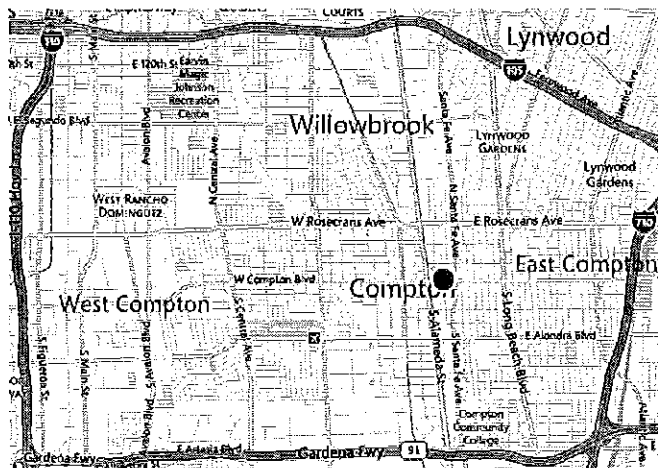
- Disposition of Sale Proceeds

See Restrictions on Disposition of Proceeds, above. If Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-19

19. 501, 509, 517, 537 and 545 East Compton Boulevard (To be Sold)

These sites consist of the entire block along East Compton Boulevard, between North Spring Street and North Willow Avenue, located approximately 0.44 miles from the Compton Blue Line Metro station. The sites have existing buildings that are currently vacant.



Property Inventory Information

Parcel Data

APN	6166-022-901 6166-022-900 6166-022-902 6166-022-903 6166-022-904 6166-022-905
Address	501 E Compton Blvd 509 E Compton Blvd 517 E Compton Blvd 537 E Compton Blvd 545 E Compton Blvd
Lot Size	42,801
Current Zoning	GC
Current Use	Commercial

Current Value and Revenue Generation

Estimate of Current Value	\$865,000
Date/Value Basis for Estimate	3/26/2015/Market Appraisal
Revenue Generated By Property	\$0
Requirements for Revenue Use	N/A

Acquisition Information

Agency Acquisition Date	9/17/2008
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$1,979,035

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The parcels are located within half mile radius of the Compton Blue Line Metro

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

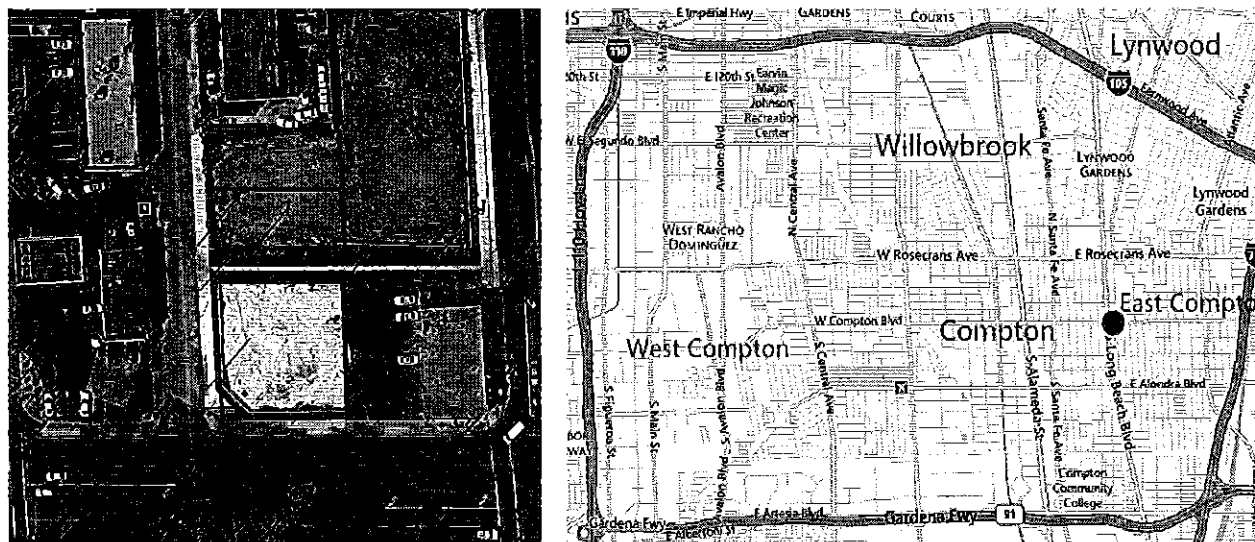
- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-20

20. 1425 East Compton Boulevard (To be Sold)

This site is located at the 100 percent corner of East Compton Boulevard and North Bowen Avenue. The site is currently undeveloped. The site is located adjacent to a Liberty Tax store, located at the corner of East Compton Boulevard and South Bullis Road. Self-storage and auto retail (Auto Zone) uses are located directly across East Compton Boulevard, and an emission testing facility is located across North Bowen Avenue.



Property Inventory Information

Parcel Data

APN	6183-003-900
Address	1425 E Compton Blvd
Lot Size	13,392
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$160,704
Date/Value Basis for Estimate	2006/ book value.
Revenue Generated By Property	\$0

Requirements for Revenue Use	N/A
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Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$160,704

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

Yes. The site is within half a mile radius of the Metro Blue Line Station

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller

for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

21. 110 and 114 North Bowen Avenue (To be Sold)

This aerial photograph shows a large, dark, rectangular area in the West Compton area, which appears to be a construction site or a large lot. The area is bounded by the 10th St and 11th St streets. The surrounding area includes residential and commercial buildings, as well as a large parking lot.

Parcel Data

Current Value and Revenue Generation

Exhibit B-21
Page 1 of 3

Requirements for Revenue Use	N/A
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Acquisition Information

Agency Acquisition Date	2006
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$138,060

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

No

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

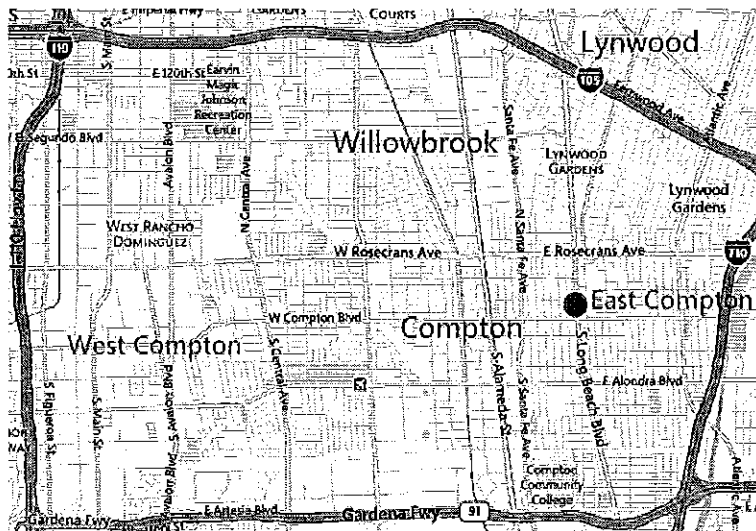
- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-22

22. 305 and 315 North Long Beach Boulevard (To be Sold)

These sites are located mid-block between East Palmer Street and East Compton Boulevard, adjacent to liquor store, and are accessible from both North Long Beach Boulevard and North Crane Avenue. They are 17,590 square feet, together.



Property Inventory Information

Parcel Data

APN	6178-025-906 6178-025-907
Address	305 N Long Beach Blvd 315 N Long Beach Blvd
Lot Size	17,590
Current Zoning	MU
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$180,000
Date/Value Basis for Estimate	6/11/2015/Market Appraisal
Revenue Generated By Property	\$0

Requirements for Revenue Use	N/A
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Acquisition Information

Agency Acquisition Date	8/31/2008
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$742,290

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

No

Potential for Transit-Oriented Development

No

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as confirmed by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property through direct contact with interested parties, the use of a broker, or through a Request for Proposals (RFP) process.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

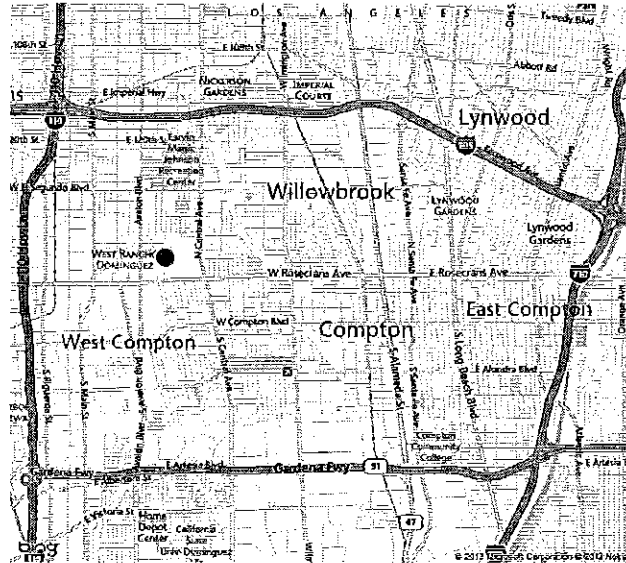
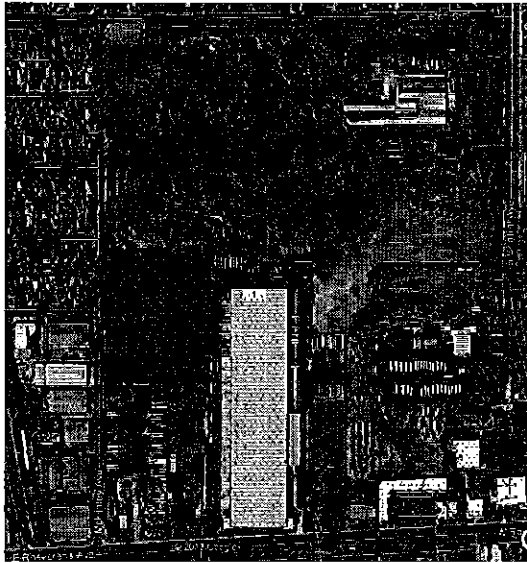
Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller

for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

Exhibit B-23

23. 1420 North McKinley and Adjacent Site (To be Sold)

These sites are located mid-block on the east side of McKinley Avenue between 135th/Littleton Street and East Rosecrans Avenue, directly across from where East 139th Street dead-ends into North McKinley Avenue.



Property Inventory Information

Parcel Data

APN	6134-020-900 6134-020-911
Address	1420 N McKinley
Lot Size	309,276
Current Zoning	Limited Commercial (C-L)
Current Use	Vacant

Current Value and Revenue Generation

Estimate of Current Value	\$4,375,000
Date/Value Basis for Estimate	3/26/15/Market Appraisal
Revenue Generated By Property	\$0

Requirements for Revenue Use	N/A
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Acquisition Information

Agency Acquisition Date	2007
Acquisition Purpose	To eliminate blight
Value at Time of Acquisition	\$5,254,807

History of Environmental Contamination/Remediation, Studies and/or Remediation and Designation as a Brownfield Site

No

History of Development Proposals and Activity

Yes. Prism –IQ Partners, LLC plans to develop a Class “A” light industrial business park on the site. Upon completion of construction, the project will be leased to businesses, many of which will provide quality permanent jobs.

Potential for Transit-Oriented Development

No

Advancement of Planning Objectives of Successor Agency

Yes

Restrictions on Disposition of Property

None

Property Disposition

The Successor Agency will sell the property to a purchaser for fair market value (FMV) as determined by an appraisal.

- Disposition Process

The Successor Agency proposes to sell the property to Prism-IQ Partners, LLC.

- Disposition Timeline

The Successor Agency anticipates that the property will be disposed of in 2016.

- Disposition of Sale Proceeds

Upon the sale of the property, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.

LONG RANGE PROPERTY
MANAGEMENT PLAN:
PROPERTY INVENTORY
DATA

No.	HSC 34191.5 (c)(1)(C)		Property Type	HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value
	Address or Description	APN		Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value			
1	2901 W Alondra Blvd	6139-024-900	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	3/2/2009	\$58,940	\$58,940	3/2/2009	Book	FMV
2	2815-2875 W Alondra Blvd	6139-028-900	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	3/2/2009	\$1,146,774	\$1,146,774	3/2/2009	Book	FMV
3	458 S Alameda St	6179-004-900	Public Facility	Governmental Use	N/A	Maintain as a Public Works Maintenance Yard. This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. If the City subsequently sells this property for a non-governmental use, the treatment of the proceeds relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal law, as determined by Bond Counsel. If Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the proceeds will be retained by the Successor Agency to fulfill an enforceable obligation or distributed as property tax to the taxing entities.	12/29/2010	\$4,485,000	\$4,485,000	12/29/2010	Market Value Appraisal	N/A

LONG RANGE PROPERTY
MANAGEMENT PLAN:
PROPERTY INVENTORY
DATA

	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)					SALE OF P (If appli
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value
4	106 E Cedar St	6166-004-091	Park/Open Space	Governmental Use	N/A	Maintain as Public Park	2006	\$127,449	\$127,449	2006	Book	N/A
5	1500-1520 E Compton Blvd / 115 S Bullis Rd	6183-025-900	Park/Open Space	Governmental Use	N/A	Maintain as Public Park	2006	\$255,780	\$255,780	2006	Book	N/A
6	250 N Central Ave (formerly 14904 S Central Ave)	6143-011-018 6143-011-902	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Commercial	2010	\$4,116,000	\$2,618,000	6/9/2015	Market Value Appraisal	FMV
7	1113 W Rosecrans Ave 1125 W Rosecrans Ave	6144-018-905 6144-018-907	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	2006	\$220,224	\$220,224	2006	Book	FMV
8	412 W Alondra Blvd	6162-010-907	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial/Retail Development	8/31/2008	\$510,936	\$510,936	8/31/2008	Book	FMV
9	201 N Long Beach Blvd 203 N Long Beach Blvd 211 N Long Beach Blvd	6178-025-903 6178-025-904 6178-025-905	Park/ Open Space	Governmental Use	N/A	Maintain as public park	2006	\$240,000	\$240,000	2006	Book	N/A
10	958 W Walnut St	7319-028-904	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	2006	\$452,700	\$452,700	2006	Market Value Appraisal	FMV

LONG RANGE PROPERTY
MANAGEMENT PLAN:
PROPERTY INVENTORY
DATA

HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY (If applicable)	
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value
11	1501 S Alameda St	6163-022-900	Vacant	Sale of Property	See next column	This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The treatment of the proceeds relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal tax law, as determined by Bond Counsel. If Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the proceeds will be retained by the Successor Agency to fulfill an enforceable obligation or distributed as property tax to the taxing entities.	1/7/2011	\$650,000	\$650,000	1/7/2011	Book	FMV

LONG RANGE PROPERTY
MANAGEMENT PLAN:
PROPERTY INVENTORY
DATA

HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY (If applicable)		
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value
12	601 E Compton Blvd 112 N Willow Ave 607 E Compton Blvd 625 E Compton Blvd 107 N Santa Fe Ave	6166-023-901 6166-023-900 6166-023-902 6166-023-904 6166-023-903	Commercial	Sale of Property	See next column	All of these parcels except 625 E. Compton Boulevard were acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The treatment of the proceeds relating to the disposition of the parcels other than 625 E. Compton Boulevard will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal tax law, as determined by Bond Counsel. With respect to 625 E. Compton Boulevard and with respect to the other parcels if Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the Successor Agency will either use the net proceeds to pay enforceable obligations or distribute net proceeds from the sale to the County Auditor-Controller for distribution to the taxing entities in proportion to their shares of the base property tax. The calculation of net proceeds will take into account the transaction costs incurred by the Successor Agency in marketing and selling the property.	6/14/2011 12/8/2010 12/8/2010 2/10/2011	\$2,500,000	\$1,137,000	3/3/2015	Market Value Appraisal	FMV
13	2000 W Compton Blvd 2008 W Compton Blvd 2012 W Compton Blvd 2024 W Compton Blvd	6138-004-904 6138-004-900 6138-004-902 6138-004-903	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	5/31/2008 1/8/2009 1/8/2009 1/8/2009	\$2,035,420	\$2,207,000	12/2/2013	Market Value Appraisal	FMV

LONG RANGE PROPERTY
MANAGEMENT PLAN:
PROPERTY INVENTORY
DATA

HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY (If applicable)		
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value
14	415 W Compton Blvd 413 W Compton Blvd	6157-022-900 6157-022-908	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	6/16/2008	\$207,574	\$207,574	6/16/2008	Book	FMV
15	408 W Alondra Blvd	6162-010-906	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Commercial	8/31/2008	\$365,685	\$338,000	2/6/2015	Market Value Appraisal	FMV
16	1117 S Long Beach Blvd	6164-008-904	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Mixed Use	2006	\$1.00	\$1,739,000	2015	Agency Market Estimate	FMV
17	217 E Indigo St	6160-025-902	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Mixed Use	2006	\$338,000	\$338,000	2006	Book	FMV

LONG RANGE PROPERTY
MANAGEMENT PLAN:
PROPERTY INVENTORY
DATA

No.	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY (If applicable)		
	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value
18	413 N Alameda St 415 N Alameda St	6166-010-911 6166-010-910	Vacant	Sale of Property	See next column	This property was acquired with tax-exempt bond proceeds. The bond covenants continue to be enforceable obligations of the Successor Agency. The treatment of the proceeds relating to such disposition will be in a manner that complies with bond covenants, including the covenants to preserve the tax-exempt status of the bonds in accordance with federal tax law, as determined by Bond Counsel. If Bond Counsel determines that there are no restrictions on the disposition of the proceeds, the proceeds will be retained by the Successor Agency to fulfill an enforceable obligation or distributed as property tax to the taxing entities.	8/17/2010	\$550,000	\$550,000	8/17/2010	Book	FMV
19	501 E Compton Blvd 509 E Compton Blvd 517 E Compton Blvd 537 E Compton Blvd 545 E Compton Blvd	6166-022-901 6166-022-900 6166-022-902 6166-022-903 6166-022-904 6166-022-905	Commercial	Sale of Property	Fulfill an Enforceable Obligation	Commercial	9/17/2008	\$1,979,035	\$865,000	3/26/2015	Market Value Appraisal	FMV
20	1425 E Compton Blvd	6183-003-900	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	2006	\$160,704	\$160,704	2006	Book	FMV

LONG RANGE PROPERTY
MANAGEMENT PLAN:
PROPERTY INVENTORY
DATA

HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY (If applicable)		
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value
21	110 N Bowen Ave 114 N Bowen Ave	6183-003-901 6183-003-902	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	2006	\$138,060	\$138,060	2006	Book	FMV
22	305 N Long Beach Blvd 315 N Long Beach Blvd	6178-025-906 6178-025-907	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Commercial	8/31/2008	\$742,290	\$180,000	6/11/2015	Market Value Appraisal	FMV
23	1420 N McKinley	6134-020-900 6134-020-911	Vacant	Sale of Property	Fulfill an Enforceable Obligation	Light Industrial Park	2007	\$5,254,807	\$4,375,000	3/26/2015	Market Value Appraisal	FMV

PROPERTY Sale)	Property Value/Sale Info
Proposed Sale Date	
2016	
2016	
N/A	

PROPERTY (Saleable)	Property Value/Sale Info
Proposed Sale Date	
N/A	
N/A	
2016	
2016	
2016	
N/A	
2016	

PROPERTY able)	Property Value/Sale Info
Proposed Sale Date	
2016	

PROPERTY able)	Property Value/Sale Info
Proposed Sale Date	
2016	
2016	

PROPERTY (Saleable)	Property Value/Sale Info
Proposed Sale Date	
2016	
2016	
2016	
2016	

PROPERTY able)	Property Value/Sale Info
Proposed Sale Date	
2016	
2016	
2016	

PROPERTY	Property Value/Sale
able)	Info
Proposed Sale Date	
2016	
2016	
2016	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Eliminate blight	40,075		MU	\$58,940	\$0.00	No	Yes	Yes	Yes	No	
Eliminate blight	779,724		MU	\$1,146,774	\$0.00	No	Yes	Yes	Yes	No	
Governmental Use as a Public Works Maintenance Yard	358,500		LI	\$4,485,000	\$0.00	No	Yes	Yes	Yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Eliminate blight	7,497		MU	\$127,449	\$0.00	No	No	Yes	Yes	No	
Eliminate blight	21,315		MU	\$255,780	\$0.00	No	No	Yes	yes	No	
Eliminate blight	107,208		MU	\$2,618,000	\$0.00	No	No	Yes	Yes	No	
Eliminate blight	18,352		MU	\$220,224	\$0.00	No	No	yes	yes	No	
Eliminate blight	18,509		MU	\$510,936	\$0.00	No	No	Yes	Yes	Yes	
Eliminate blight	20,000		MU	\$240,000	\$0.00	No	No	No	Yes	No	
eliminate blight	30,180		ML	\$452,700	\$0.00	No	No	No	Yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Eliminate blight	2,511		R	\$650,000	\$0.00	No	No	Yes	yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Eliminate blight	43,090		GC	\$1,337,000	\$0.00	No	No	Yes	Yes	No	
Land assembly for commercial/retail development	82,496		MU	\$2,207,000	\$0.00	No	No	YES	Yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
eliminate blight	11,087		MU	\$207,574	\$0.00	No	No	Yes	Yes	no	
Eliminate blight	6,303		MU	\$338,000	\$6,000/yr	No	No	No	Yes	Yes	
Eliminate blight	56,509		GC	\$1,739,000	\$0.00	No	No	No	Yes	No	
Eliminate blight	7,750		MU	\$338,000	\$0.00	No	No	Yes	Yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Eliminate blight	11,030		R	\$550,000	\$0.00	No	No	Yes	yes	No	
Eliminate blight	42,801		GC	\$865,000	\$0.00	No	No	Yes	Yes	No	
Eliminate blight	13,392		MU	\$160,704	\$0.00	No	No	Yes	Yes	No	

											Other Property Info
HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a Brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Eliminate blight	11,505		MU	\$135.06	\$0.00	No	No	No	Yes	No	
Eliminate blight	17,590		MU	\$180,000	\$0.00	No	No	No	Yes	No	
Eliminate blight	309,276		C-L	\$4,375,000	\$0.00	No	No	No	Yes	Yes	

EXCLUSIVE NEGOTIATING AGREEMENT

This **EXCLUSIVE NEGOTIATING AGREEMENT** (this "Agreement") is dated as of _____, 2020 (the "Effective Date"), and is entered into, by and between the **SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON**, a public body (the "Successor Agency") and **OLSON URBAN HOUSING, LLC** a Delaware limited liability company, or its successors and assigns (the "Purchaser"), collectively the "Parties", pursuant to Resolution No. 107, adopted by the Board of Directors of the Successor Agency on April 28, 2020.

RECITALS

A. The Successor Agency owns the land in the City of Compton, State of California that is located at 250 North Central Avenue (also referred to as 14904 Central Avenue) Compton, California 90220 and further described in Attachment No. 1 (the "Property").

B. The Board of Directors of the Successor Agency has instructed staff to proceed with this Exclusive Negotiating Agreement between Successor Agency and Purchaser to negotiate on an exclusive basis to establish the terms and conditions of a Purchase and Sale Agreement ("PSA") that would result in the sale of the Property by the Successor Agency (and/or affiliated entity such as the City of Compton) to Purchaser and the development by the Purchaser on the Property of a residential project consisting of residential three-story townhomes.

NOW, THEREFORE, the Parties hereto agree as follows:

1. The term of this Agreement shall commence on the date hereof and shall end on the date that is One Hundred and Eighty (180) days thereafter (the "ENA Period"). The Executive Director of Successor Agency shall have the authority (in the exercise of his/her sole discretion) to enter into non-substantial amendments to this Agreement, including the extension of the ENA Period, provided they are in writing and signed by both the Executive Director and the Purchaser.

2. Either Party may terminate this Agreement if the other Party fails to comply with or perform any provisions of this Agreement and fails to cure the default within ten (10) days after written notice from the other Party.

3. During the ENA Period, the Successor Agency shall not negotiate with any person or entity other than the Purchaser for the sale, lease or development of the Property.

4. The Purchaser shall deliver the materials and information identified on Attachment No. 2, attached hereto, to the Successor Agency within the times set forth in Attachment No. 2.

5. Throughout the ENA Period, Successor Agency staff shall be reasonably available to meet with the Purchaser to discuss the proposed PSA.

6. The Purchaser and the Successor Agency understand and agree that neither is under any obligation whatsoever to enter into a PSA. In the event of the expiration or earlier termination of this Agreement, the Successor Agency shall be free at the Successor Agency's option to negotiate with any persons or entities with respect to the sale, lease and/or development of the

Property. In addition, the Purchaser acknowledges and agrees that the Successor Agency may not be able to enter into a binding PSA unless and until the PSA has been approved by the Oversight Board to the Successor Agency and, if required, the California Department of Finance.

7. This Agreement may not be assigned by the Purchaser without the prior express written consent of the Successor Agency in its sole and absolute discretion.

8. Any notice, request, approval or other communication to be provided by one Party to the other shall be in writing and provided by certified mail, a reputable overnight delivery service (such as Federal Express) or by email (as indicated below) and addressed as follows:

If to the Successor Agency:

Successor Agency to the Community Redevelopment
Agency of the City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: Craig J. Cornwell, Executive Director
ccornwell@comptoncity.org
Michael L. Antwine II, Assistant City Manager
mantwine@comptoncity.org

**If to the
Purchaser:**

Olson Urban Housing, LLC
3010 Old Ranch Parkway, Suite 100
Seal Beach, California 90740-2751
Attn: Todd J. Olson, President

9. This Agreement constitutes the entire agreement of the Parties hereto with respect to the subject matter hereof. There are no other agreements or understandings between the Parties with respect to the subject matter hereof or any related subject and no representations by either Party to the other have been made as an inducement to enter into this Agreement. All prior negotiations between the Parties are superseded by this Agreement.

10. This Agreement may not be altered, amended or modified except by a writing executed by all Parties.

11. If any Party should bring any legal action or proceeding relating to this Agreement or to enforce any provision hereof, or if the Parties agree to arbitration or mediation relating to this Agreement, the Party in whose favor a judgment or decision is rendered shall be entitled to recover reasonable attorneys' fees and expenses from the other, up to a limit of Ten Thousand Dollars (\$10,000). Beyond this limit, each Party shall bear its own attorneys' fees and costs incurred in compelling the enforcement of this Agreement. The Parties agree that any legal action or proceeding or agreed-upon arbitration or mediation shall be filed in and shall occur in the County of Los Angeles.

12. The interpretation and enforcement of this Agreement shall be governed by the laws of the State of California.

13. Time is of the essence of each and every provision hereof.

14. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

Signatures follow on next page

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

PURCHASER:

OLSON URBAN HOUSING, LLC
a Delaware limited liability company

By: [Signature]
Name: Scott Laurie
Title: Chief Executive Officer

By: [Signature]
Name: Todd Olson
Title: President, Community Development

SA:

**SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF COMPTON,**
a public body

By: [Signature]
Name: Craig J. Cornwell
Title: Executive Director

ATTEST:

[Signature]
Alita Godwin, Secretary

10-12-2020



APPROVED AS TO FORM:

By: [Signature] (10/8/2020)
Damon Brown, General Counsel

ATTACHMENT NO. 1

EXHIBIT "A"

Legal Description of the Land

Real property in the City of Compton, County of Los Angeles, State of California, described as follows:

TEMPLE AND GIBSONS TR POR OF LOT 1 AND M R =32-45-46 UND 5/6 INT POR OF LOT

APN NUMBERS:

6143-011-018 and 6143-011-902

ATTACHMENT NO. 2

MATERIALS TO BE DELIVERED BY PURCHASER

Item	Date Delivered
1. Development budget.	Previously provided by Purchaser
2. Sources and uses of funds for the development.	Previously provided by Purchaser
3. Development schedule, including key milestones.	<u>30</u> days following the Effective Date
5. Bi-weekly status report on the project	Commencing 14 days following the Effective Date

ATTACHMENT NO. 3

SA TASKS

1. Provide to Purchaser all written information regarding the Site (including any Phase I and Phase II environmental reports) that is in the possession of the SA (to the extent not previously delivered to Purchaser) to the extent it is both material and not privileged (under the attorney-client or attorney work product privileged).
2. Obtain an appraisal of the Site (if necessary).
3. Obtain a title report for the Site and deliver a copy thereof to the Purchaser.
4. Prepare and revise drafts of the PSA to the extent reasonably permitted by the negotiations.

THIS CERTIFICATE IS NON-TRANSFERABLE
POST IN A CONSPICUOUS PLACE

CITY OF COMPTON BUSINESS LICENSE CERTIFICATE

BUSINESS LICENSE DIVISION ~ 205 S. WILLOWBROOK AVE, COMPTON, CA 90220 ~ (310) 605-5508

The below named license holder has paid a business license fee to engage in, carry on or conduct a business trade, calling, profession, exhibition or occupation coded below until this certificate expires. Granting of this license does not entitle the license holder to operate or maintain a business license in violation of any other law or ordinance. In addition this license is not transferable to any other party, and no refunds will be issued for the license once a certificate has been issued.

LICENSE NO:	BL20-000270	EXPIRATION DATE:	03/04/2021
BUSINESS:	Olson Urban Housing, LP	ISSUE DATE:	03/04/2020
LOCATION:	3010 OLD RANCH PKWY SUITE 100	OWNERSHIP TYPE:	Partnership / LLP
OWNER NAME:	Olson Urban Housing, LP	CLASSIFICATION:	2361
MAILING ADDRESS:	3010 Old Ranch Parkway, Suite 100 Seal Beach, CA 90740	DESCRIPTION:	GENERAL CONTRACTOR
RESTRICTIONS:			

Olson Urban Housing, LP
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740

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 EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE SUCCESSOR AGENCY AND OLSON URBAN HOUSING, LLC TO WORK OUT THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE DISPOSITION AND DEVELOPMENT OF CERTAIN AGENCY-OWNED PROPERTY LOCATED AT 250 NORTH CENTRAL AVENUE FOR A PROPOSED HOUSING DEVELOPMENT

WHEREAS, Olson Urban Housing LLC, a real estate development company in California, has submitted a proposal to acquire and develop certain Agency-owned parcels located at 250 North Central Avenue for a housing development at the subject site; and

WHEREAS, the developer proposal for the site is a new residential community that includes up to 57 townhomes on a carefully planned site providing a logical and sensitive transition from the adjacent neighborhood and commercial and industrial uses. The 2.55 acre site presents a unique opportunity to transform this site into a new affordable for-sale townhome community, assisting in the revitalization of the area and walkable to the City's commercial district and open space parks; and

WHEREAS, the subject site has experienced prolonged blight and non-conforming uses. The proposed development will potentially contribute in stabilizing the existing housing stock by providing homeownership opportunities at market rate as well as to low and moderate-income homebuyers by setting aside some of the homes for such purpose. Staff is recommending a six (6) month negotiation period for this agreement; and

WHEREAS, Olson Urban Housing LLC., has completed more residential urban revitalization projects than any other privately-held homebuilder in California, totaling over 8,000 homes in more than 200 developments, across more than 80 California cities, has submitted a proposal to acquire and develop up to fifty seven (57) townhomes on a carefully planned site providing a logical and sensitive transition from the adjacent neighborhood and commercial and industrial uses on certain Agency-owned parcels located at 250 North Central Avenue for a proposed residential development; and

WHEREAS, there is a compelling need to expand the City's housing stock to meet the needs of the City's growing population; and

WHEREAS, the Agency has determined that the proposed development would provide a needed addition to stabilize the City's housing inventory; and

WHEREAS, the proposed development will provide homeownership opportunities to citizens of Compton; and

WHEREAS, the Agency desires to enter into an Exclusive Negotiation Agreement with the Olson Urban Housing LLC for a period not to exceed six (6) months or 180 days to work out the terms and conditions of a Purchase and Sale Agreement to consummate the sale and disposition of the subject site at 250 North Central Avenue for a proposed residential development; and

WHEREAS, the Los Angeles County 2nd District Oversight Board and the DOF will review the resolution for a Purchase Sale Agreement as to form and substance.

NOW, THEREFORE, THE BOARD OF DIRECTORS TO THE SUCCESSOR AGENCY OF THE CITY OF COMPTON HEREBY FINDS, DETERMINES, RESOLVE, AND ORDERS AS FOLLOWS:

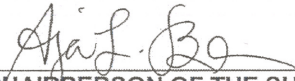
Section 1. That the Executive Secretary, upon the advice and approval of General Counsel, is hereby authorized to enter into an Exclusive Negotiation Agreement with Olson Urban Housing, LLC to work out the terms and conditions of a purchase and sale agreement for disposition and development of certain Agency-owned parcel located at 250 North Central Avenue for a proposed residential development.

Section 2. That there is no negative fiscal impact to the Successor Agency Fund with the approval of this resolution.

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

Section 4. That the Chairperson shall sign and the Clerk shall attest to the adoption of this Resolution.

ADOPTED this 28th day of April, 2020.


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

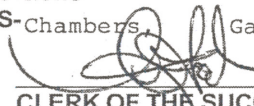
ATTEST: 
CLERK OF THE SUCCESSOR AGENCY TO
THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF COMPTON

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

I, Alita Godwin, Clerk of the Successor Agency to the Community Redevelopment Agency of the City of Compton, hereby certify that the foregoing resolution was adopted by the Board, signed by the Chairman, and attested by the Secretary at the regular meeting thereof held on the 28th day of April, 2020.

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

AYES: BOARD MEMBERS-McCoy, Sharif, Brown
NOES: BOARD MEMBERS-None
ABSENT: BOARD MEMBERS-Chambers, Gal


CLERK OF THE SUCCESSOR AGENCY TO
THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF COMPTON