

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
11/06/2024
6:30 PM**

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. OCTOBER 04, 2022
2. JANUARY 17, 2023
3. FEBRUARY 21, 2023
4. JUNE 27, 2023

NEW BUSINESS

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

DIRECTORS COMMENTS

ADJOURNMENT

OCTOBER 4, 2022

The Governing Body of the Successor Agency meeting was called to order at 6:55 p.m. in the Council Chambers of City Hall by Chairperson Emma Sharif.

ROLL CALL

Directors Present: D. Duhart, A. Spicer, J. Bowers, L. Darden, Chairperson E. Sharif

Directors Absent: None

Other Officials Present: E. Perrodin, A. Godwin, B. Mims, T. Thomas

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Lynn Boone asked the Board to talk about their plans for the City during Directors Comments instead of announcing city-sponsored events. She maintained that she routinely brings ordinances and resolutions to the Board that require correction, but they do not take the action that she believes is appropriate.

Miller Martin requested an opportunity to use his experience to help the City create youth programs for Compton Parks & Recreation.

Shiela Smith petitioned the City to hire Sheriff's deputies with JAG funds instead of using the money to contract with private security companies.

Joyce Kelly accused the Board of not caring about the citizens of Compton. She questioned the Board's ability to lead the City and further urged them to consider counsel from another city.

Brandon Heard, Fancy Footwork Studios Manager, thanked the Board for allowing his company the opportunity to perform at the Taste of Compton event held at Wilson Park.

APPROVAL OF MINUTES

1. JULY 26, 2022
SEPTEMBER 6, 2022

On motion by Darden, seconded by Duhart, to approve the minutes by the following vote on roll call:

AYES: Directors – Duhart, Spicer, Bowers, Darden, Sharif

NOES: Directors – None

ABSENT: Directors – None

6:15 PM – PUBLIC HEARING – TO CONSIDER A PURCHASE AND SALE AGREEMENT WITH CLIFFORD AND DOLORES WILLIAMS FOR PROPERTY LOCATED AT 408 WEST ALONDRA BOULEVARD (ITEM #2)

On motion by Duhart, seconded by Spicer, to open the public hearing at 7:08 p.m. by the following vote on roll call:

AYES: Directors – Duhart, Spicer, Bowers, Darden, Sharif

NOES: Directors – None

ABSENT: Directors – None

Rachel Diamond, Assistant Executive Director of the Successor Agency, requested the Board adopt Item Number Two to approve the execution and delivery of a purchase and sale agreement between the Successor Agency and Clifford & Dolores Williams, the owner of Cliff's Texas Style Burritos. On July 28, 2020, the Board approved an exclusive negotiating agreement between Clifford & Dolores Williams and Successor Agency to sell the property to the Williams family. Authorization of the resolution will approve the purchase and sale agreement and also find that the authorization is exempt from environmental review as well as requirements from the Surplus Land Act.

PUBLIC COMMENTS ON THE PUBLIC HEARING

Lynn Boone requested clarity on the sale of 408 West Alondra Boulevard.

Ms. Diamond explained that in 2020, the Successor Agency entered into an agreement to sell 408 West Alondra Boulevard to the Williams family, and tonight's action will authorize the final sale of the property.

On motion by Darden, seconded by Duhart, to close the public hearing at 7:12 p.m. by the following vote on roll call:

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

DIRECTORS COMMENTS ON THE PUBLIC HEARING

Director Bowers asked Ms. Diamond if 250 North Central Avenue is exempt from the Surplus Land Act.

City Attorney Perrodin notified the Board that 250 North Central Avenue is currently under litigation.

NEW BUSINESS

2. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY APPROVING THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND CLIFFORD WILLIAMS AND DELORES L. WILLIAMS IN CONNECTION WITH THE SALE OF PROPERTY LOCATED AT 408 WEST ALONDRA BOULEVARD, FINDING THAT SUCH AUTHORIZATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS

On motion by Darden, seconded by Spicer, **Resolution Number 143** entitled “**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY APPROVING THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND CLIFFORD WILLIAMS AND DELORES L. WILLIAMS IN CONNECTION WITH THE SALE OF PROPERTY LOCATED AT 408 WEST ALONDRA BOULEVARD, FINDING THAT SUCH AUTHORIZATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS**” was adopted by the following vote on roll call:

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

DIRECTORS COMMENTS

Director Duhart invited the residents to participate in the “First District Townhall” scheduled to be held on Friday, October 14 at 1051 West Rosecrans starting at 6:00pm.

Director Darden invited the community to attend the “Compton Air Fair” scheduled to be held on Saturday, October 22 at the Compton Airport starting at 10:00am.

ADJOURNMENT

On motion by Duhart, seconded by Darden, the meeting was adjourned at 7:17 p.m. by the following vote on roll call:

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

SECRETARY OF THE SUCCESSOR AGENCY

CHAIRPERSON OF THE SUCCESSOR AGENCY

JANUARY 17, 2023

The Governing Body of the Successor Agency meeting was called to order at 7:30 p.m. in the Council Chambers of City Hall by Chairperson Emma Sharif.

ROLL CALL

Directors Present: D. Duhart, A. Spicer, J. Bowers, L. Darden, Chairperson E. Sharif

Directors Absent: None

Other Officials Present: E. Perrodin, V. McDaniel, B. Mims, T. Thomas

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Lynn Boone petitioned the Board to let senior citizens use the city-owned facility currently being leased by YouthBuild. She made comments about vehicles being towed away from resident driveways in the First District and requested the status on the Artesia Bridge Project.

Chairperson Sharif directed the Executive Director to provide an update on the Artesia Bridge Project.

Benjamin Holifield lobbied the Board to let senior citizens use a city-owned facility for their activities and events.

Terry Williams commented on the importance of unity in the community and support for the homeless population.

NEW BUSINESS

1. 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, 2023 TO JUNE 30, 2024

On motion by Duhart, seconded by Darden, **Resolution Number 144** entitled “**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, 2023 TO JUNE 30, 2024**” was adopted by the following vote on roll call:

AYES: Directors – Duhart, Spicer, Bowers, Darden, Sharif

NOES: Directors – None

ABSENT: Directors – None

SUBSEQUENT NEED ITEM

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, 2023 TO JUNE 30, 2024

City Attorney Perrodin confirmed that this item meets the requirements for a subsequent need item.

On motion by Darden, seconded by Spicer, to consider the subsequent need item by the following vote on roll call:

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

On motion by Spicer, seconded by Duhart, **Resolution Number 144-A** entitled “**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, 2023 TO JUNE 30, 2024**” was adopted by the following vote on roll call:

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

DIRECTORS COMMENTS

Director Duhart congratulated Vernell McDaniel for her promotion to City Clerk.

Chairperson Sharif recognized Vernell McDaniel’s promotion and success. She also requested an update on the City’s tree trimming schedule.

Executive Director Thomas answered that he would submit a report on the grids that have been completed.

ADJOURNMENT

On motion by Darden, seconded by Spicer, the meeting was adjourned at 7:46 p.m. by the following vote on roll call:

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

SECRETARY OF THE SUCCESSOR AGENCY

CHAIRPERSON OF THE SUCCESSOR AGENCY

FEBRUARY 21, 2023

The Governing Body of the Successor Agency meeting was called to order at 7:50 p.m. in the Council Chambers of City Hall by Chairperson Emma Sharif.

ROLL CALL

Directors Present: D. Duhart, A. Spicer, L. Darden, Chairperson E. Sharif

Directors Absent: J. Bowers

Other Officials Present: E. Perrodin, V. McDaniel, B. Mims, T. Thomas

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Rosalyn Bournias informed the Board about a potential environmental impact that she and her neighbors are experiencing due to the demolition of the factory at 955 East Sandhill, Carson, California. She stated that she submitted a report to AQMD in December 2022 and tried to contact a councilperson in Carson, but she has yet to receive a response back.

Chairperson Sharif instructed Executive Director Thomas to contact Carson regarding any reports of potential environmental impacts.

Lynn Boone declared that she wanted to make sure the Board voted on Item Number Seven on today's City Council agenda. She also petitioned the Board to identify a suitable facility for senior citizen activities and events.

NEW BUSINESS

1. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON DECLARING THAT REAL PROPERTY OWNED BY THE SUCCESSOR AGENCY LOCATED IN THE CITY OF COMPTON AT 412 W. ALONDRA BOULEVARD IS EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTIONS 54221(b) AND 54221(f)(1)(D), APPROVING THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY AND THE CITY OF COMPTON IN CONNECTION WITH THE SALE OF THE PROPERTY, FINDING THAT CEQA SECTION 15061 (B)(3), AND TAKING RELATED ACTIONS

On motion by Spicer, seconded by Duhart, **Resolution Number 145** entitled "A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON DECLARING THAT REAL PROPERTY OWNED BY THE SUCCESSOR AGENCY LOCATED IN THE CITY OF COMPTON AT 412 W. ALONDRA BOULEVARD IS EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTIONS 54221(b) AND 54221(f)(1)(D), APPROVING THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT BETWEEN THE SUCCESSOR AGENCY AND THE CITY OF COMPTON IN CONNECTION WITH THE SALE OF THE PROPERTY, FINDING THAT CEQA SECTION 15061 (B)(3), AND TAKING RELATED ACTIONS" was adopted by the following vote on roll call:

AYES: Directors – Duhart, Spicer, Darden, Sharif

NOES: Directors – None

ABSENT: Directors – Bowers

DIRECTORS COMMENTS – There were no Directors Comments.

ADJOURNMENT

On motion by Spicer, seconded by Duhart, the meeting was adjourned at 8:00 p.m. by the following vote on roll call:

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

SECRETARY OF THE SUCCESSOR AGENCY

CHAIRPERSON OF THE SUCCESSOR AGENCY

JUNE 27, 2023

The Governing Body of the Successor Agency meeting was called to order at 8:06 p.m. in the Council Chambers of City Hall by Chairperson Emma Sharif.

ROLL CALL

Directors Present: D. Duhart, A. Spicer, J. Bowers, L. Darden, Chairperson E. Sharif

Directors Absent: None

Other Officials Present: E. Perrodin, V. McDaniel, B. Mims, T. Thomas

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Lynn Boone challenged the structure and views expressed by Chairperson Sharif and City Clerk Godwin. She encouraged the community to come together for a special election to vote for new elected officials because she does not trust this Board. She challenged Director Spicer's authority and professed that Isaac Galvan is supposed to be representing the Second District.

Kareema Bradford referenced Item Number Six on today's City Council agenda and read the definition of a classification plan. She petitioned the Board to obtain training on the Meyers-Milas-Brown Act, labor relations and the government code because she believes the Executive Director is subjecting the citizens to higher taxes.

Unknown Speaker reported an incident that occurred two years ago involving her teenage daughter and a person in uniform. She explained that it has been one year since the investigation started and there has been no progress. She requested more cameras at Tucker Park because she hears children playing at the park day and night.

Executive Director Thomas stated that he would verify the status of the cameras at Tucker Park.

Missy Barbara requested an update on the Wilmington Boulevard street improvements.

Unknown Speaker voiced a concern for the condition of the City's streets and local cemetery. She stated that it saddened her to hear that Compton firefighters have been working without a contract for five years and she affirmed that she is willing to go outside the City to get help.

Monique asked someone to explain to her why she is paying \$20,000 in property taxes and \$10,000 of it is voted-in debt. She also mentioned that she was told by code enforcement that she would be fined \$750 for having a non-operating vehicle parked in her driveway.

Unknown Speaker petitioned the Executive Director to replace the speed bumps that were removed on Myrrh Street.

Fidel Marquez stated that he is appalled by the amount of money the City is spending to get caught up on the state audit. He suggested that former Chairperson Brown be held accountable for the money that went missing under her administration because he believes the citizens are being double-taxed.

Vanessa Cain asked the City Attorney if he is going to indict the previous administration for losing \$20M. She requested answers on behalf of the community and demanded a special election.

City Clerk McDaniel stated that with regard to the recall request/special election, the City Clerk's office is awaiting a response from the proponent to address the inefficiencies in their paperwork.

NEW BUSINESS

1. A RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY OF THE CITY OF COMPTON TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A MULTI-YEAR AGREEMENT WITH STRADLING YOCCA CARLSON & RAUTH, A PROFESSIONAL CORPORATION FOR ON GOING BOND DISCLOSURE COUNSEL SERVICES, TO AUTHORIZE A BUDGET AMENDMENT TO THE FY2022-2023 SUCCESSOR AGENCY BUDGET, AND AUTHORIZE A PURCHASE ORDER (\$8,143.52).

On motion by Spicer, seconded by Duhart, **Resolution Number 146** entitled “**A RESOLUTION OF THE BOARD OF THE SUCCESSOR AGENCY OF THE CITY OF COMPTON TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A MULTI-YEAR AGREEMENT WITH STRADLING YOCCA CARLSON & RAUTH, A PROFESSIONAL CORPORATION FOR ON GOING BOND DISCLOSURE COUNSEL SERVICES, TO AUTHORIZE A BUDGET AMENDMENT TO THE FY2022-2023 SUCCESSOR AGENCY BUDGET, AND AUTHORIZE A PURCHASE ORDER (\$8,143.52)**” was adopted by the following vote on roll call:

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

DIRECTORS COMMENTS

Director Duhart thanked the citizens for coming out and expressing their concerns.

ADJOURNMENT

On motion by Spicer, seconded by Duhart, the meeting was adjourned at 8:31 p.m. by the following vote on roll call:

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

SECRETARY OF THE SUCCESSOR AGENCY

CHAIRPERSON OF THE SUCCESSOR AGENCY

November 6, 2024

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

SUMMARY

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

BACKGROUND

Over the past nine (9) years, Santa's Christmas Trees has entered into temporary license agreements with the Agency for the purpose of selling Christmas trees at the subject site located at 2000 West Compton Boulevard. Each time, the applicant successfully complied with the terms of the temporary agreements.

STATEMENT OF ISSUE

The Successor Agency is in receipt of a request from Brownie Mentlow, owner of Santa's Christmas Trees, to lease certain Agency-owned property located at 2000 West Compton Boulevard (the "Property") for the purpose of selling Christmas Trees, commencing November 15, 2024 through December 30, 2024. Santa's Christmas Trees intends to lease the Agency's Property for the sum of Two Thousand Dollars (\$2,000.00) payable to the Successor Agency. Additionally, the company would secure \$1,000,000.00 Certificate of Insurance naming the Successor Agency and the City of Compton as additional insureds.

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

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

FISCAL IMPACT

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

RECOMMENDATION

Staff recommends that the Board of Directors adopt the attached Resolution.

**CECIL FLOURNOY, DIRECTOR
COMMUNITY DEVELOPMENT**

APPROVED TO FORWARD

**WILLIE A. HOPKINS JR.
EXECUTIVE DIRECTOR**

RESOLUTION NO. _____

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

WHEREAS, Successor Agency has received a request from Brownie Mentlow, owner of Santa’s Christmas Trees, to lease certain Agency-owned property at 2000 West Compton Boulevard for the purpose of selling Christmas Trees from November 15, 2024 to December 30, 2024; and

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

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

WHEREAS, the Agency desires to enter into a temporary license agreement with Santa’s Christmas Trees to use certain Successor Agency-owned property at 2000 West Compton Boulevard for the purpose of selling Christmas Trees at subject site for the period of November 15, 2024 through December 30, 2024 for the sum of \$2,000.00.

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

Section 1. That the Executive Director, upon the advice and approval of the Agency General Counsel is hereby authorized to enter into a temporary lease agreement with Santa’s Christmas Trees to lease certain Agency-owned property located at 2000 West Compton Boulevard for the sum of Two Thousand Dollars (\$2,000.00) for the purpose selling Christmas trees for the period covering November 15, 2024 through December 30, 2024.

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

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

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

RESOLUTION NO. _____
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ADOPTED this _____ day of _____, 2024.

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
CITY OF COMPTON: ss

I, Vernell McDaniel, 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 Commission, signed by the Chairman, and attested by the Secretary at the regular meeting thereof held on the _____ day of _____, 2024.

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

AYES: DIRECTORS-
NOES: DIRECTORS-
ABSENT: DIRECTORS-
ABSTAIN: DIRECTORS-

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



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

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

W I T N E S S E T H:

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

WHEREAS, Licensee has requested the limited right to enter upon the Property for the limited purpose of selling Christmas trees (the "Activities") for the period commencing November 15, 2024 through December 30, 2024;

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

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

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

1. Term. The term of this Agreement shall be for the period commencing on November 15, 2024 and shall expire on December 30, 2024. This Agreement shall automatically terminate upon its expiration and Licensee hereby waives any and all rights to relocation benefits under California law upon the expiration or earlier termination of this Agreement.

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

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

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

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

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

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

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

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

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

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

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

If to Licensor, to:

Successor Agency to the Community Redevelopment
Agency of the City of Compton
205 S. Willowbrook Avenue
Compton, California 90220
Attn: Executive Secretary

If to Licensee, to:

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

12. Assignment. This Agreement may not be assigned by Licensee, in whole or in part.
13. Governing Law. This Agreement shall be construed, enforced and interpreted in accordance with the laws of the State of California.
14. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument. Furthermore, executed counterparts of this Agreement may be delivered by emails of pdf documents, and such electronic transmissions shall be valid and binding for all purposes when transmitted to and actually received by the other party. Notwithstanding the foregoing, each party delivering executed documents by email agrees to provide the other party with an original, hard copy of the relevant signed documents promptly after the request of the other party.
15. No Recording of Agreement or Memorandum of Agreement. In no event shall this Agreement or any memorandum hereof be recorded, and any such recordation or attempted recordation shall constitute a breach of this Agreement by the party responsible for such recordation or attempted recordation.
16. Miscellaneous. As part of this Agreement, Licensor has directed Licensee to contact the following agencies in connection with the proposed use of the Property prior to the commencement of the Activities: (i) the City's Parks and Recreation Department for all necessary fees and procedures; (ii) the Los Angeles County Sheriff's Department to ensure that any security plans for the event are in place; (iii) the City's Building and Safety for any applicable permits; (v) the City's Business License Division for all applicable licenses and permit fees; and (vi) the Compton Fire Department for any emergency medical assistance, if needed.

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

**SANTA'S CHRISTMAS TREES
"LICENSEE"**

Dated: _____

By: _____
Brownie Mentlow, Owner

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

Dated: _____

By: _____
Willie A. Hopkins, Jr., Executive Director

Approved as to form:

By: _____
Eric J. Perrodin, General Counsel

Dated: _____

ATTEST:

Dated: _____

By: _____
**Vernell McDaniel, Clerk to the
Successor Agency Board**