

**DRAFT STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE
CITY OF HUNTINGTON PARK OVERSIGHT BOARD**

**CITY OF HUNTINGTON PARK
CITY COUNCIL CHAMBERS
6550 MILES AVENUE
HUNTINGTON PARK, CALIFORNIA, 90255**

Wednesday, July 10, 2013

4:00 PM

I. CALL TO ORDER

Chair Guerrero called the meeting to order at 4:27 p.m.

II. ROLL CALL

Estevan Padilla, Oversight Board staff, called roll.

Present: Board Member Luis Buendia, Board Member Albert Fontanez,
Board Member Theresa Villegas and Chair Elba Guerrero

Absent: Board Member Richard Verches and Vice Chair Yolanda Duarte

Vacancies: County Appointee

III. ADMINISTRATIVE MATTERS

1. Recommendation: Approve the Statement of Proceedings for the June 5, 2013 Special Meeting. (13-3252)

On motion of Board Member Fontanez, seconded by Board Member Villegas, unanimously carried (Board Member Verches and Vice Chair Duarte being absent and the County appointment being vacant), the Board approved the Statement of Proceedings of the June 5, 2013 meeting.

Attachments: [SUPPORTING DOCUMENTS](#)

2. Recommendation: Approve the Statement of Proceedings for the June 12, 2013 Regular Meeting. (13-3280)

On motion of Board Member Fontanez, seconded by Board Member Villegas, unanimously carried (Board Member Verches and Vice Chair Duarte being absent and the County appointment being vacant), the Board approved the Statement of Proceedings of the June 12, 2013 meeting.

Attachments: [SUPPORTING DOCUMENTS](#)

IV. DISCUSSION

3. Update regarding the Long Range Property Management Plan (LRPMP) and marketing of Successor Agency-owned properties. (13-3249)

Fernanda Palacios, Project Manager, provided an update regarding the sale of Successor Agency owned properties. Ms. Palacios informed the Board that the Long Range Property Management Plan (LRPMP) has been submitted to the Department of Finance (DOF) on June 17, 2013 and the DOF may take up to 30 to 45 days to review and approve the report.

Ms. Palacios further discussed the marketing strategies utilized by Jones Lang LaSalle in the sale of the Successor Agency owned properties. Ms. Palacios indicated there have not been any formal offers for any of the properties, but parties have shown interest. She added that a school has inquired about the Carmelita property and Southland Steel has had no offers. In regards to Heritage Plaza, the current lease holder has made a counter offer to the Successor Agency's initial offer. The owners of the building counter offered in the range of \$50,000 to \$100,000. Ms. Palacios noted that additional information will be provided at the next Oversight Board meeting on August 14, 2013 by Jones Lang LaSalle.

Julio Morales, Finance Director, added that he does not anticipate obtaining full market rate from the current lease holder, however, he feels confident a deal can be reached if all parties accept \$100,000. Board Member Villegas recommended the highest possible price should be negotiated.

After discussion, the Board voted unanimously to adjourn to Closed Session to discuss price and terms and provide direction to the Real Property negotiator, after noting for the record that the information regarding a counter-offer was not available at the time that the agenda was prepared.

On motion of Board Member Fontanez, seconded by Board Member Villegas, unanimously carried (Board Member Verches and Vice Chair Duarte being absent and the County appointment being vacant) , the Board entered into Closed Session at 4:38 p.m.

Closed Session adjourned and Open Session reconvened at 4:48 p.m. with all Board Members present.

Teresa Highsmith, Oversight Board legal counsel, reported that there was no reportable action taken.

V. MISCELLANEOUS

4. Matters not posted on the agenda (to be presented and placed on the agenda for a future meeting.) (13-3272)
There were none.
5. Public Comment (opportunity for Member of the Public to address the Board on items of interest that are within the Jurisdiction of the Board). (13-3273)
There were none.
6. Chair and Board Member Comments. (13-3274)
There were none.
7. Adjournment of the Regular Meeting of July 10, 2013. (13-3276)
The meeting adjourned at 4:48 p.m.