



Tuesday, February 23, 2016

A Regular Meeting of the Successor Agency to the Pico Rivera Redevelopment Agency was held in the Council Chamber, Pico Rivera City Hall, 6615 Passons Boulevard, Pico Rivera, California.

Chairman Armenta called the meeting to order at 6:00 p.m. on behalf of the Successor Agency to the Pico Rivera Redevelopment Agency.

PRESENT: Archuleta, Camacho, Salcido, Tercero, Armenta

ABSENT: None

PUBLIC COMMENTS:

CONSENT CALENDAR:

1. Minutes:

- Successor Agency Minutes dated April 14, 2015 and February 9, 2016

Motion by Director Tercero, seconded by Director Camacho to approve Consent Calendar Item No. 1. Motion carries by the following roll call vote:

AYES: Archuleta, Camacho, Salcido, Tercero, Armenta

NOES: None

Recessed to Closed Session at 7:40 p.m.

ALL MEMBERS WERE PRESENT

Reconvened from Closed Session at 8:34 p.m.

CLOSED SESSION:

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8

Property: Burke Street Properties APN 6384-004-900

Agency Negotiator: René Bobadilla

Negotiating Parties: Baldwin Park Homes LLC

Under Negotiation: Price and Terms of Payment

City Attorney Alvarez-Glasman stated that no decision was made and that there was nothing further to report.

LEGISLATION:

2. Resolution Approving an Exclusive Negotiating Agreement (ENA) Between the Successor Agency to the Pico Rivera Redevelopment Agency and Baldwin Park Homes, LLC for the Purchase and Development of the Burke Street Property. (500)

Director Salcido stated that the Board has been provided with all information regarding the options for the property site and concurs that housing would be most suitable, but stated that he is concerned with the process. He further stated that he could not support the project at this point. Director Tercero concurred with most of Director Salcido's comments.

Director Camacho stated that the property was under the Redevelopment Agency and now is under the jurisdiction of the Successor Agency and the County. He stated that the cost for a park is not viable at this point as there are abandoned school sites that could be used for park purposes. He stated that housing is the direction to go in for that property and that single-family homes would be best for that community because of the ingress/egress. He further stated that the process is still being vetted out for the best use of the property and the environmental impacts.

Vice Chairman Archuleta stated that he supports the recommendation and reemphasized the potential problems with the ingress/egress if you develop multiple townhomes in that neighborhood. Mayor Armenta concurred with Vice Chairman Archuleta's comments and stated he supports the development plans provided by Baldwin Park Homes.

Motion by Vice Chairman Archuleta, seconded by Director Camacho to approve Resolution No. SA-16-06 approving a 90-day exclusive negotiating agreement ("ENA") with Baldwin Park Homes, LLC of preparing a proposed purchase and sale agreement ("PSA") for the Successor Agency's Burke Street Property, Property No. 4 from the Long Range Property Management Plan. Motion carries by the following roll call vote:

Resolution No. SA-16-06 A RESOLUTION OF THE SUCCESSOR AGENCY TO THE PICO RIVERA REDEVELOPMENT AGENCY, APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE PICO RIVERA REDEVELOPMENT AGENCY AND BALDWIN PARK HOMES, LLC FOR THE PURCHASE AND DEVELOPMENT OF THE BURKE STREET PROPERTY

Agreement No. S16-002

AYES: Archuleta, Camacho, Armenta

NOES: Salcido, Tercero

NEW BUSINESS:

OLD BUSINESS:

LEGISLATION: None.

NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT:

Chairman Armenta adjourned the City Council meeting at 8:55 p.m. There being no objection it was so ordered.

AYES: Archuleta, Camacho, Salcido, Tercero, Armenta

NOES: None

David W. Armenta, Chairman

ATTEST:

Anna M. Jerome, Agency Secretary

I hereby certify that the foregoing is a true and correct report of the proceedings of the City Council regular meeting dated February 23, 2016 and approved by the City Council on September 27, 2016.

Anna M. Jerome, Agency Secretary