



Oversight Board Agenda

Special Meeting

City of Bell

Monday, July 21, 2014
5:30 P.M.

Bell City Hall
Council Chambers
6330 Pine Avenue

Alicia Romero
Chair

Nancy Fong
Vice-Chair

Andrew Sanchez
Oversight Board Member

John Walsh
Oversight Board Member

Hector David Giron
Oversight Board Member

Megan Moret
Oversight Board Member

Rosie Vasquez
Oversight Board Member

Welcome to the Oversight Board Meeting

City of Bell and staff welcome you. This is your City Government. Individual participation is a basic part of American Democracy and all Bell residents are encouraged to attend meetings of the City Council. Oversight Board meetings are held in the Bell Council Chambers, 6330 Pine Avenue. For more information, you may call City Hall during regular business hours 8:00 a.m. to 4:00 p.m., Monday through Friday at (323) 588-6211 Extension 205.

Addressing the Oversight Board

If you wish to speak to the Oversight Board on any item which is listed or not listed on the Oversight Board Agenda, please complete a *Request to Speak Card* available in the meeting room. Please submit the completed card prior to the meeting.

Compliance with Americans with Disabilities Act

The City of Bell, in complying with the Americans with Disabilities Act (ADA), request individuals who require special accommodation(s) to access, attend, and or participate in a City meeting due to disability. Please contact the City Clerk's Office, (323) 588-6211, Ext. 205, at least one business day prior to the scheduled meeting to insure that we may assist you.

**OVERSIGHT BOARD TO THE SUCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BELL**

SPECIAL MEETING AGENDA

CITY COUNCIL CHAMBERS

**MONDAY, JULY 21, 2014
5:30 P.M.**

NOTICE IS HEREBY GIVEN that the Oversight Board to the Successor Agency to the Bell Community Redevelopment Agency of the City of Bell will hold a Special Meeting on July 21, 2014 at 5:30 P.M., at Bell City Hall to consider the following:

OATH OF OFFICE

To be administered to Hector David Giron

CALL TO ORDER

Pledge of Allegiance
Roll Call
Changes to the Agenda

ANNOUNCEMENTS

PRESENTATIONS, APPOINTMENTS AND PROCLAMATIONS

PUBLIC COMMENTS

This is the time for the public to address the Oversight Board on issues within the jurisdiction of the Oversight Board that are on this agenda. All comments are to be directed to the Oversight Board and shall not consist of any personal attacks. Members of the public are expected to maintain a professional, courteous decorum during their comments. There is a time limitation of three minutes per person. If you haven't already done so, please fill out name and address slips and give them to the Secretary to the Oversight Board. The Oversight Board is prohibited by State law from taking action or discussing items not included on the printed agenda. Public comments on specific agenda items will be deferred until consideration of the item on the agenda.

CONSENT CALENDAR

1. Approval of Minutes of May 5, 2014 Oversight Board Meeting

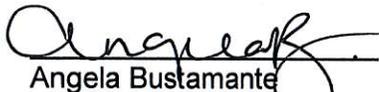
ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION

DISCUSSION AND POTENTIAL ACTION ITEMS

1. Consideration of Resolution No. 2014-06 OB approving the transfer of governmental use (Sports Complex) property located at the northeast corner of Florence Avenue and Walker Avenue to the City of Bell
2. General Update on Due Diligence Reviews
3. General Update on Pension Override Legislation
4. General Update on Recognized Obligation Payment Schedule
5. Oversight Board Communications

ADJOURNMENT

I, Angela Bustamante, Oversight Board Secretary of the City of Bell, certify that a true and accurate copy of the forgoing agenda was posted on July 18, 2014, at least 24 hours prior to the meeting as required by law.


Angela Bustamante
Oversight Board Secretary

MINUTES
Special Meeting
Bell Oversight Board Meeting
Bell City Council Chambers
Monday, May 5, 2014 at 5:30 P.M.

Meeting was called to order by Chair Romero at 5:30 P.M.

Pledge of Allegiance was led by Chair Romero.

Roll Call of the Oversight Board:

Members Present: Board Members Sanchez*, Vasquez, Walsh, Vice Chair Fong, and Chair Romero (5)

Members Absent: Board Members Cisneros, and Moret

*Board member Sanchez arrived at 5:33 p.m.

Staff present: Community Development Director Joe Perez; Jane Carlson, RSG Consultant, Finance Director Josh Betta and Secretary Angela Bustamante.

Changes to the Agenda

None.

Announcements

None.

Presentations, Appointments, and Proclamations

None.

Public Comment

None.

Consent Calendar:

1. Approval of Minutes of the February 27, 2014 Oversight Board Meeting

Board Members expressed their concern with the minutes possibly not being approved because of those members who were not present during the February 27, 2014 meeting. They inquired if those who were not present can still vote on the minutes.

Community Development Director Joe Perez responded to their inquiry stating that the Board Members that were not present can vote and recommended that one of the Board Members that was present at the February 27, 2014 meeting indicate that they had read the minutes and they accurately reflect what occurred at the February 27, 2014 meeting.

Board Member Vasquez stated what was recommended by Mr. Perez and moved the motion to approve the February 27, 2014 meeting minutes. Motion was seconded by Vice Chair Fong which carried with the following roll call.

Ayes: Board Member Sanchez, Vasquez, Walsh, Vice Chair Fong, and Chair Romero
Noes: None
Absent: Board Members Cisneros, and Moret
Vote: 5-0

2. Approval of Minutes of the April 24, 2014 Oversight Board Meeting

Vice Chair Fong stated that the minutes reflect what occurred at the April 24, 2014 meeting and moved the motion to approve the April 24, 2014 meeting minutes. Motion was seconded by Chair Romero which carried with the following roll call.

Ayes: Board Member Sanchez, Vasquez, Walsh, Vice Chair Fong, and Chair Romero
Noes: None
Absent: Board Members Cisneros, and Moret
Vote: 5-0

Discussion and Potential Action Items

1. Consideration of Resolution No. 2014-05 OB approving and transmitting the Due Diligence Reviews of the low and moderate income housing fund and other funds

Finance Director, Josh Betta provided a report on the item noting that the Oversight Board met on April 24, 2014 and adopted a resolution opening the public comment period for the Due Diligence Review (DRR). He recommended that the board approve Resolution No. 2014-05OB and authorize the transmittal of the Due Diligence Review (DRR) reports to the Department of Finance (DOF). He clarified why the City did not meet the deadline set by the DOF. He also noted that the DRRs are required through the dissolution process to identify an amount of the balance of cash assets that are available for transmission to other taxing agencies. Last he stated that the obligation that has been in the formal housing fund is \$2.963 million and after the audit was conducted it demonstrated that the city possess the cash of \$2.975 million.

Jane Carlson, RSG Consultant, provided further information. She stated that if the DOF denies the DRR reports, the City has the option to meet and confer to contest the determination. If the DRRs are approved, they will be remitted to the County Auditor Controller for distribution to the affected taxing entities.

Board Member Vasquez inquired if the City would receive a completion letter once the process is complete.

Ms. Carlson noted that the Department of Finance will issue the completion letter and once the City receives it they can move forward with the Property Management Plan.

Vice Chair Fong inquired if the resolution should contain the exact dollar amount.

Jane Carlson responded that it was not necessary to do so.

Vice Chair Fong inquired what percentage would come back to the city.

In response to Vice Chair Fong's inquiry Josh Betta responded that it is 5% of the \$2.975 million.

Chair Romero inquired what Ms. Carlson's role was during the DRR process.

Ms. Carlson responded that RSG is the Successor Agency's Consultant firm which provides an oversight and guidance of the dissolution process.

Board Member Vasquez referenced the book value of land and building on Exhibit C from the DDR report. She inquired of the time when the value was established.

In response to Board member Vasquez inquiry Josh Betta responded that he was not sure when the valuations took place.

Board Member Vasquez noted that in the DRR report it stated that the Successor Agency had not established a fund to receive the money.

Mr. Betta provided further clarification and noted that one of the requirements was that the Successor Agencies establish a different fund system for the former Redevelopment Agency. He noted that the City recently established a fund system.

Chair Romero inquired where the funds will be deposited and if there are any restrictions in using those funds.

In response to Chair Romero's inquiry Mr. Betta noted that 5% will be returning to the General Fund.

Hearing no further questions, Vice Chair Fong moved to approve Resolution No. 2014-05OB. Board Member Walsh seconded the motion which carried with the following roll call:

Ayes: Board Member Sanchez, Vasquez, Walsh, Vice Chair Fong and Chair Romero
Noes: None
Absent: Board Members Cisneros and Moret
Vote: 5-0

Motion Unanimously Passed.

2. Discussion of Oversight Board meeting dates and times

Jane Carlson, RSG Consultant, provided a brief report and noted that a survey was completed to see what the most convenient date and time was for everyone to meet. She stated that she received a response from 6 of 7 members and unfortunately there wasn't one date and time that emerged but there were three (3) dates that had 5 affirmative votes. Lastly she stated that for future meetings they will try to schedule within the three timeframes that received the most affirmative votes.

Board Member Walsh inquired what were the preferred dates and times.

In response to Board Member Walsh's inquiry, Ms. Carlson stated that Monday evenings after 5pm but not the second Monday of the month, Tuesday evenings after 5pm, and Thursday evenings after 5pm but only the second and third of the month. Last, she noted that Monday mornings between 8:30 am – 10am received 4 affirmative votes from the board members.

Board Members had a brief discussion amongst themselves.

Board Member Vasquez inquired when they will be meeting again.

Ms. Carlson stated that they will meet again soon to discuss Successor Agency properties and after that they would only have to meet every 6 months to approve the ROPS.

Community Development Director Joe Perez recommended continuing with Special Meetings and scheduling only on the dates and times that the Board has suggested.

Hearing no further questions, Chair Romero announced that there was consensus among the Board Members and no objections.

3. Oversight Board Communications

None.

Chair Romero adjourned the meeting at 5:59 P.M.

I, Angela Bustamante, Oversight Board Secretary, certify that the foregoing minutes were approved by the Bell Oversight Board at a special meeting held on July 21, 2014.

Alicia Romero,
Chair

Angela Bustamante,
Board Secretary

City of Bell Agenda Report

DATE: July 21, 2014

TO: Honorable Oversight Board Members

FROM: Successor Agency Staff

APPROVED
BY:



Doug Willmore, City Manager

SUBJECT: Resolution No. 2014-06 OB approving the transfer of governmental use (Sports Complex) property located at the northeast corner of Florence Avenue and Walker Avenue to the City of Bell

RECOMMENDED ACTION

It is recommended that the Oversight Board adopt Resolution No. 2014-06 OB approving the transfer of governmental use property located on the northeast corner of Florence Avenue and Walker Avenue to the City of Bell.

BACKGROUND

In the early 2000s, the City of Bell set out to improve Pritchard Field, a baseball field located on the northeast corner of Florence Avenue and Walker Avenue, and to construct the Bell Sports Complex, which was later renamed the Rancho San Antonio Plaza and Activity Center. In 2004, the City issued bonds to pay for preliminary work and land acquisition related to the project. In order to finance the construction phase, the City issued additional bonds in 2007. While initial stages of planning went according to plan, significant delays ensued in later stages of construction after issuance of the 2007 bonds. The delays were due to unforeseen increases in the required preliminary work, land acquisitions, public utility relocations, etc. Further delays occurred when community reaction to the project resulted in a review of the project and a re-design to serve a variety of constituents. Further development of the project was halted in 2010 due to the Bell corruption scandal. The site is approximately 4 acres in size and is currently vacant.

The project site was originally comprised of seven separate parcels as shown in Attachment 1 including a partial street vacation of Florence Avenue shown as parcel 8. In our search of City and former Redevelopment Agency records, we obtained grant deeds and escrow documents that confirm the former Redevelopment Agency purchased and owned the parcels identified as

1, 3, 4, and 5 on Attachment 1. The remaining parcels labeled as 2, 6, 7 and 8 on Attachment 2 were acquired and/or owned by the City of Bell. In June 2010, the City approved a parcel map consolidating the parcels. To date, the project site consists of two parcels, APNs 6327-034-906 and 905 as shown in Attachment 2, both of which are under joint ownership of the City and former Redevelopment Agency.

Included with this report is a detailed timeline (Attachment 3) showing the City's planning, design and implementation to develop the property into a sports complex. The City has also accumulated hundreds of pages of documentation supporting the City's intent to develop the properties into a sports complex. The information includes meeting minutes, agendas, memorandums and e-mails, plans, timelines, state grant information, invoices, payments for services, CEQA documents, etc. This documentation has been made available via the Drop Box link when this agenda report was disseminated as well as at the public counter at City Hall.

DISCUSSION

The Redevelopment Agency's interest in the Sports Park property transferred to the Successor Agency upon dissolution on February 1, 2012. By square footage estimates, the Successor Agency owns approximately 35% of the Sports Complex site.

The Dissolution Act allows a Successor Agency to dispose of non-housing land assets. The first method allows properties held by the Successor Agency that were constructed and used for a governmental purpose, to be transferred to the appropriate public jurisdiction (Health and Safety Code Sections 34181(a) and 34191.3). The second method requires that the property be placed on a Long Range Property Management Plan (PMP).

The PMP is currently being prepared by the Successor Agency's consultant (RSG) and City personnel. The Oversight Board cannot approve the PMP until the California Department of Finance (DOF) issues a Finding of Completion to the Successor Agency. DOF will not issue a Finding of Completion until the Housing and Non-Housing Due Diligence (audit) Reviews ("DDRs") are approved by DOF. DOF has approved Bell's Housing DDR and is currently reviewing the Non-Housing DDR.

NEXT STEPS

While the PMP is being developed, the Successor Agency can proceed with a governmental transfer of property pursuant to Section 34191.3 of the Health and Safety Code. This portion of the law authorizes the Successor Agency to transfer properties, constructed and used for a governmental purpose immediately, and without receiving a finding of completion. For instance, in April 2014, the Oversight Board approved a request for the transfer of Successor Agency owned property located on Gage Avenue (Technology Center/Skateboard Park) to the City of Bell.

It is recommended that the Oversight Board approve the transfer of the Successor Agency's share of the Sports Park site (APNs 6327-034-906 and 905) to the City. If the Oversight Board approves the transfer of the property for government use, DOF must review and approve the request.

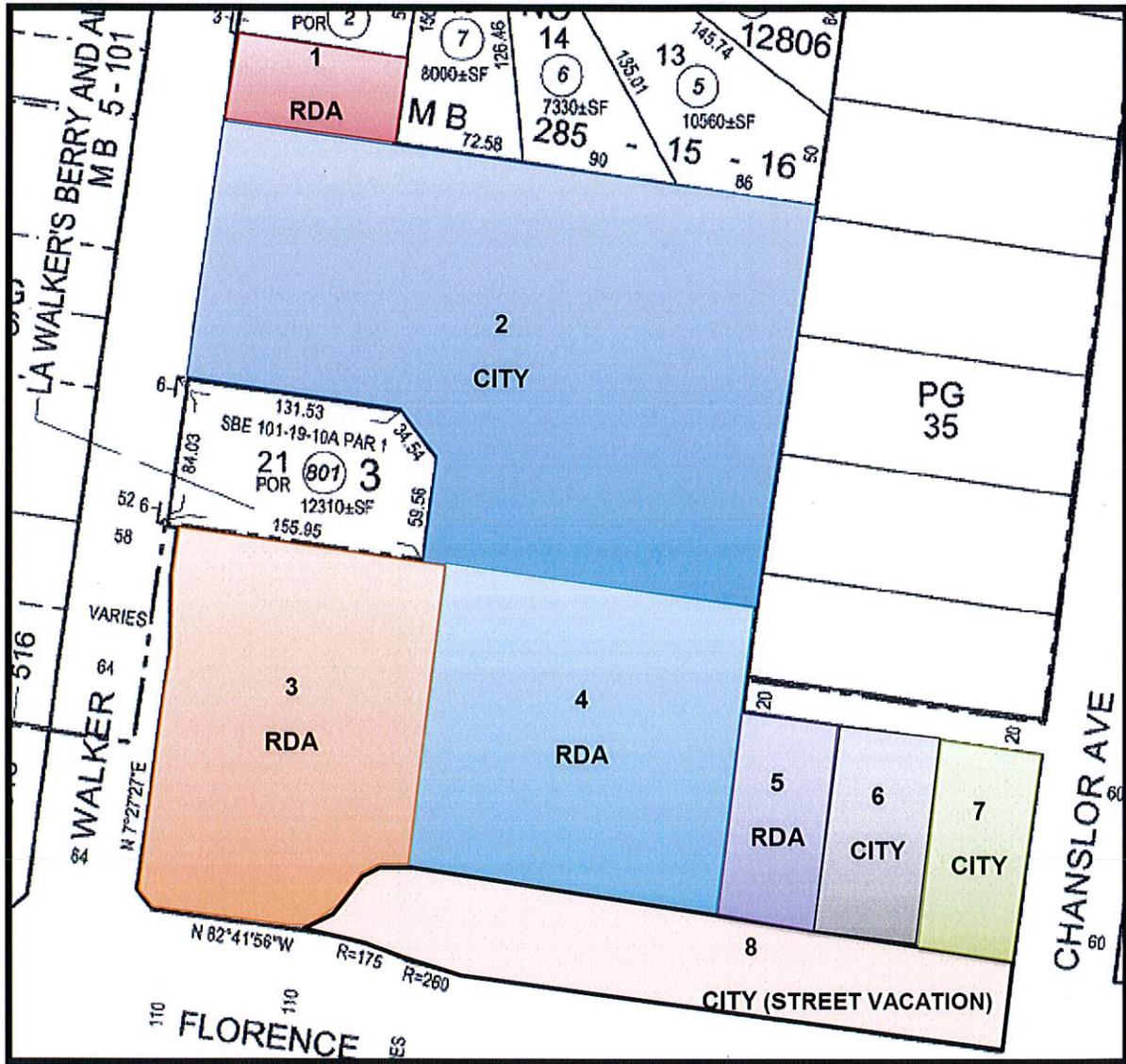
The DOF has five days to request further review of the actions. If a review is not requested, the property may transfer after the five-day waiting period. If a review is requested, the DOF has 60 days to review documentation and make a determination. The property may transfer upon written approval from the DOF, or upon the expiration of the 60-day period, whichever is sooner. Should the DOF reject the transfer, the Successor Agency will have the option to provide additional information if available, and/or proceed in preparing a PMP to dispose of any properties subject to the disapproved transfer.

This matter was presented to the City/Successor Agency at its June 25, 2014 meeting as an informational item and no City Councilmembers/Successor Agency members objected to this item being brought to the Oversight Board for action.

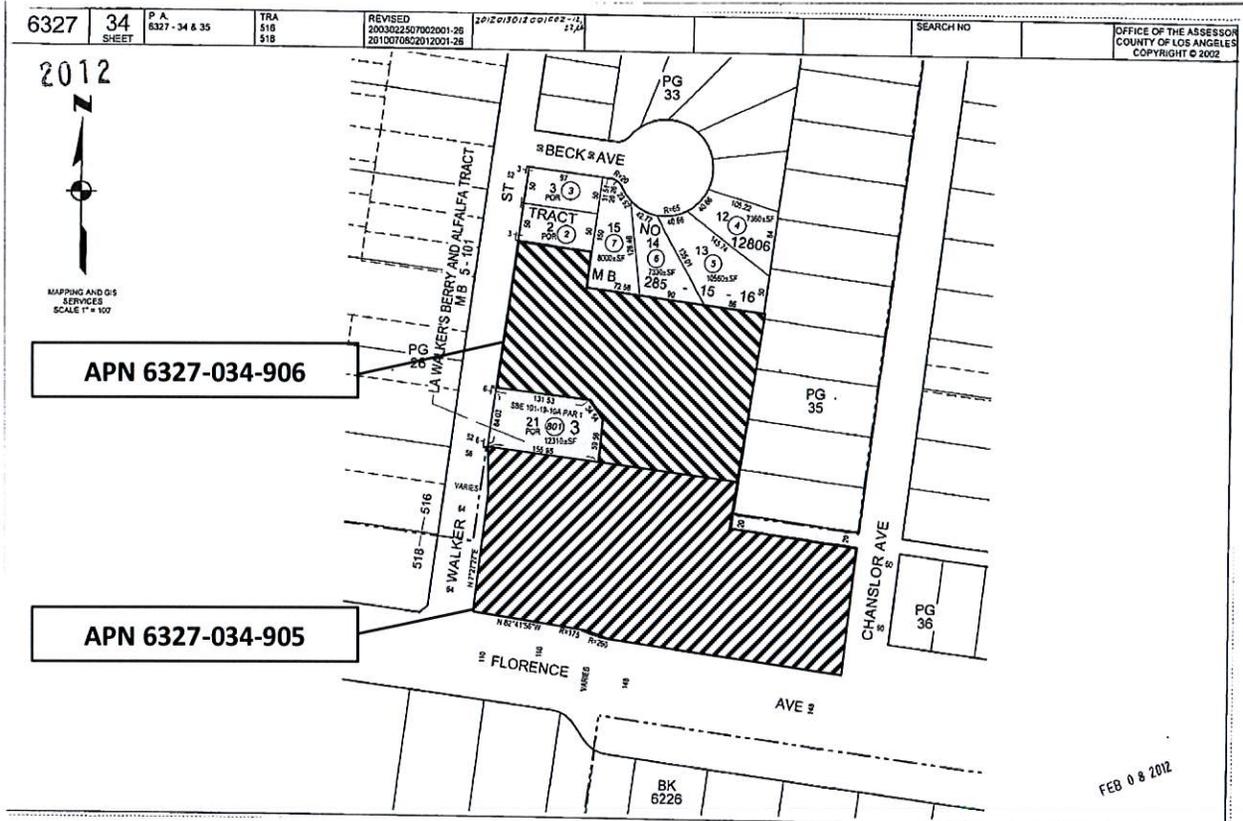
ATTACHMENTS

1. Parcel Map of Sports Park Site Prior to Parcel Consolidation
2. Current Parcel Map of Sports Park Site
3. Detailed Timeline of Sports Complex Project
4. Resolution 2014-06 OB

**ATTACHMENT 1
PARCEL MAP OF SPORTS PARK SITE PRIOR TO PARCEL CONSOLIDATION**



ATTACHMENT 2 CURRENT PARCEL MAP OF SPORTS PARK SITE



ATTACHMENT 3

Sports Complex Timeline

The list below is by no means exhaustive, and in fact only shows a small sample of efforts made. However, they demonstrate that the City fully intended, and was continuously moving forward with construction and completion of the Sports Complex.

In addition to the items described below, the City has numerous swathes of plans created for the Sports Complex and related projects.

- September 16, 2002 – The City entered into an agreement with Richard Fisher Associates for project design and contract documents preparation for the Sports Complex. At that time, the plan was only to expand Pritchard Field.
- November 18, 2002 – The City Council reviewed allocating \$67,314 at a City Council Meeting to construct a new ball-field, gymnasium, lighting, fencing, parking, and other improvements to Pritchard Field.
- September 23, 2004 – The City cancelled funding to the Sports Complex from CDBG funds, and instead determined to allocate funds from other funding sources to the Project, due to acknowledgment that significant preliminary work was required.
- January 21, 2004 – The City filed a Notice of Exemption to demolish underutilized open space and dilapidated structures, and expand recreational facilities including an indoor sports complex with basketball courts, a soccer field, classrooms, multi-purpose rooms, and adjacent parking. This Notice also requested exemption of a 50,000 square foot lighted outdoor baseball stadium with bleachers, batting cages, and additional parking.
- March 2005 – Presentation on the project to the Bell City Council.
- March 2005 – Presentation on the project to the Bell Chamber of Commerce.
- April 8, 2005 – The City received the Report of Geotechnical Investigation and Seismic Hazard. In 2005, the City contracted with APA Engineering, Inc., to prepare a report of Geotechnical Investigation and Seismic Hazard Evaluation Study of the Sports Complex. The purpose was to evaluate the surface and subsurface geotechnical conditions and develop geotechnical recommendations for project design.
- April 2005 – October 2006 – Richard Fisher prepared plans, specifications and estimates.
- November 21, 2005 – The City and D&J Engineering entered into a contract for plan check services. In this contract, the City adopted a table of permit fees.
- March 10, 2006 – The City submitted a building permit application for the Bell Sports Complex for construction of a gymnasium, site work, stadium, civil, and landscaping.

- October 2006 – Richard Fisher stopped work to allow negotiations for the ASWC Water Tank relocation.
- April 2, 2007 – The City submitted a relocation study to Dr. Toby Moore at GSWC. This study was prepared by ARC Engineering, and addresses feasibility from an engineering point of view regarding relocation of the water reservoir.
- July 3, 2007 – The City received detailed plans for the Bell Sports Complex from Pitassi Architects.
- November 16, 2007 – The City met with Patrick Scanlon, Vice President, and Paul Rowley, District Manager of GSWC, to discuss relocating the water storage tank, and offering in exchange property on the west side of Walker Street.
- October 2007 – May 2008 – Richard Fisher proceeded with design work with tank to be moved across Walker Avenue.
- April 10, 2008 – The City paid to GSWC \$10,659 as a deposit to start design and construction of a new water line to comply with the Sports Complex fire requirements.
- April 21, 2008 – The City held a public hearing on the Bell Sports Complex Draft Environmental Impact Report.
- April 21, 2008 – The City provided Mr. Paul Rowley, District Manager of GSWC, with a Memorandum of Understanding regarding the relocation of the water storage tank.
- May 2008 – Richard Fisher stopped design work when relocated tank became too costly.
- May, 2008 – The City received and approved a proposal from Richard Fisher to provide for the continued preparation of construction documents for the revised Sports Complex, at a cost of \$228,304.
- August 25, 2008 – Authorization of the Construction Manager-at-Risk project delivery method, amending the City's purchasing system.
- September 3, 2008 – The City submitted a building permit for the Sports Complex.
- September 8, 2008 – The City received comments from D&J Engineering for the Sports Complex with respect to compliance with building codes in relation to the gymnasium, the stadium, and maintenance.
- September 8, 2008 – The City received comments from D&J Engineering on plans submitted for the Sports Complex.
- October 6, 2008 – The City Council, at a regular meeting, approved the award of a Construction Manager-at-Risk Services to FB&E, and approved the bid results for the Bell Sports Complex Electrical Services to Christopher R. Morales.

- November 4, 2008 – The City entered into an agreement with Shawnan for contractor services, storm drains installation, sewer line relocation, traffic signal modification, new “right turn only” lane addition, and widening of Walker Ave.
- November 18, 2008 – The City, as Lead Agency for construction of the Sports Complex and relocation of the water tank, filed a Notice of Determination stating that the Project, as mitigated, will not have a significant environmental effect; that an environmental impact report was prepared for the Project; that mitigation measures were made a condition of approval; that no Statement of Overriding Consideration was adopted; and that the findings were made pursuant to the California Environmental Quality Act. The proposed Project in the EIR involved the relocation of the water reservoir; however, a number of the Alternatives involved construction of the Project without relocation of the water reservoir. The “Gymnasium Only” alternative is the basis for the Rancho San Antonio Activity Center.
- March 25, 2009 – Disbursement request for the amount of \$185,428 to pay GSWC for installation of main water line for Sports Complex.
- March 11, 2009 – Richard Fisher provides completed plans, specification and estimates and receives City approval for construction purposes.
- March 17-26, 2009 – Robert Rizzo provided redirection to Richard Fisher to redesign site to become the Rancho San Antonio Plaza & Activity Center. This project still featured the gymnasium but a totally redesigned exterior. The remainder of the park site was to become a full service community park featuring multiple playgrounds, covered and open air picnic facilities, a restroom, recreation check-out building and large multiple use plaza. The construction budget was set at \$17 million. Upon presentation by Richard Fisher, city staff redirected design team to design under a reduced construction budget of \$12 million. The revised project received professional design services for a period of nine months (starting in January 2010 and completing at the end of August 2010).
- March 19, 2009 – City staff and two council members toured La Alameda Commercial Center's project (for outdoor plaza design concept to be applied to a new project).
- April 2009 – June 2009 – New concept design was prepared and approved.
- June 2009 – December 2009 – New park improvement plans were prepared by Richard Fisher.
- May 5, 2009 – The City granted an easement and right of way to Southern California Edison Company to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove underground electrical supply systems and communications systems. The purpose of this easement was to provide for energy and communication systems for the facilities to be built at Rancho San Antonio.
- August 31, 2009 – The City paid to HCI, Inc. \$114,718 to install electrical services including a transformer for the proposed gymnasium building, and a 1000-amp service panel.

- November 22, 2009 – The City and Facilities Builders and Engineering (“FB&E”) held a Budget Presentation on the Rancho San Antonio Plaza and Activity Center, discussing strategies to complete construction and reduce the budget from \$22,668,710 to under \$17 million. This revised budget included reduced expenditures on the Sports Park and the Gymnasium, reduced bond insurance, and reduced security. The new budget was \$16,680,879.
- December, 2009 – The City received a Preliminary Concept plan for the Rancho San Antonio Plaza and Activity Center, including plans for a passive park and no relocation of the GSWC reservoir.
- December 7, 2009 – Color-rendered concept plan, 3-D colored images and scaled model of Florence/Walker corner monumentation completed and scheduled for a City Council presentation. Apparently, presentation placed "on hold" for numerous council agendas and ultimately never presented.
- December 22, 2009 – New park's construction budget determined to be too costly. Mr. Rizzo redirected project be scaled down to be under \$12,000,000.
- January 2010 – March 2010 – New conceptual plans developed by Richard Fisher, presented, modified and represented for a second time.
- February 17, 2010 – The City received a memorandum with additional plans.
- February 26, 2010 – The City submitted a grant application package for the Statewide Park Development and Community Revitalization Program for \$5 million to develop and construct the Rancho San Antonio Plaza. This proposal reflected the newly revised plans which eliminated the stadium and reflected the difficulty in relocating the water reservoir.
- March 16, 2010 – The City submitted a building permit application for Rancho San Antonio for civil plans.
- April 2010 – Parties hold bi-weekly pre-construction meetings. Parties attending include Richard Fisher, Pitassi Architects, Facility Builders & Erectors, RBF Consulting, D&J Engineering, Urban Resources and City of Bell personnel. These bi-weekly meetings continue through the end of July 2010.
- April 1, 2010 – The City received plans from Richard Fisher including an original plan check, revised wall plans, structural wall calculations, comments to corrections requested, and soils reports.
- April 14, 2010 – The City and RBF Consulting enter into an agreement to provide professional services for the Rancho San Antonio Plaza. Contract included project development, preconstruction, construction and close out period services.
- May 27, 2010 – The City submitted plans for the Rancho San Antonio Plaza Project to D&J Engineering for plan review. This review resulted in plan corrections regarding electrical, plumbing, and mechanical plans.

- May 5, 2010 – The City received a Storm Water Pollution Prevention Plan from Urban Resources Corporation. Under this plan, construction was estimated to begin on May 1, 2010, and to be completed by December 30, 2011.
- May 10, 2010 - D&J Engineering and Urban Resources prepared a report reviewing the project plans for Rancho San Antonio, including rough grading, storm drains, precise grading, utility, and wall plans, and provided comments and recommendations for development. FB&E received the plans on May 12, 2010.
- May 27, 2010 – The City submitted a permit application for construction of the gymnasium and a restroom.
- May, 2010 – FB&E submitted the Storm Water Pollution Plan for the Rancho San Antonio Plaza providing specific plans for dealing with contaminated soil, concrete waste, sanitary and septic waste, stabilized construction, and geotextiles. This report was prepared in preparation for construction to commence on May 10, 2010, with a proposed end date of December 30, 2011.
- June 7, 2010 – The City Council considered merging the parcels comprising the Rancho San Antonio Plaza.
- June 12, 2010 – The City submitted a permit application for Rancho San Antonio for landscape construction.
- June 12, 2010 – The City submitted a permit application for landscape construction at 7022 Walker.
- June 18, 2010 – Plans for improvements to the north and south parkways of Florence Ave. were submitted to the City. These plans discussed new walls, sidewalks, irrigation systems, plants, and utilities that would be constructed as a part of the Project.
- July 28, 2010 – The City, Richard Fisher Associates, and FB&E, held a pre-construction meeting to discuss the status and review progress on the Project. Key issues discussed at this meeting were the Memorandum of Understanding with GSWC with respect to necessary easements and shared responsibilities for compliance with the Public Utilities Code; budget review for redesigned Project; and other ongoing construction and pre-construction matters.
- **July/August, 2010 (1st LA Times Article July 14, 2010) – Salary Scandal and revelation of the corruption in the City brings many projects to a halt due to intense public scrutiny, investigations, lawsuits and other factors.**
- August 4, 2010 – Richard Fisher Associates submitted a status report on the Rancho San Antonio Plaza. Pursuant to this report, site pre-construction, including fencing, utilities, storm water pollution prevention measures, site clearing, and establishing security walls, was completed. Landscape construction and civil engineering plans were currently being worked on, in preparation for further construction to come.
- August 4, 2010 – Carlos Alvarado, City Engineer emailed all parties informing them of City Attorney Ed Lee's request to place the "project in abeyance as soon as possible."

- September - December 2010 – State Controller performs audits of various City functions and makes reports with many recommendations for corrective actions. Criticizes City's prior financial audits. Audit firm suspends audits. No Audit performed FY 2009-2010.
- September 2010 – State Attorney General sues City and various officials attempting to prevent payment of excessive salaries and seeking receivership. District Attorney brings criminal charges against the Bell 8. Councilmembers prohibited from entering City Hall by Judge Hall at preliminary hearing on February 16, 2011.
- Recall petitions are circulated in August 2010 and in less than 60 days over 4000 signatures are collected and presented on November 1, 2010 to the City Council. Soon thereafter, the City Council stops meeting and warrants cannot be approved. One councilmember resigns. Interim Chief Administrative Officer suspends performance of certain contracts.
- March 2011 – Former Councilmembers, City Manager and other top officials (Bell 8) are indicted by LA District Attorney.
- **March 8, 2011 – At combined recall/general election, Council is wholly replaced.**
- September 9, 2010 – Richard Fisher submitted to City completed plans, specifications and estimates for final plan check and subsequent approval for construction purposes.
- Late 2010/2011 – D&J Engineering and Richard Fisher Sue City for nonpayment after being paid millions each in the designing of projects within the City and from the proceeds of the bonds. Between 2005 & 2010, the City paid Richard Fisher approximately \$3.1 million and D&J Engineering \$4.1 million.

As is evident from the above list, definite steps and planning activities were undertaken to develop the Sports Complex, showing a clear intention to build the Sports Complex. The timeline above shows not merely monthly actions, but weekly actions. Significant delays did occur at times due to site assemblage issues, and redesign related to an evolving understanding of the community's park and recreation needs. The City's entire program was overtaken by the emerging scandal which arose, not from the incomplete project but from the excessive salaries. The City had spent some \$7 million on the design of the Project. But whatever possibility had existed of proceeding with the Project was halted by the scandal and the stoppage of funding of the various consultant contracts.

RESOLUTION NO. 2014-06 OB

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR
AGENCY TO THE DISSOLVED BELL COMMUNITY REDEVELOPMENT
AGENCY APPROVING TRANSFER OF GOVERNMENTAL USE PROPERTY
TO THE CITY OF BELL**

WHEREAS, the Bell Successor Agency ("Successor Agency") is a public body, corporate and politic, organized and existing under the California Community Redevelopment Law (Health & Safety Code §§ 33000 *et seq.*); and

WHEREAS, the City of Bell is a municipal corporation and a charter city organized and existing under the Constitution of the State of California ("City"); and

WHEREAS, on December 29, 2011, the California Supreme Court issued its opinion in the case *California Redevelopment Association, et al. v. Ana Matosantos, etc., et al.*, Case No. S196861, and upheld the validity of Assembly Bill x1 26 ("ABx1 26") and invalidated Assembly Bill x1 27; and

WHEREAS, the Court's decision results in the implementation of ABx1 26 which dissolves all the redevelopment agencies in the State of California as of February 1, 2012; and

WHEREAS, the City is, by operation of law, the Successor Agency to the Redevelopment Agency for purposes of winding-down the Redevelopment Agency under ABx1 26 and AB 1484; and

WHEREAS, Health & Safety Code Section 34181(a) requires the Oversight Board to direct the Successor Agency to transfer all assets of the former Bell Community Redevelopment Agency that were constructed and used for a governmental purpose to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset; and

WHEREAS, Health & Safety Code Section 34191.3 authorizes the Successor Agency to transfer properties constructed and used for a governmental purpose immediately, and prior to a finding of completion authorized under 34179.7; and

WHEREAS, the property located on Florence Avenue between Chanslor Avenue and Walker Street ("Property") was consolidated into Assessor's Parcel Numbers 6327-034-906 and 905 in 2011 (please see Exhibit 1); and

WHEREAS, the Property was originally comprised of eight parcels (please see Exhibit 2), of which the former Redevelopment Agency owned parcels 1, 3, 4, and 5; and

WHEREAS, the former Redevelopment Agency's interest in the Property transferred to the Successor Agency upon dissolution on February 1, 2012. By square footage estimates, the Successor Agency owns approximately 35% of the Site; and

WHEREAS, the Property was purchased and will be used for the valid governmental purpose of a public park; and

WHEREAS, the City is the appropriate public jurisdiction that should receive the Property, because it is the public jurisdiction that is engaging in the described valid governmental purpose of providing a public park; and

WHEREAS, the Successor Agency desires to transfer the Property to the City as a property to be used as a valid governmental purpose; and

WHEREAS, the City desires to receive the Property so that it may use the Property for its valid governmental purpose; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Oversight Board to the Successor Agency to the Dissolved Bell Community Redevelopment Agency, resolves as follows:

- SECTION 1.** The foregoing Recitals are true and correct and are incorporated herein.
- SECTION 2.** 35% of the Property is an asset of the Successor Agency that was purchased and will be used for the current valid governmental purpose of a public park.
- SECTION 3.** The City is the appropriate public jurisdiction to receive 35% of the Property, because it is the public jurisdiction that will provide public services related to the governmental use of the Property.
- SECTION 4.** The Successor Agency is hereby authorized to transfer the Property from the Successor Agency to the City of Bell pursuant to Health & Safety Code sections 34181(a), 34191.3, and any other applicable law.
- SECTION 5.** This Resolution shall take effect five business days after its adoption by the Oversight Board unless the California Department of Finance ("DOF") requests a review of this Resolution pursuant to Health & Safety Code section 34179, in which case this Resolution shall be effective 60 calendar days after the DOF has requested a review or the DOF has issued a letter showing its approval, whichever occurring sooner.

PASSED, APPROVED and ADOPTED at a meeting of the Bell Oversight Board held on this 21th day of July 2014, by the following vote:

OVERSIGHT BOARD CHAIR

ATTEST:

OVERSIGHT BOARD SECRETARY

APPROVED AS TO FORM:

David Aleshire, CITY ATTORNEY

I, Janet Martinez, Acting City Clerk, Bell, California, hereby certify that the foregoing resolution was adopted by the Bell Oversight Board to the former Bell Community Redevelopment Agency at the Oversight Board meeting held on the 21th day of July, 2014 and passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Oversight Board Secretary

EXHIBIT 1

CURRENT MAP OF PROPERTY

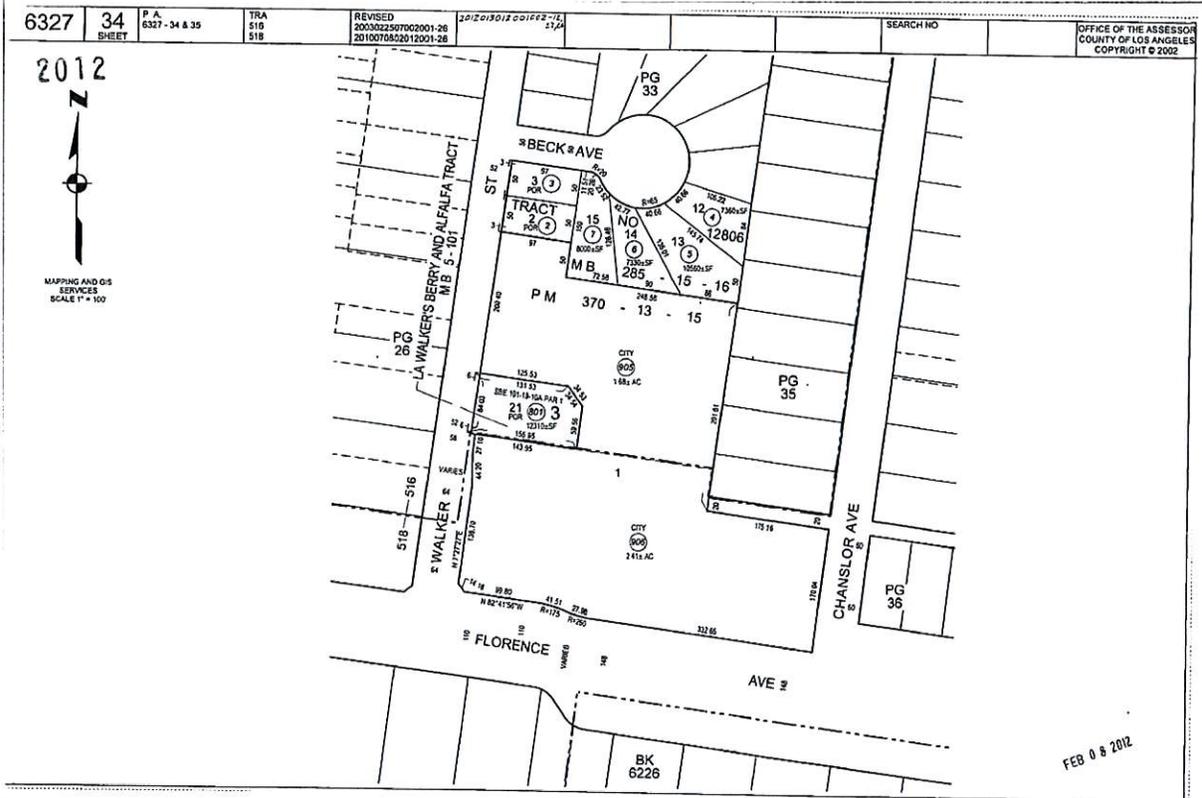


EXHIBIT 2

PARCEL MAP PRIOR TO CONSOLIDATION

