

MINUTES

CUDAHY CITY COUNCIL REGUAR MEETING and CITY OF CUDAHY AS SUCCESSOR AGENCY and HOUSING SUCCESSOR AGENCY TO THE CUDAHY DEVELOPMENT COMMISSION JOINT MEETING

June 2, 2020 6:30 P.M.

1. CALL TO ORDER

Mayor / Chair Alcantar called the meeting to order at 6:35 p.m.

2. ROLL CALL

PRESENT: Council / Agency Member Garcia
Council / Agency Member Guerrero
Council / Agency Member Lozoya
Vice Mayor / Vice Chair Gonzalez
Mayor / Chair Alcantar

ABSENT: None

ALSO PRESENT: Interim City Manager Henry Garcia, City Attorney, Victor Ponto, Assistant City Clerk, Richard Iglesias, Finance Director, Steven Dobrenen, and Human Resources Manager Jennifer Hernandez.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Garcia.

4. PRESENTATIONS

- A. Young Men's Christian Association (YMCA)
- B. Gateway Cities Council of Governments - Update on the I-710 South Corridor by Karen Heit, Transportation Deputy

DEPUTY CITY ATTORNEY RECOMMENDED COUNCIL TO AMEND THE AGENDA AND MOVE THE PUBLIC HEARING ITEM 11A TO THE BEGINNING OF THE AGENDA.

DEPUTY CITY ATTORNEY RECOMMENDED TO OPEN UP THE FLOOR TO PUBLIC COMMENT AND THEN CONTINUE THE ITEM TO A DATE UNCERTAIN NEXT MONTH. HE ALSO FURTHER RECOMMENDED TO REDUCE PUBLIC SPEAKING TIME TO ONE MINUTE.

IT WAS MOTIONED BY COUNCIL MEMBER GUERRERO AND SECONDED BY COUNCIL MEMBER LOZOYA TO AMEND THE AGENDA AND MOVE PUBLIC HEARING ITEM 11A TO THE BEGINNING OF THE AGENDA, ALLOW THE APPLICANT TO PRESENT ITS ITEM WITH STAFF FEEDBACK, OPEN UP THE FLOOR FOR PUBLIC HEARING LIMITED TO ONE MINUTE, AND THEN CONTINUE THE ITEM TO AN UNCERTAIN DATE NEXT MONTH. THE MOTION DID NOT CARRY (2-3-0) BY THE FOLLOWING ROLL CALL VOTE:

AYES: Guerrero and Lozoya

NOES: Garcia, Gonzalez, and Alcantar
ABSENT: None
ABSTAIN: None

IT WAS MOTIONED BY COUNCIL MEMBER GARCIA AND SECONDED BY VICE MAYOR GONZALEZ TO AMEND THE AGENDA AND MOVE PUBLIC HEARING ITEM 11A TO THE BEGINNING OF THE AGENDA, OPEN UP THE FLOOR FOR PUBLIC HEARING LIMITED TO ONE MINUTE, AND THEN CONTINUE THE ITEM TO AN UNCERTAIN DATE NEXT MONTH, COORDINATE A DATE TO CONDUCT A POTENTIAL WORKSHOP AND HAVE A PHYSICAL CITY COUNCIL MEETING. THE MOTION CARRIED (3-2-0) BY THE FOLLOWING ROLL CALL VOTE:

AYES: Garcia, Gonzalez, and Alcantar
NOES: Guerrero and Lozoya
ABSENT: None
ABSTAIN: None

5. PUBLIC COMMENTS

Francisca Sorto, spoke in favor of the KIPP development, emphasizing the importance of a variety of educational choices. She further commented that she appreciated that the City has allowed for high participation and community engagement as well as thanked city staff for their work.

Susie de Santiago, thanked the mayor for enforcing the rules of decorum and how to conduct the meeting. She expressed her concerns and disappointment over public comment at the public hearing section, reducing public comment time from three minutes to one minute at the last minute. She further asked to hear more from Council Member Lozoya stating that she would like to know more about her opinions, and what her stance is on community issues. She further expressed her frustrations over Council Member Lozoya's lack of comments during council meetings as well as her unwillingness to answer emails or calls when residents try to get in contact with her.

Sophie Ryan, expressed her concern over council member's alleged biased approach over the public hearing item, specifically with the reduction of public comment time and allegedly allowing members of the public that were in favor of the KIPP project more time to speak. She further commented that neighboring cities have already taken proactive steps to develop affordable housing homeless prevention projects, and Cudahy has been falling behind regarding this endeavor.

Tevina Quintana, agreed with Ms. De Santiago regarding the lack of community involvement from certain council members, inviting them to attend future community events. She further questioned certain council members voting record, arguing that it does not align with the community's wants.

6. CITY COUNCIL COMMENTS

Council Member Guerrero, appreciated everybody's participation. He clarified that the Council collectively and unanimously agreed to reduce public speaking time to one minute reminding members of the public that if it were to stay at three minutes, the meeting could have ended at 3 in the morning. Regarding KIPP he asked residents to keep an open mind, prioritizing children's academic excellence and parental choice. He went on to commend Cudahy residents for its peaceful disposition amidst a turbulent national environment, citing that not a single incident of violence or disturbance was reported in the City. He continued to pray for peace in the city, region, and throughout the country, also calling for an end to theft and destructive conduct. Regarding

the vents concerning the George Floyd case, he joined decent people everywhere in condemning the reprehensible conduct of rogue officers and demanding swift justice to this and similar cases. He further called upon mayors and local leaders everywhere to begin the necessary conversations with law enforcement agencies, district attorneys, and state legislators about meaningful and comprehensive police reform to rebuild public trust and ensure justice and fairness for all stakeholders, adding that upon speaking with law enforcement agencies, they too share the same goals. He asked to introduce a resolution outlining basic principles for this endeavor at the next council meeting.

Council Member Lozoya, was glad that everybody had a chance to speak about the public hearing item. She added that she is intently listening to both sides of this issue, and expressed her gratitude of the community's willingness to share their opinions about the issue. She clarified that she would rather keep her opinions to herself and vote, stating that she would rather not repeat the same opinion already stated by another council member, if it already expresses the way she feels about an item. She further clarified that anybody wishing to speak with her is welcomed to reach out, set up an appointment, and discuss whatever they find important.

Vice Mayor Gonzalez, thanked the community for coming together and being civically engaged stating that their participation and input is appreciated. He further reminded that it is also important to go out and vote, and not just come out for certain issues. He emphasized on voting people who accurately reflect communities to office. He also commended staff for working diligently and invited people to continue to get involved and participate in the community.

Mayor Alcantar, thanked members of the public for coming out and having an open dialogue about the public hearing item. She mentioned that coronavirus is still an issue in the community, asking residents to seek testing if needed. She reminded residents to participate in the census, and asked the council meeting to be adjourned in memory of longtime city resident Michelle Gessner. She concluded her comments by acknowledging the civil unrest caused by the George Floyd case.

7. CITY MANAGER REPORT (information only)

8. REPORTS REGARDING AD HOC, ADVISORY, STANDING OR OTHER COMMITTEE MEETINGS – NONE

IT WAS MOTIONED BY COUNCIL MEMBER GUERRERO AND SECONDED TO REVISIT THE AGENDA AMENDMENT MOTION AND INCLUDE ITEM 9 AS WELL. THE MOTION CARRIED (5-0-0) BY THE FOLLOWING ROLL CALL VOTE:

AYES: Garcia, Guerrero, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: None
ABSTAIN: None

9. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

Motion: It was motioned by Council Member Guerrero and seconded by Council Member Garcia to approve the waiver of full reading of resolutions and ordinances. The motion carried (5-0-0) by the following roll call vote:

AYES: Garcia, Guerrero, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: None

ABSTAIN: None

10. CONSENT CALENDAR

- A.** Consideration to Adopt Resolution No. 20-14, Updating the Authorizing Agents for Operation and Management of the City's Wells Fargo Bank Fund Accounts

Presented by the Finance Director

The City Council is requested to approve Resolution No. 20-14 to update the authorized agents for the City's Wells Fargo Bank Fund Accounts.

Motion: It was motioned by Council Member Garcia and seconded by Vice Mayor Lozoya to approve Resolution No. 20-14 to update the authorized agents for the City's Wells Fargo Bank Fund Accounts. The motion carried (4-1-0) by the following roll call vote:

AYES: Garcia, Lozoya, Gonzalez, and Alcantar
NOES: Guerrero
ABSENT: None
ABSTAIN: None

- B.** Consideration to Approve a Second Amendment to Professional Services Agreement Between the City of Cudahy and MV Cheng & Associates Inc. for Technical and Practical Accounting Services

Presented by the Finance Director

The City Council is requested to approve the Second Amendment to the Professional Services Agreement between the City of Cudahy and MV Cheng & Associates Inc. for technical and practical accounting / payroll support through June 30, 2021.

ITEM WAS TABLED TO A SUBSEQUENT COUNCIL MEETING.

- C.** Consideration to Review and Approve the Draft Minutes of April 7, 2020, and April 21, 2020, for the Regular Meeting of the City Council and the Joint Meeting of the City of Cudahy as Successor Agency and Housing Successor Agency to the Cudahy Development Commission and Draft Minutes of April 10, 2020 Special Meeting of the City Council

Presented by the City Clerk's Office

The City Council is requested to review and approve the City Council / Successor Agency Draft Minutes for April 7, 2020, April 10, 2020, and April 21, 2020.

ITEM WAS TABLED TO A SUBSEQUENT COUNCIL MEETING.

11. PUBLIC HEARING

- A.** Appeal of the Planning Commission's decision to deny Development Review Permit No. 41-532 to allow the construction of a 67,148 square foot charter school located at 7801-7835 Otis Avenue (APN 6225-026-0201/002/003/013/014)

Presented by the Interim Community Development Manager

The City Council is requested to reverse the Planning Commission's decision and adopted Resolution No. 20-15, approving Development Review Permit No. 41-532 (DRP 41-532) to allow the design, site layout, and construction of a new 67,148 square foot site of the art charter school.

MAYOR ALCANTAR OPENED THE FLOOR TO PUBLIC COMMENT AT 7:15 PM

Francisco Paz-Sorto, spoke in favor of KIPP asking council to approve the project.

Star Laca, asked her daughter to speak against KIPP who also spoke in favor of Teresa Hughes. She recommended council to instead use that plot of land to build a park for the kids.

Bertha Martinez, teacher from Ellen Ochoa Learning Center objected to the KIPP project. She felt that given this difficult time, it is unfair for council to make a decision without more input from the public.

Marco R., teacher from Teresa Hughes Elementary spoke about the successful petition to prevent KIPP from co existing in his school. He felt that there should be a focus on taking care of families, and therefore objects to the public hearing item.

Sofi Ryan, argued that there is no need for another school given that Teresa Hughes already serves those students KIPP focuses on. She proposed more affordable housing rather than develop a charter school.

Edin Enamorado, spoke against council member Guerrero for limiting speaker time to one minute. He also asked the Council Member if KIPP is donating to his campaign. Furthermore, he argued that the lot is not environmentally suited to serve as a school.

Anabe Morales, commented that she has a kindergartener enrolled in KIPP. She highlighted there will always be traffic issues in Los Angeles and is therefore not unique if KIPP comes in. She also contrasted LAUSD schools and KIPP charter during the pandemic, specifically emphasizing on how much more effective and quicker KIPP charter was in designating a remote curriculum as opposed to LAUSD. She concluded her comments by asking city council to approve the item.

Carlos Montes, opposed the KIPP charter school arguing that there is no environmental impact report. He argues that an additional school may lead to more negative environmental effects. He said it would be better to dedicate that lot to a park. He told council that his city successfully petitioned to not allow KIPP to build a school in their city, arguing that public schools already provide quality education to students.

Sonia, commented that she has a child in KIPP, and asked Council to welcome the school. She further highlighted that the youth are the future, and argued that noise pollution is not an appropriate arguments to not build KIPP charter school.

Ayde Bravo, commented that the City of Cudahy inappropriately applied a CEQA environmental analysis exemption. She argued that an environmental impact report is needed as the previous lot use was dedicated to metal processing and automotive repairs, as well as expressing her skepticism of the soil's quality.

Victor Frias, opposed the development of the charter school arguing that its corporate structure is not reflective of the community nor is it democratic. He demanded KIPP to stop allegedly targeting communities of color for its personal gain. He further added that the teachers and students in Cudahy know what is best for the community, not city council nor KIPP.

Maria Flores, spoke in favor of the KIPP charter school development, she highlighted the effective teachers and organization. She stated that she worked at LAUSD and LBUSD and enjoyed KIPP's organization. She believed KIPP would be a positive for the community.

Christian Markovich, opposed the KIPP charter school development. He argued that the lot the school wishes to develop is not built for education. He further argued that Cudahy already has plenty of schools that serve the demographic, and that the added traffic would negatively affect the City.

Melissa R., spoke in favor of the KIPP development, speaking favorably of public schools, but stressing the importance of families having options when choosing schools. She concluded her comments by asking members of the community to have a positive discourse as both sides want what is best for their children.

Stephany Ramirez, spoke in favor of the KIPP development, highlighting its commitment to embrace its community's heritage. She emphasized the importance of an early quality education as an imperative to success in college and beyond.

Susie de Santiago, spoke against the KIPP development, warning that KIPP would be detrimental to the city's public schools. She argued that the city should not allow an outside company to buy the lot for an undisclosed fee as well as silence the community. She concluded her comments by reading an excerpt from KIPP's website and noting that it favors expansion and profit over quality education.

Randy Espinoza, spoke in support of the KIPP development testifying his daughter's positive experience at a KIPP school.

Robert Martinez, spoke against the KIPP development speaking highly of Teresa Hughes elementary school and its programs that prepare students for a university education.

Manny, spoke in support of the KIPP development, emphasizing its commitment to providing a high quality education to its students. He concluded his comments by asking the support from council for the project.

Lorraine Alcalá, spoke against the KIPP development, warning that bringing KIPP to the community will severely cut the already limited funding public schools receive.

Claudia Valladares, spoke against the KIPP development, warning that public schools in the community will suffer financially by losing funding and inevitably getting its services cut.

Joseline Ramirez, spoke against the KIPP development arguing on the already limited funding Teresa Hughes receives.

Tevina Quintana, spoke against the KIPP development, highlighting the high quality public schools the community already does. She further argued that charter schools do not follow the same standards as LAUSD, as well as pointing out its mixed successes.

Evelyn, spoke in support of KIPP, expressing the positive experiences her children received while at KIPP. She further argued that traffic impacts do not outweigh the quality education children in the community would receive.

Antonio Buenabad, spoke against the KIPP development, citing research that concludes that charter schools take away funding from public schools, as well as prioritizing expansion, and

KIPP's insistence on placing the school on a lot that is contaminated and exacerbating traffic, and allegedly wasting taxpayer money, because the school is not going to be built or is going to stay there.

Alfredo Fraijo Jr., commented that KIPP had not been aware of the last minute letter that influenced the Council's motion, asked that the item be continued to a time certain, and requested that KIPP receive a fair and just hearing. He further mentioned that the reason the appeal was made to council was because the planning commission violated its own code, obligating it to review the project in accordance with the development standards that were adopted by the City. He asked Council to do the right thing, review the project in accordance to the City's adopted standards, and not vote off a free referendum.

Eve Renteria-Ramirez, commented on her child's experience attending KIPP Academy, noting that the experience was highlighted by broken promises, alleged discrimination with IEP students, rather than quality education.

Nickki Turner, teacher for KIPP Academy spoke in favor of the KIPP development, expressing her excitement to see the academy be a space for community events, unity, multiethnic classes, and best practices.

Evelyn Flores, spoke in favor of the KIPP development, noting her daughter's positive experience at KIPP Academy. She also commented that traffic impacts should not deter the development as traffic exacerbation is not unique to the KIPP development.

Arellana de Santiago, spoke about her positive experiences in Teresa Hughes, and how it was instrumental to her success in higher education as well as to the success of her sibling's pursuit for higher education.

Jazim Garcia, spoke against the KIPP development, arguing approving the hearing item would negatively affect the residents' quality of life. She further highlighted that the City already has great public schools, and therefore no need to vote in favor of the KIPP development.

Julie, spoke against the KIPP development, arguing it is pushing its schools in areas where schools are not needed. She further highlighted petitions that have been signed against the KIPP development in the community.

Jessica Mandonado, spoke of her pride of working for KIPP academy, noting that it prioritizes the students' interests. She concluded her comments by urging the Council to prioritize the community's families when it votes on the public hearing item.

Marisol, spoke against the KIPP development, citing her daughter's negative experience attending at KIPP Academy. She noted students do not come first, rather test scores are prioritized. She concluded her comments by urging council to support its public schools rather than approve KIPP Academy.

J. Estrada, spoke in favor of the KIPP development, arguing that the Council should be approved under the guise of a land use issue. Therefore, he further argued that Council's policy stances should not influence the voting outcome.

Adriana Cortez, principal of Teresa Hughes Elementary invited KIPP parents to register their kids at Teresa Hughes if they are looking to enroll their kids in a school, noting the positive achievements they have made and could be found on their social media accounts and website.

Anabel Samperio, teacher at Park Avenue Elementary spoke about the environmental concerns related to the lot where KIPP plans to develop. She asked council to look at the land and assess if it is appropriate to develop anything in the area, not just KIPP. She concluded her comments by expressing her opposition on the KIPP development.

Carla Amedarlis, staff member from KIPP, spoke in favor of the KIPP development, believing education is the most important social issue of our time, and having free quality education should be a right. She further highlighted the educational quality of KIPP's special education services. She concluded her comments by asking Council for the ability to choose schools.

Eloisa, spoke against the KIPP development, arguing there are already too many schools in the community. She further argued that welcoming KIPP would result in public schools losing funding. She concluded her comments by suggesting funding public education instead of allowing the KIPP development.

Diego Chavarria, spoke against the KIPP development, expressing her solidarity with the community's public schools. She further argued that the City already has excellent public schools, and do not need to bring a charter school. She concluded her comments by suggesting to instead increase funding for existing public schools.

Jos, spoke against the KIPP development, citing grade inflation, and its tendency to target low income communities.

Star Laca, spoke about her daughter's positive experience in Teresa Hughes during the pandemic transition. She stressed that a child's safety and education is a foremost priority, and although the community's public school address those priorities, she argues it will alter if KIPP is brought to the community. She concluded her comments by emphasizing that a charter school is not needed when the school already has five public schools.

Marcos Oliva, reminded Council that it is being asked to vote under the basis of land use regulation. He further argued that bringing KIPP academy would not hinder the educational quality public schools already produces, and that bringing a school to the proposed lot may decrease crime and vandalism.

Los Angeles Community Member, told KIPP parents that people are not against them, rather against the KIPP corporation. She further argued administration is not from the community, and should not be forcing itself on an immigrant minority community.

Juan Carlos, argued that investing on education is the most important investment somebody could make. He argued that investment should be made regardless of it being a public or charter school. He further argued that KIPP charter schools exhibit a high quality of education, reflected by statistics and high testing scores.

Elba Palafox, teacher at Teresa Hughes Elementary, spoke against the KIPP development. She argued that the City already has high quality public schools, and furthermore the community does not want KIPP to open in Cudahy.

Angel Hernandez, spoke against the KIPP development arguing that current public schools are high quality but require more funding and resources.

Fatima Murrieta, spoke against the KIPP development arguing to invest in public education at a time when public education is cutting services. Furthermore, she urged for an independent EIR, noting the community's history of environmental degradation.

Vidian Carrillo, spoke in favor of the KIPP development, emphasizing the importance of having the ability to choose between charter and public schools.

Estrella Galindo, spoke in favor of the KIPP development, stating it does not matter if the school is a corporation or not, as she says all schools only seek money. She said that people should fight for the right to choose whether they can enlist their child in a public or charter school.

Diana Itza Garcia, spoke in favor of the KIPP development, noting the growth and progress her children experiences attending KIPP.

Rob Ollard, spoke in favor of the KIPP development, noting his positive experience with KIPP staff and his child's progress attending the school.

David Garcia, spoke against the KIPP development, asking the Council to listen to the community.

Emilia Casillas, spoke against the KIPP development.

Elizabeth Rubio, spoke against the KIPP development, arguing more schools are not needed as the community's public schools are sufficient.

Marcos Rodriguez, spoke against the KIPP development.

Rocio Azcano, spoke against the KIPP development, noting the extensive schools in the community.

Tevina Quintana, spoke against the KIPP development, noting the extensive schools in the community, and the high quality teachers those schools hire. Additionally, she argued KIPP does not follow the same standards the district follows, does not track student progress appropriately, and is a corporation.

Victor Frias, spoke against the KIPP development, noting the high number of schools in the community, and arguing instead to invest more in those public schools. He further argued that KIPP's board members do not have a public education background, and do not know the community.

Teresa Espinoza, spoke against the KIPP development, noting the extensive schools in the community, arguing public schools are just as good, and further arguing that the charter school will take away funding from public schools.

Anabel Morales, spoke in favor of the KIPP development, arguing that communities do not have variety in education, and therefore KIPP is needed to bring more variety when choosing schools.

Ivonne Luceo, spoke against the KIPP development, arguing that the city does not need more schools, and instead should increase funding to public schools. She further argued that charter schools take away funding from public schools. She concluded her comments by arguing that KIPP removes students that do poorly in tests, and those who typically need the most help.

Sonia Garcia, spoke in favor of the KIPP development, stating that she has seen notable academic progress in her child since she started attending KIPP Academy. She concluded her comment by stating that children and parents alike will be grateful if Council approves the project.

Estela Muntiel, spoke in favor of the KIPP development, emphasizing the education quality of the Academy they have seen first-hand from her daughter.

Carlos Montes, opposed the KIPP development project citing the lack of EIR, and potential environmental harm that may arise from the project. He proposed revenue generating businesses or affordable housing projects as suitable alternatives to the project.

Jose Sorria, opposed the KIPP development project, arguing it is a corporation, and will negatively affect the educational quality in the community. He proposed to instead fund public school education.

Ayde Bravo, opposed the KIPP development project, arguing that it is not exempt from CEQA regulations and therefore not exempt from environmental review.

MAYOR ALCANTAR CLOSED THE FLOOR TO PUBLIC COMMENT AT 7:08 PM

ITEM WAS TABLED TO A DATE UNCERTAIN.

IT WAS MOTIONED BY COUNCIL MEMBER GUERERO AND SECONDED BY COUNCIL MEMBER LOZOYA TO TABLE ALL ITEMS EXCEPT ITEMS 10A, 12C, AND, PUBLIC COMMENTS COUNCIL COMMENTS TO A SUBSEQUENT COUNCIL MEETING. THE MOTION CARRIED (5-0-0) BY THE FOLLOWING ROLL CALL VOTE:

AYES: Garcia, Guerrero, Lozoya, Gonzalez, and Alcantar
NOES: None
ABSENT: None
ABSTAIN: None

12. BUSINESS SESSION

A. Presentation of Proposed Fiscal Year (FY) 2020-21 City Budget

Presented by the Finance Director

The City Council is requested to receive a presentation of the Proposed Fiscal Year (FY) 2020-21 City Budget.

ITEM WAS TABLED TO A SUBSEQUENT COUNCIL MEETING.

B. Consideration and Adoption of an Urgency Ordinance Enacting a Temporary Moratorium on Evictions for Residential Tenants

Presented by the City Attorney's Office

The City Council is recommended to adopt an Urgency Ordinance enacting a temporary moratorium on evictions due to the nonpayment of rent for residential tenants where failure to pay rent results from income loss attributable to the novel Coronavirus (COVID-19).

ITEM WAS TABLED TO A SUBSEQUENT COUNCIL MEETING.

C. Discussion of Cudahy's 2020 Firework Sales in light of COVID-19

Presented by the Interim Community Development Manager

The City Council is requested to provide direction to staff concerning the sale of fireworks for the 2020 4th of July celebrations.

IT WAS MOTIONED BY COUNCIL MEMBER GUERRERO AND SECONDED BY COUNCIL MEMBER GARCIA TO OPEN THE FLOOR FOR ANOTHER ROUND OF COUNCIL DISCUSSION. THE MOTION CARRIED (4-0-0) BY THE FOLLOWING ROLL CALL VOTE:

AYES: Garcia, Guerrero, Lozoya, and Gonzalez
NOES: None
ABSENT: None
ABSTAIN: Alcantar

A DISCUSSION ENSUED AMONGST COUNCIL REGARDING THIS ITEM.

13. COUNCIL DISCUSSION

- A. Council Member Guerrero
 - i. Municipal Code Hotel Permitting Process.

14. CLOSED SESSION

DELIBERATING AS CUDAHY SUCCESSOR AGENCY

- A. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 1 Elizabeth Street Residential Property 5256 Elizabeth Street APN: 6224-001-014

5260 Elizabeth Street APN: 6224-001-015

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney

Negotiating parties: Chief Administrative Officer Under Negotiation: Price and Terms

- B. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 2 Atlantic Avenue/Santa Ana Street Commercial Property 4734 Santa Ana Street APN: 6224-018-008

8110 South Atlantic Avenue APN: 6224-018-071

8100 South Atlantic Avenue APN: 6224-018-068 Santa Ana Street APN: 6224-018-070

4720 Santa Ana Street APN: 6224-018-069

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney

Negotiating parties: Chief Administrative Officer Under Negotiation: Price and Terms

- C. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 3 Santa Ana Street Residential Property 4610 Santa Ana Street APN: 6224-019-014

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney

Negotiating parties: Chief Administrative Officer Under Negotiation: Price and Terms

- D. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 4 Atlantic Avenue/Cecilia Street Commercial Property 8135 South Atlantic Avenue APN: 6224-022-001

4629 Cecilia Street APN: 6224-022-004

8201 South Atlantic Avenue APN: 6224-022-002

8221 South Atlantic Avenue APN: 6224-022-012

4633 Cecilia Street APN: 6224-022-003

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney

Negotiating parties: Chief Administrative Officer Under Negotiation: Price and Terms

- E. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 5 Atlantic Avenue/Patata Street Commercial Property 4819 Patata Street APN: 6224-034-014

8420 South Atlantic Avenue APN: 6224-034-032 APN: 6224-034-040

Patata Street APN: 6224-034-041

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney

Negotiating parties: Chief Administrative Officer Under Negotiation: Price and Terms

- F. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiators

Property Location:

Site No. 6 Atlantic Avenue/Clara Street Commercial Property 4613 Clara Street APN: 6226-022-002

7660 South Atlantic Avenue APN: 6226-022-008

7630 South Atlantic Avenue APN: 6226-022-019 APN: 6226-022-020

7638 South Atlantic Avenue APN: 6226-022-023

7644 South Atlantic Avenue APN: 6226-022-022

No address APN: 6226-022-021 APN: 6226-022-024

Successor Agency Negotiator: Henry Garcia, Executive Director, Dave Gondek, Deputy City Attorney, Victor Ponto, City Attorney

Negotiating parties: Chief Administrative Officer Under Negotiation: Price and Terms

- G. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiator

Properties:

-8100 Atlantic Ave., 4720 Santa Ana St., 8110 Atlantic Ave., 4734 Santa Ana St. (APN 6224-018- 068, 069, 070, 071, 008)

-8135 Atlantic Ave., 4629 Cecilia St., 8201 S. Atlantic, 4633 Cecilia St., 8221 S. Atlantic Ave. (APN 6224-022-001, 004, 002, 003, 012)

-4819 Patata, 8420 S. Atlantic Ave. (APN 6224-034-014, 032, 040, 041)

-4613/4615 Clara St., 7630 Atlantic Blvd., 7660 Atlantic Blvd., 7638 Atlantic Blvd., 7644 Atlantic Blvd. (APN 6226-022-002, 019, 020, 008, 021, 022, 023, 024)

-4610 Santa Ana St. (APN 6224-019-014)

City Negotiators: Interim City Manager, Henry Garcia and City Attorney Negotiating Parties: Cudahy LF, LLC

Under Negotiation: Price and terms of payment

DELIBERATING AS CITY COUNCIL

H. Closed Session Pursuant to Government Code Section 54956.9(d)(4) – Conference with Legal Counsel to Discuss the Initiation of Litigation – One Matter

15. CLOSED SESSION ANNOUNCEMENT

Deputy City Attorney Victor Ponto reported that for each closed session items, legal counsel was given, direction was received, no further reportable action.

16. ADJOURNMENT

The City Council / Agency meeting was adjourned at 10:15 p.m.

Elizabeth Alcantar
Mayor

ATTEST:

Richard Iglesias
Assistant City Clerk