



**SUCCESSOR AGENCY  
SUCCESSOR AGENCY MEETING AGENDA**

Tuesday, December 12, 2023 at 5:20 p.m.

**SOUTH GATE COUNCIL CHAMBERS  
8650 CALIFORNIA AVE  
SOUTH GATE, CA 90280**

**DIAL-IN-NUMBER: 1 (669) 900-6833  
MEETING ID: 830 6214 0125  
[HTTPS://US02WEB.ZOOM.US/J/83062140125](https://us02web.zoom.us/j/83062140125)**

**TO ADDRESS THE CITY COUNCIL PRESS \*9 TO RAISE YOUR  
HAND THEN \*6 TO UNMUTE YOURSELF WHEN INSTRUCTED**

**Call to Order/Roll Call**

**CALL TO ORDER:** Maria del Pilar Avalos, Chairperson  
**ROLL CALL:** Yodit Glaze, Recording Secretary

**Agency Members**

**CHAIRPERSON**

Maria del Pilar Avalos

**RECORDING SECRETARY**

Yodit Glaze

**VICE CHAIRPERSON**

Gil Hurtado

**AUTHORITY COUNSEL**

Raul F. Salinas

**AGENCY MEMBERS**

Maria Davila  
Joshua Barron  
Al Rios

**EXECUTIVE DIRECTOR**

Robert Houston

**SECRETARY**

Meredith Elguira

## **Meeting Schedule**

The regular meetings of the Agency Members are held on the second and fourth Tuesday of each month, closed session business will usually commence at 5:30 p.m., when scheduled, and general business session will commence at 6:30 p.m.

## **Brown Act**

Agendas are drafted to accurately state what the legislative body is being asked to consider. The legislative body can take action on "all items" listed on the agenda and be in compliance with the open meeting laws. Under the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The governing body may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

## **City's Vision Statement**

We envision a thriving, safe and inclusive community where everyone has the opportunity to access exceptional services, education and support to be resilient and live full, vibrant lives.

## **Public Communications**

Public Comments on agenda items are limited to three (3) minutes. All comments are to be addressed directly to the Agency Members not to the members of the public.

## **Meeting Compensation Disclosure**

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by Agency Members is \$0 per meeting regardless of the amount of meetings.

## **Open Session Agenda**

### **1. Resolution approving the Recognized Obligation Payment Schedule for the 24-25 Fiscal Period of July 1, 2024 - June 30, 2025, including the Administrative Budget included therewith, and the Seventh Amendment to the Agreement with Tetra Tech, Inc. for remediation activities at 3500-3506 Tweedy Boulevard**

The Successor Agency to the Community Development Commission will consider:  
(ADMIN SVCS)

a. Adopting a **Resolution** approving: (1) the Recognized Obligation Payment Schedule for the 24-25 fiscal period of July 1, 2024 to June 30, 2025, including the Administrative Budget included therewith, and (2) the Seventh Amendment to the Agreement for Professional Services with Tetra Tech, Inc. for Remediation Activities at 3500-3506 Tweedy Boulevard, subject to submittal to, and review by, the County of Los Angeles First District Oversight Board and then the State of California, Department of Finance, pursuant to the Dissolution Law, and authorizing transmittal and posting therefore; and

b. Authorizing the Chairperson to execute the Seventh Amendment in a form acceptable to the Agency Counsel.

Documents:

[Item 1 Report 12122023 SA.pdf](#)

## **2. Minutes**

The Successor Agency will consider approving the Regular Meeting Minutes of December 13, 2022. (CLERK)

Documents:

[Item 2 Report 12122023 SA.pdf](#)

## **Adjournment**

I, Yodit Glaze, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on December 6, 2023, 12:15 PM., as required by law.

Yodit Glaze  
City Clerk

## **GENERAL NOTICE TO THE PUBLIC**

The City Council adopted new rules relating to the conduct of the public meetings, proceedings, and business in the City of South Gate on July 12, 2022, (Resolution 2022-38-CC) and go into effect on August 1, 2022. Resolution #2022-38-CC is available at the City Clerk's Office.

## **MEETING SCHEDULE**

Regular meetings of the City Council are held on the second and fourth Tuesday of each month, closed session meetings will commence at 5:30 p.m. unless posted otherwise on its agenda. The regular City Council meetings will commence at 6:30 p.m. Agendas are available at the following locations: City Clerk Office, Public Notice Boards at City Hall, and on the City's web page at <https://www.cityofsouthgate.org>

The Public can sign up to receive automatic notices of postings of agendas for the City Council or any other Commission or Board of the City of South Gate. Visit the City webpage and click on the Agenda & Minutes icon. That will take you the page where an individual can enter their email in the "Email Updates" box to register.

## **PUBLIC COMMENT/PARTICIPATION**

Any person may request to address a legislative body during a public meeting. The Presiding Officer will call upon those present in the Council Chambers first. After all speakers in the Chambers have spoken, the Presiding Officer will call upon those participating via zoom or teleconference.

Speakers are limited to three (3) minutes on any item listed on the agenda, including public hearings. Under Comments from the Audience portion, speakers are also limited to a single three (3) minutes time limit. Comments from the Audience is initially limited to 45 minutes at each meeting. Any speaker still wishing to speak, that did not speak, will have an addition Comments from the Audience opportunity after

the last business item is finished. The Presiding Officer may extend the time limit as long as there is no objection from the City Council as a body.

To ensure that the public is able to participate, the City provides the opportunity to submit their comments in person, virtually, email, phone call, mail and any other method which may become available. Methods of participation may be subject to change during other such times when a State of Emergency, Health Order or State Executive Order limits in-person participation.

## **CURFEW**

In absence of a motion duly adopted by majority vote of the City Council, the Presiding Officer may adjourn the City Council meetings at 10:30 p.m. The Presiding Officer may ask the City Council if any agenda items listed should be continued or dealt with during the meeting. For those items to be continued, the City Council can direct the item be placed on the next City Council agenda or the current meeting may be adjourned to a time certain at which time the meeting shall be reconvened as an Adjourned Regular Meeting of the City Council and action upon the published agenda continued.

## **STAFF REPORTS**

As a general rule, staff reports, or other written documentation are prepared/organized with respect to each item of business listed on the agenda. Meeting agendas and staff reports are available at least 72-hours prior to the scheduled regular City Council meeting and a minimum of 24-hours prior to a Special City Council meeting. There are times when the City Council receives written material. revised material after the posting of agendas, these materials are become a public record and will be available for public view within 72-hours after the meeting in which they were received. Those materials and any other public document can be inspected in the City Clerk's Office located at 8650 California Avenue, South Gate.

## **SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS**

In compliance with the American with Disabilities Act, if you need special assistance to participate in the City Council Meetings, please contact the Office of the City Clerk. Notification 48 hours prior to the City Council Meeting will enable the City to make reasonable arrangements to assure accessibility. For further information, please contact the Office of the City Clerk at (323) 563-9510 or via email at [yglaze@sogate.org](mailto:yglaze@sogate.org).

DEC 05 2023


2:06 pm

***City of South Gate***  
**SUCCESSOR AGENCY TO THE**  
**COMMUNITY DEVELOPMENT COMMISSION**  
**OF THE CITY OF SOUTH GATE**

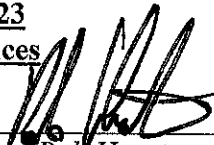
# AGENDA BILL

For the Special Meeting of: December 12, 2023Originating Department: Administrative Services

Department Director:

  
Wendy O'Kelly

City Manager:

  
Rob Houston

**SUBJECT: RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE 24-25 FISCAL PERIOD OF JULY 1, 2024 TO JUNE 30, 2025, AND APPROVING THE SEVENTH AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES WITH TETRA TECH, INC.**

**PURPOSE:** To consider adoption of Successor Agency Resolution approving both the Recognized Obligation Payment Schedule for the 24-25 fiscal period ("ROPS 24-25"), including the administrative budget included therewith, and the Seventh Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities At 3500-3506 Tweedy Boulevard) ("Seventh Amendment") between the Successor Agency and Tetra Tech, Inc. ("Tetra Tech") for continued environmental consulting services performed by Tetra Tech for the remediation of the Successor Agency-owned property located at 3500-3506 Tweedy Boulevard (ROPS Line Item #26).

**RECOMMENDED ACTIONS:** The Successor Agency to the Community Development Commission will consider:

- a. Adopting a Resolution approving: (1) the Recognized Obligation Payment Schedule for the 24-25 fiscal period of July 1, 2024 to June 30, 2025, including the Administrative Budget included therewith, and (2) the Seventh Amendment to the Agreement for Professional Services with Tetra Tech, Inc. for Remediation Activities at 3500-3506 Tweedy Boulevard, subject to submittal to, and review by, the County of Los Angeles First District Oversight Board and then the State of California, Department of Finance, pursuant to the Dissolution Law, and authorizing transmittal and posting thereof; and
- b. Authorizing the Chairperson to execute the Seventh Amendment in a form acceptable to the Agency Counsel.

**FISCAL IMPACT:** There is no fiscal impact until approved by the County of Los Angeles First District Oversight Board ("First District Oversight Board") and the State of California, Department of Finance ("DOF"). If the First District Oversight Board and the DOF approve the ROPS 24-25, as submitted, it is anticipated the Successor Agency to the Community Development Commission of the City of South Gate ("Successor Agency") would receive \$2,867,475 from the Redevelopment Property Tax Trust Fund ("RPTTF"), which includes \$230,000 for administrative expenses, to pay the Successor

Agency's enforceable obligations for the 24-25 fiscal period of July 1, 2024 to June 30, 2025. The Successor Agency would also be authorized to spend \$2,047,500 of reserved RPTTF.

Any residual RPTTF would be distributed by the Los Angeles County Auditor-Controller to the affected taxing agencies (including the City's General Fund) on a pro-rata basis based on the amount of property taxes collected.

**ANALYSIS:** As a result of the dissolution of redevelopment, the Successor Agency was created to administer the enforceable obligations and unwind the affairs of the now dissolved Redevelopment Agency that was part of the former Community Development Commission of the City of South Gate ("Former Agency"). As part of that process, the Successor Agency must annually adopt the Recognized Obligation Payment Schedule ("ROPS"), as required by the Dissolution Law.

Beginning January 1, 2016, successor agencies that have received a Finding of Completion may submit a Last and Final ROPS for approval by the oversight board and the DOF, if all the following conditions are met:

- The remaining debt includes only administrative costs and enforceable obligations with set payment schedules, such as debt service, loan agreements, and contracts;
- All remaining obligations have been previously listed on a ROPS and approved by the DOF, pursuant to Health and Safety Code ("HSC") section 34177 (m) or (o); and
- The successor agency has no outstanding or unresolved litigation, except as specified in HSC section 34191.6 (a) (3).

The submission of a Last and Final ROPS reduces the administrative burden on successor agencies, as it eliminates the need to prepare a ROPS and complete the ROPS approval process every year. However, once the DOF approves a successor agency's Last and Final ROPS, it can be amended only twice. At this time, the Successor Agency does not meet the above conditions because Line Item #12 (Property Disposition) and Line Item #27 (Cleanup Cost Recovery) do not have set payment schedules. Therefore, the Successor Agency staff recommends submitting this annual ROPS 24-25, rather than submitting a Last and Final ROPS.

**BACKGROUND:** The Successor Agency is performing its functions under the Dissolution Law to administer the enforceable obligations and otherwise unwind the Former Agency's affairs. Under the Dissolution Law, a successor agency's actions are subject to review by a seven-member oversight board. For this Successor Agency, its oversight board is referred to as the First District Oversight Board with seven members representing various interests in the Los Angeles County First Supervisorial District, which will review and take action on Successor Agency action items under the Dissolution Law, including this ROPS 24-25, the Administrative Budget therewith, and this Seventh Amendment.

Pursuant to Dissolution Law, the Successor Agency must submit ROPS 24-25 to the DOF by Tuesday February 1, 2024, but only after review and approval by this Successor Agency, then review and approval by the First District Oversight Board. After the local approvals, ROPS 24-25 is transmitted to the Los Angeles County Auditor-Controller ("Auditor-Controller"), the Los Angeles County Administrative Officer ("CAO"), the State Controller's Office ("SCO"), and to the DOF by February 1, 2024. If the Successor Agency fails to meet this statutory deadline, the City of South Gate ("City")

may be liable for substantial penalties, including a \$10,000 per day penalty for each day past the statutory deadline that the ROPS 24-25 is not submitted to DOF. (To date, the Successor Agency has always met this deadline.)

No new enforceable obligations are anticipated on ROPS 24-25. Continuing enforceable obligations on ROPS 24-25 are described below:

- *Successor Agency Operations (Line Item #9):* The administrative allowance is limited to the greater of \$250,000 per year, or three percent (3%) of the RPTTF distributed in the prior fiscal year, excluding the administrative allowance and any City/Former Agency loan repayments. However, the administrative allowance cannot exceed 50 percent (50%) of RPTTF distributed in the prior fiscal year, excluding the administrative allowance and any City/Former Agency loan repayments. In the Successor Agency's case, the maximum allowable ROPS 24-25 administrative allowance is \$250,000. However, the Successor Agency does not anticipate needing the maximum allowance and is requesting \$230,000 of the ROPS 24-25. The Successor Agency's 24-25 Administrative Budget is included in Attachment No. 1 to the Resolution included with this agenda bill;
- *Property Disposition (Line Item #12):* RPTTF is required to fund consulting services and fees associated with the disposition of three (3) properties designated to be sold by the Successor Agency in the Long Range Property Management Plan ("LRPMP");
- *County of Los Angeles Redevelopment Refunding Authority Tax Allocation Revenue Refunding Bonds Series 2014A and 2014B (Line Items #18 and #19):* Line Items #18 and #19 are bonds issued by the County of Los Angeles Redevelopment Refunding Authority for South Gate Redevelopment Project No.1;
- *County of Los Angeles Redevelopment Refunding Authority Trustee Fees (Line Item #22):* Line Item #22 is an enforceable obligation due to a Continuing Disclosure Agreement with the County of Los Angeles Redevelopment Refunding Authority for Tax Allocation Revenue Refunding Bonds Series 2014A and 2014B;
- *Remediation Costs 3500-3506 Tweedy Boulevard (Line Item #26):* The Successor Agency received local oversight board approval and entered into an original Professional Services Agreement ("Original Agreement") with Tetra Tech on January 30, 2017 due to notices issued and enforcement actions taken against the Successor Agency by the Los Angeles Regional Water Quality Control Board ("LARWQCB") related to the contaminated properties and necessary environmental cleanup for the Successor Agency-owned real property located at 3500-3506 Tweedy Boulevard ("Contaminated Property").

The Original Agreement has been amended six times with the approval of the First District Oversight Board and DOF as the ongoing investigation and remediation work on, under, about and adjacent to the Contaminated Property has uncovered additional activities not anticipated in the Original Agreement and amendments thereto.

During implementation of the Original Agreement, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, and Sixth Amendment Tetra Tech (on behalf of the Successor Agency) performed some of the work directed by the LARWQCB, including installing and operating the Soil Vapor Extraction system which removed 1,686

pounds of contaminants and removed enough contaminants for the treated wells to meet LARWQCB standards. The Soil Vapor Extraction system was shut down and removed in 2022. The Contaminated Property (including adjacent area) may be eligible for case closure in the 24-25 fiscal period. However, the LARWQCB has indicated that ongoing groundwater monitoring is needed prior to closure. As a result, the LARWQCB has determined that an additional amendment to Tetra Tech's scope of work, estimated fees and costs, and schedule is needed in order to complete the remaining activities needed for and toward case closure.

The amended scope of work, estimated fees and costs, and schedule are detailed in that certain *Seventh Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)* which is included as Attachment No. 2 to the Resolution accompanying this Agenda Bill. The Seventh Amendment, if approved for funding and performance by the First District Oversight Board and the DOF, will allow Tetra Tech to be compensated for the Seventh Amended Scope of Work of up to \$436,500 for the applicable fiscal year; and

- *Cleanup Cost Recovery (Line Item #27)*: The LARWQCB is the regional division of a state agency that oversees the environmental cleanup of certain real property referred to as the Freedom Ford Site, located at 7916 Long Beach Boulevard, and is authorized to assess and recover costs and expenses for oversight of the cleanup of waste that affects or threatens waters of the state under Section 13304 of the California Water Code.

Additionally, the following ROPS obligations are to be retired due to the lack of any outstanding debt:

- *Reserve for County of Los Angeles Redevelopment Refunding Authority Tax Allocation Revenue Refunding Bonds Series 2014A and 2014B (Line Items #20 and #21)*: The final request for this item was on the prior ROPS 23-24. The Agency is required to request no further funding from this item, as the final payment on the 2014A and 2014B bonds will be in the ROPS 24-25 period.

The Cash Balances page shows the inflow and outflow of funds held by the Successor Agency. Funds are being spent in a timely manner and consistent with the prior approvals by the applicable oversight board and the DOF. As reported on the Cash Balances tab of the ROPS 24-25 form, the Successor Agency had \$57,492 of cash available as of the end of the ROPS 21-22 fiscal period.

The Successor Agency intends to bring its ROPS 24-25 and the Seventh Amendment before the First District Oversight Board at its January 8, 2024, regular meeting. If approval is obtained by the First District Oversight Board, Successor Agency staff will then transmit the ROPS 24-25 and the Seventh Amendment to the DOF, the Auditor-Controller, the County Administrative Officer (CAO) and the State Controller's Office (SCO).

Upon receipt of an oversight board-approved ROPS, the DOF has 45 days to make its determination of the enforceable obligations, including amounts and funding sources. Within five business days of the DOF's determination, the Successor Agency may request additional review and an opportunity to meet and confer on disputed items. The DOF has until 15 days prior to the date for property tax distribution to make its final decision after the meet and confer. The RPTTF distribution dates for the ROPS 24-25A period and 24-25B period are on or about June 1, 2024 and January 2, 2025, respectively.



Accordingly, staff recommends that the Successor Agency adopt the Resolution approving the ROPS 24-25 and the Seventh Amendment, and authorize the City's Director of Administrative Services and/or their authorized designee to transmit the ROPS 24-25 and the Seventh Amendment to the First District Oversight Board for its review and approval under the Dissolution Law, and after the First District Oversight Board's approval to send a copy of the ROPS 24-25 and the Seventh Amendment to the DOF, the Auditor-Controller, the CAO, and the SCO for review and approval as required by the Dissolution Law. Further, the Director of Administrative Services and/or their authorized designee(s), in consultation with legal counsel, shall be authorized to request and complete meet and confer session(s), if any, with the DOF and authorized to make augmentations, modifications, additions or revisions as may be necessary or directed by the DOF, and changes, if any, will be reported back to the Successor Agency and the First District Oversight Board.

**ATTACHMENT:** Proposed Resolution Approving ROPS 24-25 (including the FY 24-25 Administrative Budget) and the Seventh Amendment

**SUCCESSOR AGENCY RESOLUTION NO. 23-\_\_**

**CITY OF SOUTH GATE  
LOS ANGELES COUNTY, CALIFORNIA**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE APPROVING: (1) THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE 24-25 FISCAL PERIOD OF JULY 1, 2024 TO JUNE 30, 2025, INCLUDING THE ADMINISTRATIVE BUDGET INCLUDED THEREWITH, AND (2) THE SEVENTH AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES WITH TETRA TECH, INC. FOR REMEDIATION ACTIVITIES AT 3500-3506 TWEEDY BOULEVARD, SUBJECT TO SUBMITTAL TO, AND REVIEW BY, THE COUNTY OF LOS ANGELES FIRST DISTRICT OVERSIGHT BOARD AND THEN THE STATE OF CALIFORNIA, DEPARTMENT OF FINANCE, PURSUANT TO THE DISSOLUTION LAW, AND AUTHORIZING TRANSMITTAL AND POSTING THEREOF**

**WHEREAS**, the Community Development Commission of the City of South Gate (“Former Agency”) was a public body, corporate and politic formed, organized, existing and exercising its powers pursuant to Section 34100, *et seq.* of the California Health and Safety Code (“HSC”), and exercised the powers, authority, functions, jurisdiction of a community redevelopment agency formed, organized, existing and exercising its powers pursuant to the California Community Redevelopment Law, Health and Safety Code, Section 33000, *et seq.*, and specifically formed by the City Council (“City Council”) of the City of South Gate (“City”); and

**WHEREAS**, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, Senate Bill 107, and other implementing legislation (together, the “Dissolution Law”); and

**WHEREAS**, as of February 1, 2012, the Former Agency was dissolved pursuant to the Dissolution Law, and as a separate public entity, corporate and politic, the Successor Agency to the Community Development Commission of the City of South Gate (“Successor Agency”) administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency’s affairs, all subject to the review and approval by a seven-member oversight board; and

**WHEREAS**, pursuant to Section 34179(j) of the Dissolution Law, in every California county there shall be only one oversight board that is staffed by the county’s auditor-controller, with the exception of Los Angeles County that has five oversight boards, each a consolidated board with one each for the five supervisorial districts in the County of Los Angeles; and

**WHEREAS**, the applicable consolidated oversight board overseeing this Successor Agency is called the Consolidated Oversight Board First District of Los Angeles County ("First District Oversight Board"); and

**WHEREAS**, as of, on, and after July 1, 2018, the County of Los Angeles through the Los Angeles County Auditor-Controller established the First District Oversight Board (as part of the five oversight boards in the County of Los Angeles) in compliance with Section 34179(j), which serves as the oversight board to the successor agencies located within the boundaries of the First Supervisorial District of Los Angeles County, including this Successor Agency; and

**WHEREAS**, every oversight board, both the prior local oversight board and this First District Oversight Board, has fiduciary responsibilities to the holders of enforceable obligations and to the taxing entities that benefit from distributions of property tax and other revenues under the Dissolution Law, in particular Section 34188; and

**WHEREAS**, Sections 34177(m), 34177(o) and 34179 provide that each Recognized Obligation Payment Schedule ("ROPS") is submitted to, reviewed and approved by the successor agency and then reviewed and approved by the oversight board before final review and approval by the State Department of Finance ("DOF"); and

**WHEREAS**, Section 34177(o) of the Dissolution Law requires that the annual ROPS for the 24-25 fiscal period of July 1, 2024 to June 30, 2025 ("ROPS 24-25") be submitted to the DOF by the Successor Agency, after approval by the First District Oversight Board, no later than February 1, 2024; and

**WHEREAS**, Line Item #26 on ROPS 24-25 is listed as Remediation Costs under an existing agreement ("Original Agreement"), as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, and Sixth Amendment for professional services between the Successor Agency and Tetra Tech, Inc. to undertake the clean-up of hazardous materials contamination on, under, and about certain real property located at 3500-3506 Tweedy Blvd. in the City of South Gate ("Contaminated Property"), which is owned in fee by the Successor Agency and is listed on its DOF-approved Long Range Property Management Plan ("LRPMP"); and

**WHEREAS**, the Contaminated Property has been and remains the subject of an enforcement notice and action by the Los Angeles Regional Water Quality Control Board ("LARWQCB") due to the contaminated condition of the Contaminated Property (and adjacent area(s)), which public agency issued direction to the Successor Agency through Tetra Tech that necessitates changes in the scope of work and costs and fees therefor in connection with continuing to undertake remediation of the Contaminated Property and areas adjacent thereto; and

**WHEREAS**, in order to undertake the amended scope of work and pay for the increased costs and fees therefor, further amendment of the Tetra Tech Original Agreement, as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, and Sixth Amendment is necessary, which is set forth in that certain *Seventh Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)* ("Seventh Amendment") to implement that certain Seventh Amended Scope of Work (defined therein) and the increased funding to implement

such work during the ROPS 24-25 fiscal year; and

**WHEREAS**, the ROPS 24-25, including the Administrative Budget included therewith, and the Seventh Amendment have been prepared and each is presented for review and approval by this Successor Agency, and then each will be presented to the First District Oversight Board for review and approval and then to the DOF; and

**WHEREAS**, the ROPS 24-25, including the Administrative Budget included therewith, in the form required by DOF, is attached hereto as Exhibit No. 1, and the Seventh Amendment is attached hereto as Exhibit No. 2, with all exhibits fully incorporated by this reference; and

**WHEREAS**, the Successor Agency has reviewed the draft ROPS 24-25, including the Administrative Budget included therewith, and the Seventh Amendment, and desires to approve the ROPS 24-25 and the Seventh Amendment, and to authorize the Successor Agency to transmit the ROPS 24-25 and the Seventh Amendment to the First District Oversight Board.

**NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are incorporated into this Resolution by this reference and constitute a material part of this Resolution.

**SECTION 2.** Under the Dissolution Law, the Successor Agency hereby approves: (1) the ROPS 24-25, including the Administrative Budget, attached hereto as Exhibit No. 1, and (2) the Seventh Amendment between the Successor Agency and Tetra Tech, Inc., attached hereto as Exhibit No. 2, each submitted herewith. The Successor Agency accepts administrative revisions made to the ROPS 24-25 in order to enable the Successor Agency to submit the ROPS 24-25 to DOF by the deadline of February 1, 2024.

**SECTION 3.** The Successor Agency hereby authorizes and directs transmittal of the ROPS 24-25, including the Administrative Budget, and the Seventh Amendment, to the First District Oversight Board and then to the DOF and all other bodies as required by the Dissolution Law.

**SECTION 4.** The Director of Administrative Services, and/or their authorized designee, is hereby directed to post this Resolution, including the ROPS 24-25 and the Seventh Amendment, on the City's website: <http://www.cityofsouthgate.org/247/Successor-Agency>, pursuant to the Dissolution Law.

[Remainder of page left blank intentionally.]

**SECTION 5.** The Recording Secretary of the Successor Agency shall certify to the adoption of this Resolution which shall be effective upon its adoption.

**PASSED, APPROVED and ADOPTED** this 12<sup>th</sup> day of **December 2023**.

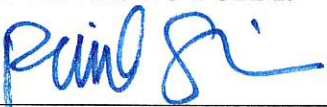
By: \_\_\_\_\_  
Maria del Pilar Avalos, Chairperson  
Successor Agency to the Community  
Development Commission of  
the City of South Gate

**ATTEST:**

By: \_\_\_\_\_  
Yodit Glaze, Recording Secretary  
Successor Agency to the Community  
Development Commission of the City of South Gate

(SEAL)

**APPROVED AS TO FORM:**

By:  \_\_\_\_\_  
Raul F. Salinas, General Counsel  
Successor Agency to the Community  
Development Commission of the City of South Gate

**EXHIBIT 1**

**Recognized Obligation Payment Schedule (ROPS 24-25) - Summary**  
**Filed for the July 1, 2024 through June 30, 2025 Period**

**Successor Agency:** South Gate  
**County:** Los Angeles

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>24-25A Total (July - December)</b>	<b>24-25B Total (January - June)</b>	<b>ROPS 24-25 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ 2,047,500</b>	<b>\$ -</b>	<b>\$ 2,047,500</b>
B Bond Proceeds	-	-	-
C Reserve Balance	2,047,500	-	2,047,500
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 2,531,975</b>	<b>\$ 315,500</b>	<b>\$ 2,847,475</b>
F RPTTF	2,416,975	200,500	2,617,475
G Administrative RPTTF	115,000	115,000	230,000
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 4,579,475</b>	<b>\$ 315,500</b>	<b>\$ 4,894,975</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
 Name Title

/s/ \_\_\_\_\_  
 Signature Date

**South Gate**  
**Recognized Obligation Payment Schedule (ROPS 24-25) - ROPS Detail**  
**July 1, 2024 through June 30, 2025**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$5,145,475		\$4,894,975	\$-	\$2,047,500	\$-	\$2,416,975	\$115,000	\$4,579,475	\$-	\$-	\$-	\$200,500	\$115,000	\$315,500
9	Successor Agency Operations	Admin Costs	02/01/2012	09/01/2024	City of South Gate	Admin Allowance	Project No. 1	460,000	N	\$230,000	-	-	-	-	115,000	\$115,000	-	-	-	-	115,000	\$115,000
12	Property Disposition	Property Dispositions	07/01/2017	06/30/2019	various vendors	Funding for costs associated with disposing of all former RDA properties held by the Successor Agency including completing the Long Range Property Management Plan	Project No. 1	40,000	N	\$20,000	-	-	-	20,000	-	\$20,000	-	-	-	-	-	\$-
18	County of Los Angeles Redevelopment Refunding Authority Tax Allocation Revenue Refunding Bonds Series 2014A (Tax-exempt)	Refunding Bonds Issued After 6/27/12	07/31/2014	09/01/2024	US Bank	County of Los Angeles Redevelopment Refunding Authority Tax Allocation Revenue Refunding Bonds Series 2014A (Tax-exempt)	Project No. 1	3,741,250	N	\$3,741,250	-	1,825,000	-	1,916,250	-	\$3,741,250	-	-	-	-	-	\$-
19	County of Los Angeles Redevelopment Refunding Authority Tax Allocation Revenue Refunding Bonds Series 2014B (Federally Taxable)	Refunding Bonds Issued After 6/27/12	07/31/2014	09/01/2024	US Bank	County of Los Angeles Redevelopment Refunding Authority Tax Allocation Revenue Refunding Bonds Series 2014B (Federally Taxable)	Project No. 1	453,900	N	\$453,900	-	222,500	-	231,400	-	\$453,900	-	-	-	-	-	\$-
20	Reserve for County of Los	Reserves	07/31/2014	09/01/2024	US Bank	RPTTF reserve for amount due	Project No. 1	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-



A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 24-25 Total	ROPS 24-25A (Jul - Dec)					24-25A Total	ROPS 24-25B (Jan - Jun)					24-25B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Angeles Redevelopment Refunding Authority Tax Allocation Revenue Refunding Bonds Series 2014A (Tax-exempt)					in next half of the calendar year.																
21	Reserve for County of Los Angeles Redevelopment Refunding Authority Tax Allocation Revenue Refunding Bonds Series 2014B (Federally Taxable)	Reserves	07/31/ 2014	09/01/2024	US Bank	RPTTF reserve for amount due in next half of the calendar year.	Project No. 1	-	Y	\$-	-	-	-	-	-	\$-	-	-	-	-	-	-
22	County of Los Angeles Redevelopment Refunding Authority Trustee Fees	Fees	07/31/ 2014	09/01/2024	US Bank	Trustee Fee for County of Los Angeles Redevelopment Refunding Authority Tax Allocation Revenue Refunding Bonds Series 2014A and 2014B	Project No. 1	2,000	N	\$2,000	-	-	-	2,000	-	\$2,000	-	-	-	-	-	\$-
26	Remediation Costs	Remediation	08/07/ 2015	09/01/2024	TetraTech	Costs associated with remediation of 3500-3506 Tweedy Blvd	Project Area 1	436,500	N	\$436,000	-	-	-	235,500	-	\$235,500	-	-	-	200,500	-	\$200,500
27	Cleanup Cost Recovery	Remediation	07/01/ 2015	06/30/2021	Los Angeles Regional Water Quality Control Board	Costs associated with investigation and cleanup of discharges of waste into water supply	Project Area 1	11,825	N	\$11,825	-	-	-	11,825	-	\$11,825	-	-	-	-	-	\$-



**South Gate**  
**Recognized Obligation Payment Schedule (ROPS 24-25) - Report of Cash Balances**  
**July 1, 2021 through June 30, 2022**  
 (Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
	ROPS 21-22 Cash Balances (07/01/21 - 06/30/22)	Fund Sources				Non-Admin and Admin	Comments
		Bond Proceeds		Reserve Balance	Other Funds		
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.		
1	<b>Beginning Available Cash Balance (Actual 07/01/21)</b> RPTTF amount should exclude "A" period distribution amount.			1,818,609	263,869	42,887	G: \$42,887 from 18-19 PPA (ROPS 21-22);
2	<b>Revenue/Income (Actual 06/30/22)</b> RPTTF amount should tie to the ROPS 21-22 total distribution from the County Auditor-Controller				39,994	5,070,282	F): Bond interest earnings & Property rentals; G): RPTTF Distribution 21-22 A&B (\$2,601,885 period A; \$2,468,397 Period B)
3	<b>Expenditures for ROPS 21-22 Enforceable Obligations (Actual 06/30/22)</b>			1,777,500	30,865	3,177,737	G): RPTTF Expenditures as reported on PPA less retention for debt service
4	<b>Retention of Available Cash Balance (Actual 06/30/22)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			165,468	91,147	1,862,500	E:) \$19,769 19-20 PPA retained for ROPS 22-23 + \$54,410 20-21 PPA retained for ROPS 23-24 + \$91,289 cash held w FA F): \$91,147 in retained other funds for 23-24 per DOF letter G): \$1,655,000 held for ROPS 22-23 bond debt service (line 20) + \$207,500 held for ROPS 22-23 bond debt service (line 21)
5	<b>ROPS 21-22 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 21-22 PPA form submitted to the CAC		No entry required			72,932	PPA 21-22

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
	ROPS 21-22 Cash Balances (07/01/21 - 06/30/22)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
6	Ending Actual Available Cash Balance (06/30/22) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$(124,359)	\$181,851	\$-	

**South Gate**  
**Recognized Obligation Payment Schedule (ROPS 24-25) - Notes**  
**July 1, 2024 through June 30, 2025**

Item #	Notes/Comments
9	
12	
18	
19	
20	
21	
22	
26	
27	

**EXHIBIT 1**

Successor Agency to the Community Development Commission of the City of South Gate

**Administrative Budget Fiscal Year 2024-25**

July 1, 2024 to June 30, 2025

<b>Project/Task Category</b>	<b>Source</b>	<b>FY 2024-25 Annual</b>	<b>FY 2024-25 6 Month Estimate</b>
<b>Direct Staff Services<sup>1</sup></b>	<b>RPTTF</b>	<b>140,000</b>	<b>70,000</b>
Process payment of Enforceable Obligations		20,000	10,000
Agency records & documentation		45,000	22,500
Consultant coordination		55,000	27,500
Meeting attendance		20,000	10,000
<b>Insurance and Legal Services</b>	<b>RPTTF</b>	<b>50,000</b>	<b>25,000</b>
Legal consultation		40,000	20,000
Legal review of documents		10,000	5,000
<b>Contractor Services</b>	<b>RPTTF</b>	<b>32,500</b>	<b>16,250</b>
Prepare ROPS, PPA, staff reports and resolutions		12,000	6,000
Annual cash balance reconciliation		5,000	2,500
City coordination; DOF, Oversight Board questions		5,500	2,750
Cash Flow tracking		5,000	2,500
Review of financial records		5,000	2,500
<b>Rent and Utilities</b>	<b>RPTTF</b>	<b>7,500</b>	<b>3,750</b>
Utility and Rent Expenses		3,500	1,750
Supplies		1,000	500
Equipment		1,000	500
LRPMP property maintenance prior to transfer/sale		2,000	1,000
<b>TOTAL Administrative Costs</b>		<b>230,000</b>	<b>115,000</b>

<sup>1</sup> City staff who work on the Successor Agency includes the Finance Director, City Manager, and subordinate staff and substitutes as assigned.

**SEVENTH AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES**  
(Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)

This **SEVENTH AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES** (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard) ("Seventh Amendment") is dated for purposes of reference as of December 12, 2023 and entered into by and between the **SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE**, a public body ("Successor Agency") and **TETRA TECH, INC.**, a California corporation ("Consultant"). Each of the Successor Agency and Consultant are a "Party" and together referred to as the "Parties."

**RECITALS**

The Parties are entering into this Seventh Amendment based upon the following facts, which form a substantive part hereof:

**A.** Successor Agency is a separate public body that exists under Parts 1.8 and 1.85, Division 24, Section 34160, *et seq.* and 34170, *et seq.*, respectively, of the California Health and Safety Code ("Dissolution Law"), in particular as set forth in Section 34173(g) thereof.

**B.** Successor Agency and Consultant entered into that certain *Agreement for Professional Services (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)* ("Original Agreement") dated as of January 24, 2017, for remediation activities to be undertaken on and about certain real property located at 3500-3506 Tweedy Boulevard, South Gate ("Property"), which Original Agreement was approved for partial funding as an enforceable obligation by the State of California, Department of Finance ("DOF") under Line Item #26 of ROPS 18-19.

**C.** The Successor Agency received local oversight board approval of the Original Agreement on January 30, 2017, based on a series of notices and directives issued under an enforcement action by the Los Angeles Regional Water Quality Control Board ("LARWQCB") against the Successor Agency related to the hazardous material contamination and necessary environmental cleanup on, under, and about the Property.

**D.** Successor Agency and Consultant entered into that certain *First Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)* ("First Amendment") dated as of September 11, 2018, for a revised scope of work and additional funding related to continued remedial services at the Property, which First Amendment was approved by the County of Los Angeles, First District Oversight Board ("First District Oversight Board") on September 24, 2018, and thereafter approved by the DOF on or about October 26, 2018.

**E.** Successor Agency and Consultant entered into that certain *Second Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)* ("Second Amendment") dated as of January 22, 2019, for a revised scope of work and additional funding related to continued remedial services at the Property, which Second Amendment was approved by the First District Oversight Board on January 28, 2019, and thereafter approved by the DOF on or about March 5, 2019.

F. Successor Agency and Consultant entered into that certain *Third Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities 3500-3506 Tweedy Boulevard)* ("Third Amendment") dated as of November 12, 2019, for a revised scope of work and additional funding related to continued remedial services at the Property, which Third Amendment was approved by the First District Oversight Board on January 13, 2020, and thereafter approved by the DOF on or about March 2, 2020.

G. Successor Agency and Consultant entered into that certain *Fourth Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities 3500-3506 Tweedy Boulevard)* ("Fourth Amendment") dated as of December 8, 2020 for a revised scope of work and additional funding related to continued remedial services at the Property, which Fourth Amendment was approved by the First District Oversight Board on January 11, 2021, and thereafter approved by the DOF on or about February 22, 2021.

H. Successor Agency and Consultant entered into that certain *Fifth Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities 3500-3506 Tweedy Boulevard)* ("Fifth Amendment") dated as of December 14, 2021 for a revised scope of work and additional funding related to continued remedial services at the Property, which Fifth Amendment was approved by the First District Oversight Board on January 10, 2022, and thereafter approved by the DOF on or about March 11, 2022.

I. Successor Agency and Consultant entered into that certain *Sixth Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities 3500-3506 Tweedy Boulevard)* ("Sixth Amendment") dated as of December 13, 2022 for a revised scope of work and additional funding related to continued remedial services at the Property, which Sixth Amendment was approved by the First District Oversight Board on January 9, 2023, and thereafter approved by the DOF on or about March 13, 2023.

J. Based on continued assessment and remediation work at the Property by Consultant, with oversight thereof by the LARWQCB and Successor Agency, it is now the professional opinion that the scope of work, work schedule, previous budget and approved funding must be amended and funding increased in order for Consultant to undertake a revised scope of work to remediate the Property, which necessitates this Seventh Amendment. Consultant has reported to the Successor Agency that based upon our current knowledge of conditions at the Property, planned and continued groundwater monitoring and potential remediation activities continue to be required and anticipated during Fiscal Year 2024-25 and will be mandated by the LARWQCB, which is the regulatory oversight agency for the Property under applicable laws and regulations.

K. In this regard, Consultant has informed the Successor Agency and LARWQCB that in its professional opinion the budget and funding approved to date by the DOF under the Original Agreement, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, and Sixth Amendment must be amended, as provided in this Seventh Amendment, because continued investigation on, about, and adjacent to the Property revealed and evidences that additional remediation work is necessary to continue work toward case closure, which is the subject of this Seventh Amendment.

L. Consultant has prepared an expanded scope of work and fee/cost estimate to be funded through ROPS 24-25, Line Item #26, which amended scope of work and funding are set

forth in the attached Exhibit A, *Fiscal Year 2025 Budget Projection, Former Target/Lazar Gas Station Site, LARWQCB Case No. R-23710, 3500-3506 Tweedy Boulevard*, which is fully incorporated by this reference (“Seventh Amended Scope of Work”).

**M.** Therefore, Consultant, in consultation with the Successor Agency and LARWQCB, has identified a remediation method that is the most efficient and cost effective for the Successor Agency to cause remediation of the excess levels of contamination found in the offsite groundwater at, under, about and adjacent to the Property and will continue remediation work necessary for and toward case closure in a manner consistent with the LARWQCB’s directives by implementation of the Seventh Amended Scope of Work, which requires this Seventh Amendment for the revised scope of work and additional funding therefor, as more fully detailed in Exhibit A, Seventh Amended Scope of Work.

**NOW, THEREFOR,** Successor Agency and Consultant agree as follows:

**Section 1. SEVENTH AMENDED SCOPE OF WORK; CONSULTANT’S SERVICES.** Under this Seventh Amendment, Consultant agrees to provide the professional environmental remediation and related services and perform the tasks set forth in the Seventh Amended Scope of Work, Exhibit A. The Seventh Amended Scope of Work is set forth in Consultant’s proposal dated as of November 2, 2023, the costs to implement the services will be listed on Line Item #26 of ROPS 24-25 for review and approval by the First District Oversight Board and then by the DOF pursuant to the Dissolution Law.

**Section 2. EFFECTIVENESS OF SEVENTH AMENDMENT AND EXTENDED TERM OF AGREEMENT, AS AMENDED.** This Seventh Amendment will become effective after all of the following occur: (a) review and approval by the Successor Agency; (b) review and approval by the First District Oversight Board; and, (c) review and approval by the DOF, all under the Dissolution Law and all subject to concurrent review and approvals by each and all such entities of ROPS 24-25. The Term of the Original Agreement, as amended, is hereby extended by this Seventh Amendment for the period commencing upon DOF’s approval of this Seventh Amendment and ending on June 30, 2025, with such Term subject to one or more extensions of up to one year for and during the subsequent fiscal year of 2025-2026, if necessary, which shall coincide with continued undertaking of, and the services and work toward completion of, the Seventh Amended Scope of Work as described in the above Recitals and Section 1 above, and for which the DOF has reviewed and approved funding in each successive fiscal year(s) that the Successor Agency continues to own the subject Property and for which continued remediation work is required, including work ordered or otherwise directed by LARWQCB or other governmental agency with jurisdiction over the Property, but in no event shall the Term, as amended, extend beyond June 30, 2025, unless otherwise expressly extended and agreed to by both Parties or terminated by either Party as provided herein, and subject to Dissolution Law requirements.

**Section 3. ADJUSTMENT TO COMPENSATION FOR SERVICES TO IMPLEMENT SEVENTH AMENDED SCOPE OF WORK.** Under the Seventh Amendment and subject to the terms and conditions stated hereinafter, the Successor Agency agrees to pay the Consultant for its professional services and work performed and costs incurred therefor as described in the Seventh Amended Scope of Work, Exhibit A, which includes Consultant’s estimated fees and costs schedule that is a part of the November 2, 2023 submittal from Consultant to the Successor

Agency, in cumulative funding under the Original Agreement, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, and this Seventh Amendment not to exceed \$3,702,319 as detailed in the Contract Budget Summary included as Exhibit B, which is attached hereto and fully incorporated by this reference; provided however and expressly subject to and limited by the condition that any and all funding shall be approved by the First District Oversight Board and by the DOF, then such approved funding being allocated by the DOF to the Successor Agency through the ROPS 18-19, ROPS 19-20, ROPS 20-21, ROPS 21-22, ROPS 22-23, ROPS 23-24, and ROPS 24-25 processes, all for work completed in compliance with the Original Agreement, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, Sixth Amendment, and this Seventh Amendment. To the extent that the DOF does not approve and allocate funding to the Successor Agency to pay for Consultant's services as described in the Original Agreement, the First Amendment, the Second Amendment, the Third Amendment, Fourth Amendment, the Fifth Amendment, Sixth Amendment, and this Seventh Amendment, then Consultant acknowledges that Successor Agency is not obligated to pay Consultant for its services performed and costs incurred because the Successor Agency has no other source or sources of funds to pay for such services and costs therefor except for DOF-approved and allocated monies.

**Section 4. DEFINED TERMS.** All other terms not defined in this Seventh Amendment shall have the same meaning and use as set forth in the Original Agreement, as amended, and as set forth in this Seventh Amendment.

**Section 5. ORIGINAL AGREEMENT, FIRST AMENDMENT, SECOND AMENDMENT, THIRD AMENDMENT, FOURTH AMENDMENT, FIFTH AMENDMENT, and SIXTH AMENDMENT IN FULL FORCE AND EFFECT.** All other provisions of the Original Agreement, as amended by the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment, and this Seventh Amendment, shall remain in full force and effect.

**Section 6. COUNTERPARTS.** This Seventh Amendment may be executed in counterparts and as so executed shall constitute a contract that shall be binding upon all Parties herein.

[Seventh Amendment continues on next page]



WITNESS, the Parties hereto have caused this *Seventh Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)* to be executed by and through their respective authorized officers, as of the date first written above.


**SUCCESSOR AGENCY:**  
**SUCCESSOR AGENCY TO THE COMMUNITY**  
**DEVELOPMENT COMMISSION OF THE CITY**  
**OF SOUTH GATE**, a public body

By: \_\_\_\_\_  
Maria del Pilar Avalos, Chairperson  
Successor Agency to  
the Community Development Commission of  
the City of South Gate

**ATTEST:**

By: \_\_\_\_\_  
Yodit Glaze, Recording Secretary  
Successor Agency to  
the Community Development Commission of  
the City of South Gate  
(SEAL)

**APPROVED AS TO FORM:**

By:  \_\_\_\_\_  
Raul F. Salinas, Agency Counsel  
Successor Agency to  
the Community Development Commission of  
the City of South Gate

**CONSULTANT:**  
**TETRA TECH, INC.**  
a California corporation

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A**  
**SEVENTH AMENDED SCOPE OF WORK**  
(attached)



November 2, 2023

City of South Gate Successor Agency  
 c/o Alexandra Lawrence, RSG, Inc. (Consultant to Successor Agency)  
 309 W 4th Street  
 Santa Ana, California 92701

**Re: Fiscal Year 2025 Budget Projection  
 Former Target/Lazar Gas Station Site, LARWQCB Case No. R-23710  
 3500-3506 Tweedy Boulevard  
 South Gate, California**

Dear Ms. Lawrence:

Tetra Tech, Inc. (Tetra Tech) appreciates the opportunity to provide budget projections for fiscal year 2025 (i.e., July 2024 through June 2025) to address environmental impacts associated with the Former Target/Lazar Gas Station Site, located at 3500-3506 Tweedy Boulevard, South Gate, California (Site). This budget projection is based upon our current knowledge of conditions at the Site, planned activities, and additional work required or anticipated to be required by the Regional Water Quality Control Board Los Angeles (Water Board), the regulatory oversight agency for the Site.

## **BACKGROUND**

The property functioned as a gas station from 1953 through the mid-1990s with underground storage tanks (USTs) reportedly present on the property since the late 1940s. From the 1960s through the 1990s, a store occupied the area just east of the Site and an alley/road was present immediately south of the Site. The Site formerly contained three gasoline USTs, one diesel UST, two waste oil USTs, and three fuel dispensers, which were reportedly removed in September 1996. In December 1996, the County of Los Angeles Department of Public Works referred the case to the Water Board for additional soil and groundwater investigation. Monitoring and remediation efforts began shortly thereafter.

A soil vapor extraction (SVE) system was installed and operated at the Site in 1999 and early 2000; however, remediation activities ceased in 2000 during redevelopment of the Site. The Site and surrounding properties were developed as part of a mixed-use building complex with a strip mall on the bottom floor and apartment residences above and to the south, referred to as the South Gate Senior Villas. The Site is a rectangular parcel (70 feet by 110 feet) with the northern two-thirds currently consisting of a parking area and the southern one-third consisting of a patio/eating area used by customers of the adjacent complex restaurants. No further activity occurred until the Water Board issued a directive on May 28, 2015 to take corrective action.

## **Investigations**

In 2017, The Reynolds Group, Inc. (TRG) reported that the existing groundwater monitoring wells were dry and as requested by the Water Board, advanced, and sampled five soil borings to 50 feet below ground surface. Tetra Tech performed additional site assessment in 2018 that included the installation of deeper groundwater monitoring wells MW-2a, MW-3a, and MW-7 (off-site across California Avenue), abandoning the dry groundwater monitoring wells, and sampling multi-depth vapor probes. The investigation revealed high levels of petroleum

**Tetra Tech**

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hydrocarbons and benzene, toluene, ethylbenzene, and xylenes (collectively BTEX) remaining in the on-site vadose zone soils and in the groundwater west of the Site (underlying California Avenue). The Water Board requested that an Interim Remedial Action Plan (IRAP) be written and implemented, to address on-site vadose zone concentrations and for further investigations to be done off-site. Tetra Tech developed an IRAP dated February 5, 2019 that detailed plans for remediation of the Site and was conditionally approved by the Water Board in a letter dated March 21, 2019. Tetra Tech subsequently submitted a revised IRAP dated May 7, 2019 to address the Water Board comments. The IRAP included the following two provisions for remediation of the Site: 1) subsurface soil remediation (vadose zone) utilizing a SVE system, and 2) remediation of the groundwater near MW-7 by implementing in-situ chemical oxidation (ISCO).

Additional off-site investigation of the hydrocarbon and BTEX impacts to groundwater were performed in July 2019, following the Water Board approved Additional Off-Site Assessment Work Plan dated December 5, 2018. Two new monitoring wells (MW-8 and MW-9) were installed west of the Site and three borings were sampled north and northwest of the Site as documented in Tetra Tech's *Monitoring Well and Direct-push Boring Installation Report* dated September 9, 2019. The results of groundwater sampling and analysis indicated elevated benzene concentrations in monitoring wells MW-7, MW-8, and MW-9 and provided good delineation to the north and east. Additional delineation of groundwater occurred in the areas southwest and west of the plume in March 2021 by advancing direct-push borings and collected grab groundwater samples.

#### **Vadose Zone Remediation**

A SVE system was installed in 2019 (horizontal wells) and 2020 (vertical wells, a remediation compound, a trailer mounted SVE system, and soil vapor monitoring probes). SVE system start-up occurred on March 23, 2020.

In January 2020, conveyance pipe "stub-ups" were exposed in the bushes west of the patio area of the Site. After further evaluation, these "stub-ups" were determined to be conveyance piping connected to vertical SVE wells associated with the historical SVE system operated by TRG from 1999–2000. These legacy SVE wells were reported by TRG to have been destroyed during the construction of the patio and parking lot for the new multi-use development (TRG 2011<sup>1</sup>). To expedite vadose zone remediation, Tetra Tech located several legacy SVE wells and connected them to the existing SVE system in October 2020 in addition to installing and connecting a new deep SVE well.

The SVE system operated through June 29, 2021, when the SVE system was shut down and Tetra Tech requested concurrence from the Water Board that vadose zone remediation at the Site had been completed in compliance with the Low-Threat Underground Storage Tank Case Closure Policy (LTCP). The SVE system removed a cumulative 1,686 pounds of volatile organic compounds; successfully achieved asymptotic conditions for the SVE system influent concentrations and mass removal rates; limited rebound in vapor concentrations following a one-month rebound test; and the remaining soil vapor concentrations in the SVE wells and vapor monitoring probes were below the soil gas criteria specified in the LTCP.

The Water Board granted permission to remove the SVE system from the Site in an e-mail dated October 11, 2021. Tetra Tech demobilized the SVE blower unit and associated temporary electric equipment (poles, lines) on October 21, 2021. The abandonment of the SVE wells, vapor monitoring probes, and the SVE compound fencing occurred in May 16 through May 20, 2022, based on approvals from the Water Board.

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<sup>1</sup> The Reynolds Group (TRG), 2011, Well Installation Report for Vapor Extraction Wells VEW3 and VEW4, Former Target/Lazar Site, 3500-3506 Tweedy Boulevard, South Gate, California. April 12.

## Groundwater Remediation

The approved interim remedial action for groundwater near MW-7 involved ISCO, or specifically injecting a chemical oxidant (persulfate) into the shallow groundwater through direct-push injection rods to reduce petroleum hydrocarbon and benzene concentrations. The permitting process began in February 2019 with the submission of the Waste Discharge Requirements (WDR) application to the Water Board; however, because of turnover issues with the Water Board the WDR permit was not approved until December 2019. Baseline groundwater sampling was completed on March 9, 2020, and chemical injections were performed in late March and April 2020. In September 2020 and May 2021, benzene concentrations at MW-7 were 12,000 and 8,100 micrograms per liter ( $\mu\text{g/L}$ ), respectively, exceeding the LTCP criteria for groundwater of 3,000  $\mu\text{g/L}$ . Tetra Tech submitted an IRAP Addendum on June 2, 2021 to include additional persulfate injections to address the remaining elevated benzene concentrations in groundwater. Tetra Tech received a WDR permit addendum from the Water Board in December 2021.

The second groundwater injection event occurred from March 7 to March 15, 2022, consisting of 19 direct-push injection locations. Performance groundwater monitoring data initially showed significant declines in benzene concentrations at monitoring wells MW-7 and MW-8; however, the benzene concentrations rebounded to above the LTCP criteria of 3,000  $\mu\text{g/L}$  during the August 2022 sampling event. In September 2022, Tetra Tech discussed the results with City of South Gate representatives, and it was agreed that additional groundwater injections should proceed.

A third groundwater injection event occurred from January 17 through January 24, 2023 consisting of 12 direct-push injection locations on western California Avenue, with several angled injection locations to reach beneath the center of California Avenue. Performance groundwater monitoring was performed in February, March, and April 2023. Results indicated that benzene had been reduced in both MW-7 and MW-8 below the LTCP criteria and a request for closure was made in the First Semi-Annual 2023 Groundwater Monitoring Report.

## CURRENT STATUS

Currently the Regional Water Quality Control Board (Los Angeles) is reviewing the closure request. The Geotracker website for the Site has been changed to "Eligible for Closure" and it is our understanding that a closure package will be put together by the case manager for review and approval by the management team. The RWQCB has also indicated that they would like us to continue groundwater monitoring likely into fiscal year (FY) 2025 at which time the existing wells and any lateral piping or probes can be destroyed/abandoned.

## ESTIMATED PROJECT COSTS AND SCHEDULE FOR FY2025

Tetra Tech understands the process under the Recognized Obligation Payment Schedule and that more than one funding avenue may be pursued. It is our understanding that the Successor Agency program is being dissolved by the Department of Finance per State code and this may be the last year of the funding program that was put in place after the dissolution of the Redevelopment Agency programs in 2012. The previous budget forecast, provided by Tetra Tech dated October 24, 2022, covered the period from July 2023 through June 2024 and was based upon available information at that time (and the given assumptions). We are currently operating under the FY2024 budget to perform groundwater injections, groundwater monitoring, and reporting (including Request for Closure). Any unused funds will be deobligated after June 2024. The budget forecast for FY2025 is provided below on a task-by-task basis, and broken down by two six-month increments, based on the anticipated activities required to be performed.



PROJECTED WORK SCOPE BY TASK	2024	2025
	Jul-Dec	Jan-Jun
<b>Task 1: Groundwater Remediation Activities</b>		
Task 1a: Additional Chemical Injections (if required)	\$120,000	
Task 1b: WDR/Performance Groundwater Monitoring Act. and Reporting	\$36,000	\$34,000
<b>Task 2: Ongoing Groundwater Monitoring</b>		
Task 2a: Second Semi-Annual 2024 Monitoring and Report w Status	\$34,500	
Task 2b: First Semi-Annual 2025 Monitoring and Report w Status		\$26,500
<b>Task 3: Site Closure Activities</b>		
Task 3a: Groundwater Monitoring Well Abandonment		\$55,500
Task 3b: Risk Evaluation		\$20,000
Task 3c: Site Closure Report		\$25,000
<b>Task 4: Project Management</b>		
Task 4a: Monthly Progress Reports and Project Management	\$18,000	\$18,000
Task 4b: GeoTracker Uploads	\$3,000	\$2,000
Task 4c: Meetings/Correspondence with City of South Gate and Water Board	\$24,000	\$20,000
<b>Total Budget Requested:</b>	<b>\$235,500</b>	<b>\$200,500</b>
<b>Total for FY2025:</b>	<b>\$436,500</b>	

## ASSUMPTIONS

Tetra Tech has provided this budget forecast based upon currently available information (and scope is subject to change) with the following assumptions:

### General

- The estimates of projected funding outlined in the table above are estimated costs based upon current projected requirements and may be subject to a change order depending on the requirements of the Water Board and/or site conditions and unforeseen circumstances.
- Access to the Site and off-site locations (and necessary storage space) will be provided/arranged by the Successor Agency.
- Schedule assumes timely Water Board review of applicable reports, documents, and permit applications (i.e., within 3 months).
- Reports and documents assume one (1) round of edits with consolidated comments from RSG and the City of South Gate Successor Agency. Tetra Tech will address comments once received by RSG and the City of South Gate Successor Agency and submit the reports electronically to the Water Board.
- Period of performance from July 2024 through June 2025.

### Task 1: Remediation Activities and WDR Monitoring

- Includes performing one (1) groundwater injection event (if needed) consisting of injecting up to 5,000 pounds of persulfate and 2,000 pounds of sodium hydroxide over two (2) days. Assumes pricing of \$1.60 per pound of persulfate and \$0.32 per pound of sodium hydroxide. Chemical pricing is highly volatile and subject to change.
- The groundwater injection event would be conducted under the existing IRAP Addendum and the WDR Amendment currently being processed by the Water Board.
- Assumes that the traffic control plan (stamped by a Professional Engineer) obtained in FY2023 (underway) will be utilized for the encroachment permit.

- Encroachment permit fees and implementation of traffic control from a traffic control subcontractor are included. Three (3) days of traffic control are included.
- Includes one (1) performance groundwater monitoring event performed three (3) months after the injection event and two (2) semiannual WDR groundwater monitoring event. The performance and one semiannual monitoring events will be performed during the same mobilization event.
- Assumes normal turn-around times on laboratory analysis.
- Includes redevelopment of two (2) groundwater monitoring wells following injection activities to occur over two (2) days.
- Preparation and submittal of one (1) injection report with performance data, and one (1) annual WDR progress reports to the Water Board briefly summarizing the groundwater remediation activities that took place and presenting the monitoring data.
- Does not include agency meetings or communications except for the submittal of the above documents and permit applications.

#### **Task 2: Ongoing Groundwater Monitoring**

- Perform two (2) semi-annual groundwater monitoring events (one (1) during the period of July–December of 2024 and another during the period of January–June of 2025) and prepare semi-annual groundwater monitoring reports for submittal to the Water Board (due January 15 and July 15, 2025 respectively). Assumes some overlap with WDR sampling.
- Assumes normal turn-around times on laboratory analysis.

#### **Task 3: Site Closure Activities**

- Assumes groundwater monitoring well abandonment in the second half of FY2025.
  - Assumes 3 days of drilling crew and rig to abandon/destroy wells MW-2B, MW-3B, MW-7, MW-8, and MW-9.
  - Traffic control will be necessary for three wells to be abandonment.
  - Includes DigAlert notification (1/2 day for marking with paint).
- Includes asphalt patching of former well location after well abandonment.
- Includes obtaining well destruction permits and permit fees.
- Includes preparation of a Draft and Final Closure Report, including a human-health risk assessment (if necessary).
- Excludes indoor or sub-slab vapor sampling, which are not anticipated to be required to obtain site closure under the LTCP.

#### **Task 4: Project Management**

- Prepare electronic monthly progress reports and manage project staff, subcontractors, and budgets.
- Upload applicable data and reports to the GeoTracker website.
- Tetra Tech Project Manager and Project Engineer to attend up to six (6) in-person or virtual meetings, lasting no more than two (2) hours per meeting including agendas and a brief summary of minutes.
- Assumes project management hours for the Tetra Tech Project Manager and Project Engineer for additional regulatory agency interaction from January to June of 2025 due to closure activities.

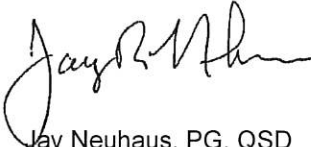
November 2, 2023

Tetra Tech is committed to finding cost effective, timely, and efficient solutions to achieve regulatory closure and will remain flexible to address Water Board requirements. Tetra Tech's team of professionals and deep bench of environmental and remedial expertise in Southern California will be at your disposal.

Tetra Tech hopes this budget forecast meets your needs. We will follow up this forecast when requested.

Very truly yours,

**Tetra Tech, Inc.**



Jay Neuhaus, PG, QSD  
Project Manager



Carl Lenker, PE  
Senior Project Engineer

Cc: Meredith Elguira, South Gate  
Alexandra Lawrence, RSG



**EXHIBIT B**  
**CONTRACT BUDGET SUMMARY**  
(attached)

South Gate Successor Agency.  
Assessment and Remediation Services  
3500-06 Tweedy Boulevard, South Gate, California

EXHIBIT B TO SEVENTH AMENDMENT

Contract Budget Summary																
	2017	2018		2019		2020		2021		2022		2023		2024		2025
	July-Dec	Jan-Jun	July-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun
Total Approved Contract Amount	123,389	93,356	66,949	113,949	469,349	151,327	374,000	395,000	369,000	195,000	250,500	186,500	240,500	237,500	235,500 (Requested)	200,500 (Requested)
Total Contract Not To Exceed: \$3,702,319																

# MINUTES FOR THE REGULAR MEETING OF THE SUCCESSOR AGENCY OF THE CITY OF SOUTH GATE

**TUESDAY, DECEMBER 13, 2022**

**CALL TO ORDER** The regular meeting of the Successor Agency of the City of South Gate was called to order by Chairperson Rios at 5:33 p.m.

**ROLL CALL** Yodit Glaze, Recording Secretary

**PRESENT** Chairperson Al Rios, Vice Chairperson Maria del Pilar Avalos, Agency Member Joshua Barron, Agency Member Maria Davila, and Agency Member Gil Hurtado; Executive Director Chris Jeffers, Authority Counsel Raul F. Salinas, and Secretary Meredith Elguira

**1**  
**REDEVELOPMENT**  
**ROPS 23/2024 FY**

The Successor Agency to the Community Development Commission unanimously approved items A & B by motion of Agency Member Davila and seconded by Vice Chairperson Avalos:

**ROLL CALL:** Agency Member Barron, yes; Agency Member Davila, yes; Agency Member Hurtado, yes; Vice Chairperson Avalos, yes; Chairperson Rios, yes

- a. Resolution No. 2022-03-SA approving: (1) the Recognized Obligation Payment Schedule for the 23-24 fiscal period of July 1, 2023 to June 30, 2024, including the Administrative Budget included therewith, and (2) the Sixth Amendment to the Agreement (Contract No. 8) for Professional Services with Tetra Tech, Inc. for Remediation Activities at 3500-3506 Tweedy Boulevard, subject to submittal to, and review by, the County of Los Angeles First District Oversight Board and then the State of California, Department of Finance, pursuant to the Dissolution Law, and authorizing transmittal and posting thereof.
- b. Authorized the Chairperson to execute the Sixth Amendment in a form acceptable to the Agency Counsel.

Kristopher Ryan, Director of Administrative Services gave an overview.

**2**  
**MINUTES**

The Successor Agency to the Community Development Commission of the City of South Gate approved the Regular Meeting Minutes of June 14, 2022, by motion of Agency Member Hurtado and seconded by Vice Chairperson Avalos.

**ROLL CALL:** Agency Member Barron, abstain; Agency Member Davila, yes; Agency Member Hurtado, yes; Vice Chairperson Avalos, yes; Chairperson Rios, yes

3

COMMENTS FROM THE  
AUDIENCE - NON-AGENDA  
ITEMS

None

4

REPORTS AND COMMENTS  
FROM CITY OFFICIALS

None

ADJOURNMENT

Vice Chairperson Avalos unanimously adjourned the meeting at 5:42 p.m.  
and seconded by Agency Member Diaz.

**PASSED** and **APPROVED** this 12<sup>th</sup> day of December 2023.

ATTEST:

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Maria del Pilar Avalos, Chairperson

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Yodit Glaze, City Clerk