



## HOUSING AUTHORITY REGULAR MEETING AGENDA

Tuesday, September 13, 2022 at 5:25 p.m.

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

**DIAL-IN-NUMBER: 1 (669) 900-6833  
MEETING ID: 848 8973 7770  
[HTTPS://US02WEB.ZOOM.US/J/84889737770](https://us02web.zoom.us/j/84889737770)**

### **Call to Order/Roll Call**

**CALL TO ORDER:** Al Rios, Chairperson

**ROLL CALL:** Yodit Glaze, Recording Secretary

### **Authority Members**

#### **CHAIRPERSON**

Al Rios

#### **RECORDING SECRETARY**

Yodit Glaze

#### **VICE CHAIRPERSON**

Maria del Pilar Avalos

#### **AUTHORITY COUNSEL**

Raul F. Salinas

#### **AUTHORITY MEMBERS**

Maria Davila  
Denise Diaz  
Gil Hurtado

#### **EXECUTIVE DIRECTOR**

Chris Jeffers

#### **SECRETARY**

Meredith Elguira

## **Meeting Schedule**

The regular meetings of the Authority 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**

Coming Soon

## **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 Authority Members is \$75.00 monthly regardless of the amount of meetings.

## **Closed Session: (ATTY)**

### **1. CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATIONS**

Pursuant to Government Code Section 54956.8

Property APN: 6205-015-906  
Property Address: 2703 Tweedy Boulevard, South Gate, CA 90280  
City Negotiator: Chris Jeffers, City Manager  
Negotiating with: TBD  
Under Negotiation: TBD

Documents:

[HA CLOSED SESSION MEETING 09132022.pdf](#)

## **Open Session Agenda**

### **1. Minutes**

The South Gate Public Housing Authority will consider approving the Regular Meeting Minutes of August 9, 2022. (CLERK)

Documents:

## **Comments From The Audience - Non-Agenda Items**

## **Comments From The Authority Members**

## **Adjournment**

I, Yodit Glaze, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on September 8, 2022, at 8:50 a.m., 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).

## MEMORANDUM

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**TO:** Chris Jeffers, City Manager

**FROM:** Meredith Elguira, Community Development Director *ME* 

**DATE:** September 8, 2022

**SUBJECT:** **CLOSED SESSION ITEM FOR THE SOUTH GATE HOUSING  
AUTHORITY MEETING OF SEPTEMBER 13, 2022**

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The following item should be listed on the Closed Session Agenda for the South Gate Housing Authority Meeting of the City of South Gate on September 13, 2022, at 5:25 p.m.:

**1. CONFERENCE WITH LEGAL COUNSEL – REAL PROPERTY  
NEGOTIATIONS**

Pursuant to Government Code Section 54956.8

Property APN: 6205-015-906  
Property Address: 2703 Tweedy Boulevard, South Gate, CA 90280  
City Negotiator: Chris Jeffers, City Manager  
Negotiating with: TBD  
Under Negotiation: TBD

If you have any questions, please do not hesitate to contact this office immediately.

## MINUTES FOR THE REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF SOUTH GATE

**TUESDAY, AUGUST 9, 2022**

**CALL TO ORDER** The meeting of the South Gate Housing Authority was called to order by Chairperson Al Rios at 5:31 p.m.

**ROLL CALL** Yodit Glaze, Recording Secretary

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

**ABSENT** Authority Member Denise Diaz

**CLOSED SESSION** Authority Counsel Salinas stated that item 1 relates to a project that involves a non-profit organization called Habitat for Humanity. Mr. Salinas serves on the Board of Directors for that organization. As he has in the past, he will recuse himself from participating in any discussion involving the organization.

The Authority Members recessed into Closed Session at 5:50 p.m. and reconvened at 6:39 p.m. with four (4) Members of the Housing Authority present. Authority Counsel Salinas reported the following:

1. CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY  
NEGOTIATIONS

Pursuant to Government Code Section 54956.8

Property APN: 6204-025-900  
Property Address: 9001-19 Long Beach Boulevard, South  
Gate, CA 90280  
City Negotiator: Chris Jeffers, City Manager  
Negotiating with: Pending  
Under Negotiation: Terms of Sale

On item 1, the City has an outside consultant who provided a report, per City Manager, and upon completion of that report, guidance was given to the City Manager regarding those negotiations, and no action was taken.

Mayor Rios asked if anyone in the audience or zoom wished to speak on this item.

Mario Dominguez asked if the City is purchasing or selling property.

Having no one else come forward, Mayor Rios closed the audience portion.

Mr. Salinas stated the City owns property and is in negotiations with the developer to provide affordable housing in connection with that property.

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**MINUTES**

The South Gate Public Housing Authority approved items A & B by motion of Vice Chairperson Avalos and seconded by Authority Member Hurtado.

- a. Regular Meeting Minutes of March 22, 2022; and
- b. Regular Meeting Minutes of April 26, 2022.

**ROLL CALL:** Authority Member Davila, yes; Authority Member Hurtado, yes; Vice Chairperson Avalos, yes; Chairperson Rios, yes; Authority Member Diaz, absent.

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**COMMENTS FROM THE  
AUDIENCE - NON-AGENDA  
ITEMS**

Silvestre Gonzales, 9500 Rayo Avenue, requested a subordination agreement for an existing project for another three years. He stated the Housing Authority has subordinated twice before.

Carlos Amador, 9293 Park Avenue, feels the city does not take seriously the welfare of the citizens as it relates to maintenance (hazard materials). He came about two weeks ago regarding street sweeping that is not being enforced. He received a bill for street sweeping.

Authority Member Hurtado provided his business card to Mr. Amador.

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**COMMENTS FROM THE  
AUTHORITY MEMBERS**

None

**ADJOURNMENT**

Council Member Davila adjourned the meeting at 6:42 p.m. and seconded by Vice Mayor Avalos.

**PASSED and APPROVED** this 8<sup>th</sup> day of September 2022.

ATTEST:

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Al Rios, Chairperson

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Yodit Glaze, City Clerk