



**City Council/Successor Agency/Public  
Financing Authority/Housing Authority  
Regular Meeting  
February 19, 2019**

**Attached is a revised document related to Agenda Item NB 1: *Approve Purchase and Sale agreement with Pry Properties, L.P. (520-528 South Citrus Avenue – APN Nos. 8445-021-037 and 8445-029-042), located in the City of Covina*), which was received following the posting and distribution of the February 19, 2019, Agenda:**

- Resolution SA 19-01 – Section 6 is updated to reflect correct CEQA language.

## **RESOLUTION SA 19-01**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE FORMER COVINA REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT REGARDING THE SUCCESSOR AGENCY'S SALE OF A PROPERTY LOCATED AT 520-528 SOUTH CITRUS BOULEVARD IN THE CITY OF COVINA, FINDING THAT SUCH AUTHORIZATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS**

**WHEREAS**, the Covina Redevelopment Agency was formed, existed and exercised its powers pursuant to the Community Redevelopment Law (California Health and Safety Code section 33000 *et seq.*;

**WHEREAS**, pursuant to ABx 1 26, enacted on June 28, 2011, and as subsequently amended by AB 1484, SB 341, and SB 107 ("Dissolution Act"), the Covina Redevelopment Agency was dissolved as of February 1, 2012, and the City of Covina elected to serve as the Successor Agency to the Covina Redevelopment Agency ("Successor Agency");

**WHEREAS**, pursuant to Health and Safety Code Section 34179 (q), commencing on and after July 1, 2018, the County of Los Angeles, where more than 40 oversight boards were created by the Dissolution Act, shall have five consolidated oversight boards each encompassing the five supervisorial districts;

**WHEREAS**, the Fifth Supervisorial District Consolidated Oversight Board ("Oversight Board") has jurisdiction over the Successor Agency;

**WHEREAS**, upon dissolution of the Covina Redevelopment Agency, all authority, rights, powers, duties and obligations previously vested with the Covina Redevelopment Agency (except for the housing assets and functions) vested in the Successor Agency;

**WHEREAS**, the Department of Finance ("Department") approved the Successor Agency's Long Range Property Management Plan by its determination letter issued on July 31, 2014 ("LRPMP");

**WHEREAS**, the LRPMP governs and supersedes all other provisions of the Dissolution Act relating to the disposition and use of the real property assets of the Covina Redevelopment Agency included in the LRPMP;

**WHEREAS**, under the LRPMP, the Successor Agency is authorized to sell the real property located in the City of Covina, County of Los Angeles, at 520-528 South Citrus Avenue, and identified as Assessor's Parcel Nos: 8445-021-037 and 8445-029-042, and as more particularly described in the Purchase and Sale Agreement as hereinafter referenced (the "Property");

**WHEREAS**, the Successor Agency wishes to sell the Property to Pry Properties, L.P., a California limited partnership ("Purchaser"), for a purchase price equal to the fair market value of the Property determined pursuant to an appraisal prepared by Colliers International Valuation & Advisory Services, a California certified general real estate appraiser, dated October 5, 2018, pursuant to that certain Purchase and Sale Agreement transferring fee title of the Property from the Successor Agency to the Purchaser in substantially the form as shown in Exhibit "A," attached hereto and incorporated herein by this reference;

**WHEREAS**, under the Dissolution Act, the Oversight Board must approve the Successor Agency's sale of the Property to the Purchaser;

**WHEREAS**, pursuant to Section 34181(f) of the Health and Safety Code, the actions of the Oversight Board taken to approve the Successor Agency's sale of the Property to the Purchaser are required to be made at public meeting of the Oversight Board after at least 10 days' notice to the public of the specific proposed actions;

**WHEREAS**, the accompanying staff report and attachments, attached hereto and incorporated herein by this reference, provide the supporting information upon which the actions set forth in this Resolution are based;

**NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE COVINA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The above recitals are true and correct and are a substantive part of this Resolution.

**SECTION 2.** The Purchase and Sale Agreement, in the form attached hereto as Exhibit "A," is hereby approved. Each of the Chair of this Board, the Vice Chair of this Board and the Executive Director of the Successor Agency (each, an "Authorized Officer"), individually, is hereby authorized to execute and deliver, for and in the name of the Successor Agency, the Purchase and Sale Agreement in substantially such form, with such non-substantive changes therein as the Authorized Officer may approve (such approval to be conclusively evidenced by the execution and delivery thereof), provided that such execution and delivery shall occur after the effective date of a resolution of the Oversight Board approving the Successor Agency's execution and delivery of the Purchase and Sale Agreement.

**SECTION 3.** The Oversight Board is hereby requested to approve the Successor Agency's sale of the Property to the Purchaser and the execution and delivery of the Purchase and Sale Agreement by the Successor Agency in substantially the form attached hereto as Exhibit "A" and incorporated hereby by reference.

**SECTION 4.** The Successor Agency will remit the proceeds of the sale of the Property, less customary and reasonable costs of sale, to the County Auditor-Controller for remittance to the affected taxing entities.

**SECTION 5.** The Secretary of the Successor Agency is hereby directed to publish a copy of the notice substantially in the form shown in Exhibit "B," attached hereto and incorporated herein by this reference in the San Gabriel Valley Examiner and post the notice on the Successor Agency's website no later than ten days prior to the Oversight Board meeting at which the Oversight Board will consider the Successor Agency's sale of the Property.

**SECTION 6.** This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) (“CEQA”). That pursuant to the requirements of the CEQA, the Successor Agency evaluated the action of authorizing the Successor Agency to sell the Property to the Purchaser. The Successor Agency’s authorization is merely a procedural step required by the Dissolution Act when the Successor Agency wishes to dispose of land for the purposes of winding down the former Covina Redevelopment Agency. This act of authorizing the Successor Agency to sell the Property does not approve any new development or construction of buildings, nor does it authorize any new land uses. For this reason, it can be seen with certainty that authorizing the Successor Agency to sell the Property to the Purchaser pursuant to the Purchase and Sale Agreement substantially in the form attached to this Resolution as Exhibit “A” will not result in any significant adverse impact on the environment. Thus, said Successor Agency authorization is exempt from the CEQA environmental review requirements pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations. Staff of the Successor Agency, is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

**SECTION 7.** The Authorized Officers and other officers and Staff of the Successor Agency are hereby authorized, jointly and severally, to do all things (including but not limited to the execution of any certificates or other instruments) which they may deem necessary or proper to effectuate the purposes of this Resolution, and any such actions previously taken are hereby ratified and confirmed.

**SECTION 8.** The Secretary of the Successor Agency is hereby directed to transmit this Resolution to the Oversight Board.

**SECTION 9.** The Agency Secretary shall certify to the passage and adoption of this resolution and the same shall take effect and be in force.

**SECTION 10.** The Agency Secretary shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

**APPROVED and PASSED** this 19<sup>th</sup> day of February, 2019.

Successor Agency to the Covina  
Redevelopment Agency of Covina,  
California

BY: \_\_\_\_\_  
WALTER ALLEN, III, Chair

ATTEST:

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GEORGIANNA NICOLE ALVAREZ  
Agency Secretary

APPROVED AS TO FORM:

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CANDICE K. LEE, Successor Agency Counsel

**CERTIFICATION**

I, Georgianna Nicole Alvarez, Secretary of the Successor Agency to the Covina Redevelopment Agency, do hereby certify that Resolution SA 19-01 was duly adopted by the Successor Agency to the Covina Redevelopment Agency at a regular meeting held on the 19<sup>th</sup> day of February, 2019, by the following vote:

AYES:        BOARD MEMBERS:  
NOES:        BOARD MEMBERS:  
ABSTAIN:    BOARD MEMBERS:  
ABSENT:     BOARD MEMBERS:

Dated:

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GEORGIANNA NICOLE ALVAREZ  
Deputy Agency Secretary