ATTACHMENT A

RESOLUTION NO. OB- 22-02

A RESOLUTION OF THE LOS ANGELES COUNTY FIFTH SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD AUTHORIZING THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT BY THE SUCCESSOR AGENCY TO THE PASADENA COMMUNITY DEVELOPMENT COMMISSION REGARDING THE SUCCESSOR AGENCY'S SALE OF A PROPERTY LOCATED AT 1383 PRIME COURT IN PASADENA (APN 5848-028-900) PURSUANT TO THE SUCCESSOR AGENCY'S LONG RANGE PROPERTY MANAGEMENT PLAN, FINDING THAT SUCH AUTHORIZATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS

WHEREAS, the Pasadena Community Development Commission 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 AB x1 26, enacted on June 28, 2011, and as subsequently amended by AB 1484, SB 341, and SB 107 ("Dissolution Act"), the Pasadena Community Development Commission was dissolved as of February l, 2012, and the City of Pasadena elected to serve as the Successor Agency to the Pasadena Community Development Commission ("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, the Oversight Board held a regular meeting on December 8, 2022;

WHEREAS, upon dissolution of the Pasadena Community Development Commission, all authority, rights, powers, duties and obligations previously vested with the Pasadena Community Development Commission (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 December 29, 2015 ("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

Pasadena Community Development Commission included in the LRPMP;

WHEREAS, under the LRPMP, the Successor Agency is authorized to sell the real property located in the City of Pasadena, County of Los Angeles, located at 1383 Prime Court and identified as Assessor 's Parcel No. 5848-028-900, and as more particularly described in the Purchase and Sale Agreement attached hereto as Attachment “A” and incorporated by reference ("Property");

WHEREAS, the Successor Agency wishes to sell the Property to Jacobs Ladder, LLC ("Purchaser"), for Six-Hundred Fifty-Thousand Dollars ($650,000), a purchase price equal to the Property’s current appraised value as described in the Appraisal prepared by Norris Realty Advisors, a California certified real estate appraiser, dated April 28, 2022, 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 Attachment "A," attached hereto and incorporated herein by this reference;

WHEREAS, pursuant to Section 34181(f) of the Health and Safety Code, the actions of the Oversight Board taken under this Resolution are required to be made at public meeting of the Oversight Board after at least l0 days' notice to the public of the specific proposed actions. The Successor Agency published a copy of the notice shown in Attachment "B," attached hereto and incorporated herein by this reference. The notice was published on November 24, 2022, in the Pasadena Press (in print and on-line edition), and posted on the bulletin boards located on the ground floor of Pasadena City Hall rotunda, and the one outside of the City Council Chambers, located on the second floor of Pasadena City Hall; and

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 LOS ANGELES COUNTY FIFTH SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD DOES HEREBY RESOLVE AND FIND AS FOLLOWS:

Section 1. That the foregoing recitals are true and correct and are incorporated herein by reference, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, and determinations set forth below.

Section 2. That pursuant to the requirements of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"), the Oversight Board evaluated the action of authorizing the Successor Agency to sell the Property to the Purchaser. The Oversight Board'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 Pasadena Community Development Commission. 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 Attachment "A" will not result in any significant adverse impact on the environment. Thus, said Oversight Board authorization is exempt from the CEQA environmental review requirements pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

Section 3. That the Executive Director of the Successor Agency, or his or her designee, is directed to file a CEQA notice of exemption with respect to the actions approved under this Resolution in accordance with CEQA.

Section 4. That the Oversight Board hereby approves the sale of the Property by the Successor Agency to the Purchaser in the manner specified herein, and hereby authorizes the Chair, Vice Chair, and Executive Director of the Successor Agency (each an "Authorized Officer"), individually, to execute and deliver, for and in the name of the Successor Agency, the Purchase and Sale Agreement substantially in the form attached to this Resolution as Attachment "A." with such non-substantive changes therein as the Authorized Officer may approve (such approval to be conclusively evidenced by the execution and delivery thereof), and to take all actions necessary or proper to implement and effectuate the actions approved by this Resolution as determined by the Authorized Officer.

Section 5. That if any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board

would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

PASSED, APPROVED, AND ADOPTED this 8th day of December, 2022, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

_____
Steve Koffroth, Chair
Fifth District Consolidated Oversight Board

ATTEST:

_____
Cesar Hernandez, Deputy Clerk
Fifth District Consolidated Oversight Board

Attachments incorporated by reference:

A. Purchase and Sale Agreement
B. Notice of Publication - Health and Safety Code Section 34181(f)