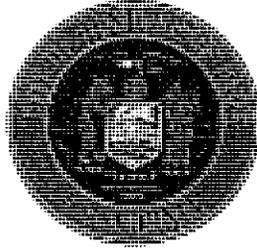


SUCCESSOR AGENCY
TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE
CITY OF HUNTINGTON PARK



**Regular Meeting Agenda
April 15, 2013**

5:30 p.m.
City Hall Council Chambers
6550 Miles Avenue
Huntington Park, CA 90255

CALL TO ORDER

ROLL CALL

PUBLIC APPEARANCES AND ORAL COMMUNICATIONS

This is the time and place for the general public to address the Successor Agency on matters within their jurisdiction. Items not included previously on the agenda may only be referred to staff for administrative action or scheduled on a subsequent agenda for discussion.

1. NEW BUSINESS

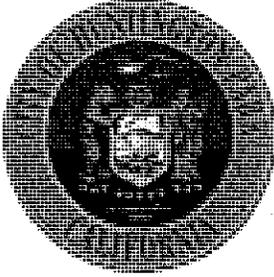
- 1.1 Approve the Settlement Agreement and Release of Claims between Ruiz Brothers Construction Co. Inc., Oldtimers Foundation Development Corporation – IV and the Successor Agency to the Community Development Commission of the City of Huntington Park.

- 1.2 Authorize the Successor Agency to the Community Development Commission of the City of Huntington Park to enter into an agreement with Jones Long LaSalle to provide real estate and brokerage services for the disposition and sale of real estate assets owned by the Successor Agency; and authorize Executive Director of the Successor Agency to execute the agreement, subject to Successor Agency Attorney approval.

ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 11th day of April, 2013.

By Rocio Martinez
Rocio Martinez, Acting Secretary



CITY OF HUNTINGTON PARK

Community Development Department
Successor Agency Agenda Report

April 15, 2013

Honorable Chair and Members of the Successor Agency Board
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Chair and Members of the Successor Agency Board:

SETTLEMENT AGREEMENT AND RELEASE OF CLAIMS IN CONNECTION TO THE RUIZ BROTHERS CONSTRUCTION CO. INC. LAWSUIT

IT IS RECOMMENDED THAT THE SUCCESSOR AGENCY:

Approve and execute a Settlement Agreement and Release of Claims ("Agreement") between Ruiz Brothers Construction Co. Inc., Oldtimers Housing Development Corporation-IV and the Successor Agency to the Community Development Commission of the City of Huntington Park.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On December 3, 2007, the Community Development Commission of the City of Huntington Park (now Successor Agency) approved an Affordable Housing and Loan Agreement with Oldtimers Housing Development Corporation IV ("Oldtimers"), a non-profit housing developer, to lend HOME and Redevelopment Set-Aside funds to acquire two contiguous properties located at 6614 & 6700 Middleton Street and to fund the development of eleven affordable housing units ("Project").

Oldtimers retained Ruiz Brother's Construction Co. Inc. ("Contractor") as the contractor for this Project. In late July of 2012, the construction of the Project was suspended due to insufficient Redevelopment Set-Aside funding as a result of the dissolution of the Community Development Commission ("Commission") pursuant to AB X1 26 and AB 1484. At the time the construction was suspended the Successor Agency was only able to advance a portion (\$55,000) of the total amount owed to the Contractor. An outstanding balance of \$113,920.58 was owed for labor, materials and other related construction services.

On November 15, 2012, the Contractor filed a Mechanic's Lien on the property and on January 3, 2013, the contractor filed a lawsuit against Oldtimers and the Commission with the Superior Court of Los Angeles. Although the Commission does not have an agreement with the Contractor, the Commission was named as defendant owning

CONTRACTING PROCESS

Not Applicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORTS

None.

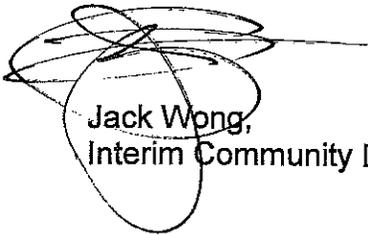
CONCLUSION

Upon approval and execution of the attached Settlement Agreement, the Successor Agency will release a check in an amount of \$113,920.58 to Oldtimers. In accordance with the Settlement Agreement, Oldtimers agrees to then pay the Contractor the amount owed. The Contractor will file a request for dismissal of the claim and record a Release of the Mechanic's Lien upon receipt of the settlement amount.

Respectfully submitted,



RENÉ BOBADILLA
City Manager, P.E.



Jack Wong,
Interim Community Development Director

SAM K. ABDULAZIZ
A Law Corporation
KENNETH S. GROSSBART
A Law Corporation
BRUCE D. RUDMAN
A Law Corporation
MILENE C. APANIAN *
SHARICE B. MAROOTIAN



————— LAW OFFICES OF —————
ABDULAZIZ, GROSSBART & RUDMAN
————— *A Partnership Of Professional Corporations* —————

*ALSO ADMITTED IN NEVADA

Mailing Address: P.O. Box 15458 / North Hollywood, CA 91615 / (818) 760-2000 / Fax: (818) 760-3908

April 3, 2013

Sent by Email & Mail
kgregory@swlaw.com

Keith M. Gregory
Snell & Wilmer
Two California Plaza
350 S. Grand Ave., Suite 2600
Los Angeles, CA 90071

Sent Via Email & Mail
jlarsen@rutan.com

Joseph Larsen
Rutan & Tucker, LLP.
611 Anton Blvd., Suite 1400
Costa Mesa, CA 92626

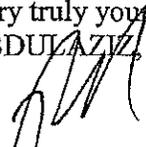
Re: Ruiz Brothers Construction v. Oldtimers Housing Development (Middleton)
Our File No. 11995

Dear Counsel:

Enclosed you will find executed Settlement Agreements for each of the two projects involving Ruiz Brothers Construction and Oldtimers Housing Development Corporation. Obviously, only one pertains to the successor agency to the Community Development Commission of the City of Huntington Park. The originals are being sent to Mr. Gregory.

I look forward to signatures as well as payment so that we may put this matter behind our clients. As soon as I have the signatures of both the successor agency and Oldtimers on the Settlement Agreement, I will file a Notice of Settlement with the court.

Very truly yours,
ABDULAZIZ, GROSSBART & RUDMAN


BRUCE D. RUDMAN

BDR:rkk
Enclosures

w:\ruiz\middleton\gregory & larsen let 4-3-13.docx

II.
AGREEMENT

NOW, THEREFORE, for and in consideration of the foregoing recitals and the covenants contained herein, and intending to be legally bound hereby, the Parties to this Agreement do hereby agree as follows:

1. In exchange for the mutual release of all claims associated with the Settlement, and Dispute, Oldtimers, agrees to pay Ruiz Bros. the principal sum of \$101,338.64 (the "Settlement Payment") in full and final satisfaction of the claim of Ruiz Bros. and its predecessors, successors and assigns alleged in this matter, pursuant to the following:

- a. The payment of \$101,338.64 shall be made by Oldtimers to Ruiz Bros within fifteen days after this Settlement Agreement is fully executed by all Parties. This payment shall represent the full and final payment due and owing by Oldtimers and Successor Agency to Ruiz Bros for the project known as the Middleton project;
- b. The aforementioned payment shall be made payable to Ruiz Bros and delivered to the Law Offices of Abdulaziz, Grossbart & Rudman, c/o Bruce D. Rudman, P.O. Box 15458, North Hollywood, California 91615-5458.

2. In exchange for the mutual release of all claims associated with the Settlement, and Dispute, Successor Agency, agrees to pay Oldtimers the principal sum of \$113,920.58 (the "Successor Agency's Settlement Payment") in full and final satisfaction of the claim of Oldtimers and Ruiz Bros and their predecessors, successors and assigns alleged in this matter, pursuant to the following:

- a. Payment of \$113,920.58 within five days after this Settlement Agreement is fully executed by all Parties. This payment shall represent the full and final payment due and owing by the Successor Agency to Oldtimers for the project known as the Middleton project. This payment shall be made

without limitation, attorneys', consultants' and experts' fees, costs and expenses), adjustments, requests for equitable adjustment and demands whatsoever, whether known or unknown, anticipated or unanticipated, liquidated or not, in law or in equity or otherwise, which Oldtimers and/or Ruiz Bros had, now have or which Oldtimers and/or Ruiz Bros hereafter may have against Successor Agency Releasees, in any way arising out of or related to the Middleton project, the Dispute and/or the Settlement. If any future claim or assertion by Oldtimers and/or Ruiz Bros may arise related to the Middleton project, the Dispute and/or the Settlement, it is expressly understood that said future claim shall have been fully compensated for by the terms of this Agreement.

5. Oldtimers, for good and valuable consideration, hereby absolutely, unconditionally, fully and forever remises, releases, quitclaims and discharges Ruiz Bros and its principals, officers, partners, agents, members, directors, representatives, clients, employees, insurers, attorneys, shareholders, successors and assigns (collectively, the "Ruiz Bros Releasees") of and from any and all claims, demands, actions, causes of actions, charges, lawsuits, agreements, injuries, controversies, losses, debts, rights, arbitrations, proceedings, damages, obligations, duties, promises, liabilities, liens, costs, expenses (including, without limitation, attorneys', consultants' and experts' fees, costs and expenses), adjustments, requests for equitable adjustment and demands whatsoever, whether known or unknown, anticipated or unanticipated, liquidated or not, in law or in equity or otherwise, which Oldtimers had, now has or which Oldtimers hereafter may have against the Ruiz Bros Releasees, in any way arising out of or related to the Middleton Dispute or Settlement. If any future claim or assertion by Oldtimers may arise related to the Settlement and/or Correspondence, it is expressly understood that said future claim shall have been fully compensated for by the terms of this Agreement.

6. It is further understood that this Agreement is a compromise of a disputed claim and execution of this Agreement is not to be construed as an admission of liability on the part of any Party hereby released and that the Parties each deny liability and intend merely to avoid further litigation.

**MATERIALLY AFFECTED ITS SETTLEMENT WITH THE
DEBTOR.**

The Parties, and each of them, acknowledge that they have received independent legal advice from their attorneys with respect to waiving the provisions of California law and any other statute or common law principles of similar effect, and acknowledge that this waiver is a material inducement to and consideration for each Party's execution of the Agreement.

VI.

NO OTHER ACTIONS COMMENCED

The Parties, and each of them, hereby represent and warrant to one another that, other than the Action, they have not heretofore filed or commenced or been a party to any action or proceeding in any court of the State of California, any other state of the United States, with respect to any claim or other matters released herein.

VII.

AUTHORITY TO EXECUTE

The Parties, and each of them, warrant and represent that in executing this Agreement, they have full authority to execute the Agreement and bind themselves hereto, and that no Party has transferred, assigned, pledged or otherwise conveyed the claims released hereby.

VIII.

APPLICABLE LAW/EXCLUSIVE JURISDICTION

The rights and obligations of the Parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of California, without regard to principles of conflicts of laws. The Superior Court of the State of California, County of Los Angeles shall retain exclusive jurisdiction over any dispute that might arise out of this Agreement.

XIII.

HEADINGS

The section headings of this Agreement are for convenience of reference only and shall not be deemed to alter or affect any provisions hereof.

XIV.

MISCELLANEOUS

1. Each Party declares and represents that no promise, inducement, or agreement not expressly contained herein has been made to induce this Agreement.

2. This Agreement is binding upon and shall inure to the benefit of the Parties hereto, and each of their present and former respective insurance carriers, heirs, successors in interest, agents, employees, servants, principals, assigns, assignors, executors, guarantors, attorneys, associates, affiliates and/or any other person or entity otherwise related or connected to the parties to this Agreement.

3. Each Party to this Agreement has made such investigation of all the facts pertaining to this settlement and Agreement, and all of the matters pertaining thereto, as it deems necessary.

4. Each Party warrants and represents that (1) this Agreement in its reduction to final written form is a result of extensive good faith negotiations between the Parties through their respective counsel; (2) said counsel have carefully reviewed and examined this Agreement for execution by the Parties; and (3) any statute or rule of construction (that ambiguities are to be resolved against the drafting Party) shall not be employed in interpretation of this Agreement.

5. It is further agreed that the Parties, and each of them, will execute all such further and additional documents as shall be reasonable, convenient, necessary or desirable to carry out the provisions of this Agreement.

ALL SIGNATURES ON THE FOLLOWING PAGES

Dated: _____, 2013.

Snell & Wilmer L.L.P.

Keith M. Gregory, Esq.
Attorney for Oldtimers Housing
Development Corporation IV

Dated: _____, 2013.

Rutan & Tucker

Joseph Larsen, Esq.
Attorney for Successor Agency to
the Community Development
Commission of the City of
Huntington Park

1. In exchange for the mutual release of all claims associated with the Settlement, and Dispute, Oldtimers, agrees to pay Ruiz Bros. the principal sum of \$68,227.64 (the "Settlement Payment") in full and final satisfaction of the claim of Ruiz Bros. and its predecessors, successors and assigns alleged in this matter, pursuant to the following payment schedule:

- a. Payment of \$68,227.64 plus 4% interest over a period of thirteen months with twelve payments of \$5,500 a month beginning the first day of the month after this Settlement Agreement is fully executed by all Parties and then a final payment of \$4,950.00 in the thirteen month. These payments, which will total \$68,227.64 plus 4% interest, are being made to fully satisfy the obligation owed for the project known by all Parties as the San Vicente project.
- b. All of the payments referenced in subparagraphs 1a. shall be made payable to Ruiz Bros. and delivered to Ruiz Bros at 2181 S. Atlantic Blvd., Suite 101, Commerce, CA 90040.

2. Subject to all of the Settlement payments being received by Ruiz Bros for the San Vicente project from Oldtimers, for good and valuable consideration, Ruiz Bros hereby absolutely, unconditionally, fully and forever remises, releases, quitclaims and discharges Oldtimers and its principals, officers, partners, agents, members, directors, representatives, clients, employees, insurers, attorneys, shareholders, successors and assigns (collectively, the "San Vicente project Releasees") of and from any and all claims, demands, actions, causes of actions, charges, lawsuits, agreements, injuries, controversies, losses, debts, rights, arbitrations, proceedings, damages, obligations, duties, promises, liabilities, liens, costs, expenses (including, without limitation, attorneys', consultants' and experts' fees, costs and expenses), adjustments, requests for equitable adjustment and demands whatsoever, whether known or unknown, anticipated or unanticipated, liquidated or not, in law or in equity or otherwise, which Ruiz Bros had, now has or which Ruiz Bros hereafter may have against the San Vicente project Releasees,

obligations set forth in paragraph 1 of this Settlement Agreement. Also, although no legal action has yet been filed concerning this dispute, the Superior Court of the State of California, County of Los Angeles shall retain jurisdiction over this matter pursuant to CCP 664.6 until all of the Parties obligations pursuant to this Settlement Agreement are fully satisfied.

III.

ATTORNEYS' FEES

If any Party breaches this Agreement, and without regard to any other legal or equitable remedy that might be available to such non-breaching Party for such breach, the non-breaching Party will be entitled to recover its/their reasonable attorneys' fees and costs from the breaching Party in connection with any effort, suit or action to enforce this Agreement, including with regard to any appeal or bankruptcy proceeding.

V.

WAIVER OF LAWS CONCERNING UNKNOWN CLAIMS

With respect to the claims released above, the Parties, and each of them, for themselves and for their respective legal successors and assigns, expressly, knowingly and intentionally waive any benefit or right under California law, or any other statute or common law principles of similar effect, which Section provides as follows:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN ITS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY IT MUST HAVE MATERIALLY AFFECTED ITS SETTLEMENT WITH THE DEBTOR.

The Parties, and each of them, acknowledge that they have received independent legal advice from their attorneys with respect to waiving the provisions of California law and any other statute or common law principles of similar effect, and acknowledge that this waiver is a material inducement to and consideration for each Party's execution of the Agreement.

VI.

EXECUTION IN COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed an original and all of which shall constitute together one and the same instrument, and shall be effective upon execution by all the Parties. Copies and/or facsimile transmittal signature pages and/or signature pages transmitted by e-mail may be used instead of originals.

XI.

INTEGRATION

This Agreement sets forth the entire understanding and agreement between the Parties with reference to the subject matter hereof and shall be binding upon and inure to the benefit of the Parties and their respective heirs, personal representatives, successors and assigns. There are no representations, promises, warranties, covenants, agreements or undertakings other than those expressly set forth or provided for in this Agreement.

XII.

NO ORAL WAIVER OR MODIFICATION

This Agreement may not be amended or modified except in a writing signed by the Parties.

XIII.

HEADINGS

The section headings of this Agreement are for convenience of reference only and shall not be deemed to alter or affect any provisions hereof.

XIV.

MISCELLANEOUS

1. Each Party declares and represents that no promise, inducement, or agreement not expressly contained herein has been made to induce this Agreement.

2. This Agreement is binding upon and shall inure to the benefit of the Parties hereto, and each of their present and former respective insurance carriers, heirs, successors in

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date respectively set forth below.

Dated: 3-29, 2013.

Ruiz Brothers Construction Co. Inc.


By: FRANK E. RUIZ
Its: PRESIDENT

Dated: _____, 2013.

Oldtimers Housing Development Corporation IV

By: _____
Its: _____

APPROVED AS TO FORM

Dated: April 3, 2013.

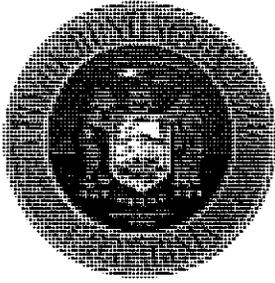
Law Offices of Abdulaziz, Grossbart & Rudman


Bruce D. Rudman, Esq.
Attorney for Ruiz Brothers Construction Co., Inc.

Dated: _____, 2013.

Snell & Wilmer L.L.P.

Keith M. Gregory, Esq.
Attorney for Oldtimers Housing Development Corporation IV



CITY OF HUNTINGTON PARK

Successor Agency Board Agenda Report

April 15, 2013

Honorable Chair and Members of the Successor Agency
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Members of the Successor Agency to the Community Development Commission of the City of Huntington Park:

REAL ESTATE AND BROKERAGE SERVICES FOR SUCCESSOR AGENCY

IT IS RECOMMENDED THAT THE SUCCESSOR AGENCY BOARD:

1. Authorize the Successor Agency to enter into an agreement with Jones Long LaSalle to provide real estate and brokerage services for the disposition and sale of real estate assets owned by the Successor Agency
2. Authorize the Successor Agency attorney to prepare a Professional Services Agreement
3. Authorize the Executive Director of the Successor Agency to execute the agreement

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

AB X1 26 and AB 1484 requires the Successor Agency to prepare a Long Range Property Management Plan ("LRPM Plan") for disposition of real estate assets owned by the former Community Development Commission of the City of Huntington Park.

In the process of completing a LRPM Plan and disposing of these assets, the Successor Agency will need the assistance from an experienced a real estate and brokerage firm to assist with disposition strategies, marketing and sale of four Successor Agency-owned properties: Heritage Plaza, Rugby Parking Lots, Carmelita Property and Southland Steel. The attached table provides additional information on these four properties.

It is important to note that the brokerage firm is selected and hired by the Successor Agency. However, the Oversight Board must approve the LRPM Plan, which effectively includes the selection of the brokerage firm. The Oversight Board has already conducted interviews of the proposed firms and came to unanimous recommendation. The selection of the recommended firm would ensure a more timely and cooperative dissolution process.

All firms were evaluated based on their experience, scope of work, understanding of public institutions, proposed disposition strategies, marketing methods and fee schedule. Upon completion of the interviews, Successor Agency staff and Oversight Board members independently and unanimously selected Jones Lang LaSalle as having the necessary working experience in developing successful disposition strategies, including marketing and a transparent bidding process for the sale of the four properties.

Jones Lang LaSalle is one of the largest real estate and brokerage firms in the country. They have extensive knowledge and experience working with government agencies. Jones Lang La Salle distinguishes itself from its peers by having a dedicated Public Institutions Group that provides consulting services to municipal agencies regarding the sale, purchase, and development of public properties. While the other firms only focused in industrial and commercial properties, Jones Lang LaSalle had a multi-family housing specialist on their team to focus on the Carmelita property.

Their role is to help a municipality analyze all potential options through a systematic and transparent process in order to select the "Highest and Best Use" for each property, not just the option that offered the highest price. Not only do they employ rigorous quantitative analysis, but they evaluate each option within a framework of the City's stated policy objectives. They also have an on-line bidding process that will electronically track all offers from interested parties during the sale of properties, which ensures a transparent sale process. Finally, Jones Lang LaSalle demonstrated knowledge of the dissolution process of Redevelopment Agencies in California, and will assist in the development of a LRPM Plan.

CONCLUSION

The Successor Agency attorney will prepare a professional service agreement with Jones Lang LaSalle to provide real estate and brokerage services for the City Manager's signature

Respectfully submitted,

RENÉ BOBADILLA, P.E.
City Manager


JULIO MORALES
Finance Director

Exhibit A

City of Huntington Park Successor Agency - Property Description

Property Name		Rugby Avenue Parking Lots		Heritage Plaza		Southland Steel		Carmelita Site	
1	Property Type	Parking Lot - 41 spaces	Commercial	Vacant lot/land	Residential and vacant land				
2	Permissible Use	Commercial/Residential	Commercial/Residential	Manufacturing	Residential				
3	Acquisition Date	6/12/1982	5/3/1972	3/22/2005	4/13/2011				
4	Value at Time of Purchase	Not Available	Not available	\$6,020,580	\$2,420,000				
5	Estimated Current Value	\$630,000	\$17,000	\$4,700,000 ("as if clean")	\$1,515,000				
6	Value Basis	Appraised	Appraised	Appraised	Appraised				
7	Date of Estimated Current Value	3/4/2013	2/28/2013	1/11/2013	2/28/2013				
8	Proposed Sale Value	\$630,000	TBD	TBD	\$2,420,000				
9	Proposed Sale Date	To be determined	To be determined	To be determined	To be determined				
10	Acquisition Purpose	Public parking lots	Commercial	Auto dealership and/or commercial development	Residential development				
11	Address	6908 Rugby Avenue	6325 Pacific Blvd	5959-6169 South Alameda	6126 Bear Avenue 6100-6114 Carmelita Ave 3806-3828 61st Street				
12	APN #	6322-023-901 6322-023-904	6320-031-022	6009-033-900 6009-033-901 6009-034-900 6009-034-901 6009-033-902	6318-028-900 6318-029-900				
13	Lot Size	21,428 sq. ft/0.49 ac	7,500 sq ft/0.17 ac	241,016 sq ft/5.53 ac	80,855 sq. ft/1.86 ac				
14	Current Zoning	Central Business District/ Residential	Central Business District/ Residential	Manufacturing Planned Development	High Density Residential Max units 17.424 du/ac				
15	Estimate of Income/Revenue	\$0	\$100/year	\$7,768/month	\$0				

PROPOSALS FOR SUCCESSOR AGENCY REAL ESTATE BROKER SERVICES

Firm Name/Team Members	Experience	Representation in Area	Fee	References
<p><u>Heger Industrial/MacKinney Travers</u></p> <p>Jack Whalen, Sr. VP C. Elliot Harkness, VP</p>	<ul style="list-style-type: none"> • 25 years + experience serving HP and surrounding communities. • Expertise in acquisition, and disposition of industrial real estate • Experience in representing public and private sector clients in real estate transactions 	<p><u>RDA Properties</u> -Huntington Park -Vernon</p> <p><u>Industrial & Commercial</u> (14) Huntington Park (4) Vernon</p>	<p align="center">4%</p>	<p>Nick Alexander Alexander Impo.</p> <p>Randy Sopp Sopp Ford</p> <p>Leonis Malburg Business Owner</p>
<p><u>NAI Capital</u></p> <p>Luis Valenzuela, ExecVP Richard Horn, VP Philip Attalla, Sr. VP</p>	<ul style="list-style-type: none"> • 25 years + experience • Experience in working with government agencies in developing and acquiring properties • Knowledge in industrial, retail, office , land, investment and multifamily sectors • Expertise in strategic planning, market analysis, appraisal and research 	<p><u>Industrial & Commerical</u> (16) Lynwood, Vernon, Bell Gardens, etc. LAUSD (1 property)</p>	<p align="center">5%</p>	<p>Donald Chase, M+D Properties Monica Garcia, Board President, LAUSD Jesse D. Allen, VP, 99 Cents Only</p>
<p><u>Jones Lang La Salle</u></p> <p>Paul A. Sablock, Executive Vice President (Project lead/Industrial Market Expert) Tom Turley, Managing Director (Development advisory and commercial) Javier Rivera, Vice President (Multifamily Residential)</p>	<ul style="list-style-type: none"> • Over 30 years of commercial real estate experience • Experience in working with Redevelopment Agencies in California • Relationships with major developers and institutional/private investors • Expertise in strategic planning and implementation in private and public sector • Exeprience in multi-family market and affordable housing projects 	<p><u>Redevelopment Properties</u> City of Los Angeles Compton CRA City of Orange San Bernardino CRA</p> <p><u>Industrial Properties</u> Huntington Park Commerce (27 acres) East Los Angeles (brownsfield site - 41 acres)</p> <p><u>Multi-Family</u> Los Angeles (1.8 acres) Pasadena (1.41 acres)</p>	<p align="center">3%</p>	<p>Debbie Bowers, Deputy Executive Director, City of Angeles</p> <p>Mark Weintein, President MJW Investment</p> <p>Peter Moglia, Chief Investment Officer, Alexandria Real Estate Equities</p>
<p><u>Kosmont Realty Group</u></p> <p>Larry J. Kosmont, President Wil Soholt, Sr. Vice President Chris Jicha, Sr. Consultant</p>	<ul style="list-style-type: none"> • Over 25 years of public/private real estate transactions and public finance • Expertise in structuring and implementing real estate transactions between public agencies and private parties • Experience in developing economic development strategies for disposition of properties • Currently provides advisory assistance to city of Montebello and Santa Paula in developing a Property Management Plan 	<p><u>City Properties</u> South Gate (1 property) Redondo Beach (3 property) Norco (122-acres)</p>	<p align="center">4% - 6%</p>	<p>Peter Grant, Asst City Manager, Redondo Beach</p> <p>Francesca Schuyler, City Administrator, City of Montebello</p> <p>Steve LeFever, Director of Community Development, City of South Gate</p>