

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



**Regular Meeting Agenda  
November 3, 2014**

6:00 p.m.  
City Hall Council Chambers  
6550 Miles Avenue  
Huntington Park, CA 90255

**CALL TO ORDER**

**ROLL CALL**

Chair Rosa E. Perez  
Vice Chair Karina Macias  
Board Member Mario Gomez  
Board Member Ofelia Hernandez  
Board Member Valentin Palos Amezquita

**PUBLIC COMMENT**

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.

**REGULAR AGENDA**

1. **Approve Minutes of the following Successor Agency Meeting:**
  - 1-1 Regular Successor Agency Meeting held Monday, October 20, 2014
2. **Continued from September 17, 2014 - Resolution Authorizing the City of Huntington Park to Implement a Contract for the Former Southland Steel Site Remediation Project**

RECOMMNDATION OF ITEM UNDER CONSIDERATION

1. Adopt a resolution authorizing the City to implement a contract for the former Southland Steel Site Remediation project.

**ADJOURNMENT**

I Donna G. Schwartz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington Park City Hall and made available at [www.hpca.gov](http://www.hpca.gov) on the 30<sup>th</sup> of October, 2014.

  
\_\_\_\_\_  
Donna G. Schwartz, CMC  
Interim Secretary

## **MINUTES**

Regular Meeting of the  
Successor Agency to the Community Development Commission  
Of the City of Huntington Park  
Monday, October 20, 2014 at 6:00 p.m.

The regular meeting of the Successor Agency to the Community Development Commission of the City of Huntington Park, California was called to order at 6:00 p.m. on Monday, October 20, 2014, in the Council Chamber of City Hall at 6550 Miles Avenue, Huntington Park, California; Chair Rosa Perez presiding.

### **ROLL CALL**

Present: Chair Rosa E. Perez; Vice Chair Karina Macias and Board Members Mario Gomez, Ofelia Hernandez and Valentin Palos Amezcuita. Other City Official and employees: Julio Morales, Executive Director, Isabel Birrueta, Counsel, Jorge Cisneros, Chief of Police, Josette Espinosa, Director of parks and Recreation, Annie Ruiz, Acting Finance Director, Martha Castillo, Human Resources Manager and Donna Schwartz, Interim Agency Secretary.

**PUBLIC COMMENT** - None

### **REGULAR AGENDA**

1. Authorization to Amend a Professional Services Agreement with Geosyntec Consultants to Revise their Scope of Work to include Additional Work Required for the Completion of the Southland Steel Clean-up

Executive Director Morales presented the staff report and introduced Redevelopment Project Manager Palacios who discussed briefly the revised scope of work to be included in the additional work required in order to complete the clean-up on the Southland Steel property.

**Motion** by Board Member Gomez to approve an amendment with Geosyntec Consultants to include costs associated with the cleanup of the Southland Steel Project in an additional amount-not-to exceed \$197,575 and authorize the Executive Director to Successor Agency to execute the amendment in a form approved by legal counsel, seconded by Board Member Amezcuita. Motion passed.

ROLL CALL:

AYES: Board Member(s): Amezcuita, Gomez, Hernandez, Vice Chair Macias and Chair Perez.

NOES: Board Member(s): None

**ADJOURNMENT**

At 6:10 pm Chair Perez adjourned the meeting to the next Regular Meeting of the Successor Agency to the Community Development Commission of the City of Huntington Park on Monday, November 3, 2014 at 6:00 pm.

Respectfully submitted,

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Donna G. Schwartz, CMC  
Interim Agency Secretary

# CITY OF HUNTINGTON PARK

Community Development Department  
Successor Agency Agenda Report

October 6, 2014

Honorable Chair and Members of the Successor Agency Board  
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:

## **RESOLUTION AUTHORIZING THE CITY OF HUNTINGTON PARK TO IMPLEMENT A CONTRACT FOR THE FORMER SOUTHLAND STEEL SITE REMEDIATION PROJECT**

### **IT IS RECOMMENDED THAT THE SUCCESSOR AGENCY:**

1. Adopt a Resolution authorizing the City to implement a contract for the former Southland Steel Site Remediation project

### **BACKGROUND**

On March 3, 2014, the City Council authorized the staff to apply for funding in an amount of \$1,000,000 (\$800,000 loan/\$200,000 grant) to finance the clean-up of the Southland Steel property under the California Brownfields Revolving Loan Fund Program administered by the DTSC. The \$800,000 loan requires that the Successor Agency (Agency) execute a Deed of Trust to be recorded as collateral on the Southland Steel property concurrently with the completion of the cleanup. This Deed of Trust must also be approved by the Oversight Board and Department of Finance. In addition to funding from the DTSC, in 2009 the City received a \$200,000 cleanup grant from the Environmental Protection Agency (EPA). This grant expires on October 31, 2014.

The use of these two funding sources is restricted to be utilized for remediation of the Southland Steel property. Because the City is the recipient of the funds, staff has determined that the most efficient approach to proceed with remediation work in an expeditious manner is for the City to contract the work. As such, staff recommends that the Successor Agency approves a resolution authorizing the City to undertake the clean-up for the Southland Steel project.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the General fund as a result of this action. The estimated costs for soil and soil vapor remediation are estimated at **\$1,045,178**, which includes a 20% contingency factor. These expenses will be paid from the \$800,000 loan/\$200,000 grant from the DTSC and from the \$200,000 EPA grant. The \$800,000 loan will be paid from sale proceeds of the Southland Steel property.

# **RESOLUTION AUTHORIZING THE CITY OF HUNTINGTON PARK TO IMPLEMENT A CONTRACT FOR THE FORMER SOUTHLAND STEEL SITE REMEDIATION PROJECT**

October 6, 2014

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## **CONTRACTING PROCESS**

On August 11, 2014, the City solicited bids from qualified firms to implement clean-up work for the soil and soil vapor in accordance with the Response Plan. A mandatory bid walk-thru meeting was subsequently held on August 14<sup>th</sup>, 2014. On September 4, 2014, the City received a total of eight sealed bids, with the lowest bidder at \$870,982 and highest bidder at \$2,450,800. Attachment B lists all the firms that submitted bids and the amounts. The City's construction manager, Geosyntec, reviewed the bid submitted by the lowest bidder, Innovative Construction Solutions, Inc. and determined it to be responsive. Geosyntec also checked the references and materials and concluded that they are also responsible

## **LEGAL AND PROGRAM REQUIREMENTS**

The Successor Agency of the Community Development Commission of the City of Huntington Park is in the process of disposing of its real estate assets in accordance with the Long Range Property Management Plan. One of these assets is property located at 5959-6169 S. Alameda Street, also known as the former Southland Steel site. However, before the Agency disposes of the property, it must comply with the requirements under a Clean-up Agreement dated October 31, 2006, with the Department of Toxic Substances Control (DTSC). This Agreement requires that the Agency prepare a Response Plan (Plan) for remediation of the property. This Plan has been prepared and approved by the DTSCS for public review and comment. It is expected that DTSC will provide final approval for implementation by the end of September 2014.

## **CONCLUSION**

Upon Council approval the City will implement the contract for Remediation of the Southland Steel site, subject to the Department of Finance approval of a recordation of a deed of trust on the property, securing payment of the DTSCS loan described in this staff report.

Respectfully submitted,



JULIO MORALES

Interim City Manager/Executive Director

## **ATTACHMENTS**

- A. Resolution
- B. List of Bids



1           **WHEREAS**, pursuant to the Clean-Up Agreement, State DTSC found that the  
2 Property “is real property located in an urban infill area and its redevelopment is  
3 complicated by the presence of hazardous materials”; and

4           **WHEREAS**, pursuant to the Clean-Up Agreement, the Successor Agency  
5 submitted a response plan (“Response Plan”) for the remediation of the Property,  
6 which was approved by the STATE DTSC, and the Successor Agency, as the  
7 successor in interest to the CDC, is obligated to implement the Response Plan; and  
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9           **WHEREAS**, the Successor Agency has determined that the marketability and  
10 sales price of the Property will be substantially increased by the implementation of  
11 the Response Plan and remediation of the Property; and

12           **WHEREAS**, the City of Huntington Park (the “City”) and the State DTSC have  
13 entered into that certain loan agreement entitled “Brownfields Loan Agreement No.  
14 BRLF-002-2014”, dated August 24, 2014 (the “State DTSC Clean-Up Loan  
15 Agreement”), pursuant to which the City has obtained a loan in the principal amount  
16 of \$800,000 (the “State DTSC Loan”) for the purpose of paying for a portion of the  
17 cost of environmental response and clean-up of the Property, subject to certain  
18 conditions; and  
19

20           **WHEREAS**, the Successor Agency and the State DTSC have entered into  
21 that certain “Brownfields Subgrant Agreement No. BRLF-001-2014”, dated  
22 September 4 4, 2014 (the “State DTSC Subgrant Agreement”), pursuant to which  
23 the City has obtained a grant in the principal amount of up to \$200,000 (the “State  
24 DTSC Grant”) for the purpose of paying for a portion of the cost of environmental  
25 response and clean-up of the Property, subject to certain conditions; and

1           **WHEREAS**, the Successor Agency and the U.S. Environmental Protection  
2 Agency have entered into that certain Cooperative Agreement No. BF-00T30201-0,  
3 pursuant to which the Successor Agency has obtained a grant in the principal  
4 amount of up to \$200,000 (the “EPA Grant”) for the purpose of paying for a portion  
5 of the cost of environmental response and clean-up of the Property, subject to  
6 certain conditions; and

7  
8           **WHEREAS**, the Successor Agency has requested that the City cause the  
9 remediation of the Property, using the funds obtained by the City from the State  
10 DTSC Loan, and the funds obtained by the Successor Agency from the State DTSC  
11 Grant and the EPA Grant;

12           **WHEREAS**, the City is willing to cause the remediation of the Property, using  
13 the funds obtained by the City from the State DTSC Loan, and the funds obtained by  
14 the Successor Agency from the State DTSC Grant and the EPA Grant;

15           **WHEREAS**, a condition of the disbursement of the proceeds of the State  
16 DTSC Loan to the City is that the City shall cause a deed of trust securing the  
17 repayment of the State DTSC Loan to be recorded on real property owned by the  
18 City; and

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20           **WHEREAS**, the City is willing to encumber City owned property with the  
21 required deed of trust, on condition that the Successor Agency repay the DTSC  
22 Loan from the proceeds of the sale of the Property; and

1           **WHEREAS**, on August 11, 2014, the City issued the Notice Inviting Sealed  
2 Bids for the Former Southland Steel Site Remediation Project, as described therein;  
3 and

4           **WHEREAS**, in response to the Notice Inviting Sealed Bids, the City received  
5 eight (8) bids on September 4, 2014;

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7           **NOW THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY**  
8 **THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT**  
9 **COMMISSION OF THE CITY OF HUNTINGTON PARK, AS FOLLOWS:**

10           A. The Successor Agency hereby authorizes the City of Huntington Park to  
11 undertake the Former Southland Steel Site Remediation Project, as that project is  
12 described in the Notice Inviting Sealed Bids for the Former Southland Steel Site  
13 Remediation Project issued on August 11, 2014.

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15           B. The Successor Agency hereby authorizes the use of the funds obtained  
16 by the Successor Agency from the State DTSC Grant and the EPA Grant for  
17 purposes of paying the cost of the Former Southland Steel Site Remediation Project,  
18 including costs of contract administration.

19           C. The Successor Agency hereby directs the Executive Director to cause the  
20 repayment of the DTSC Loan from the proceeds of the sale of the Property.

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22           D. The Executive Director is hereby authorized to take all actions reasonably  
23 necessary to facilitate completion of the Former Southland Steel Site Remediation  
24 Project.

1 **PASSED, APPROVED AND ADOPTED** by the Successor Agency to the City of  
2 Huntington Park Community Development Commission this 3<sup>rd</sup> day of November,  
3 2014.

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7 Rosa E. Perez, Chair

8 ATTEST:

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10 Donna Schwartz CMC  
11 Interim Agency Secretary  
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**CITY OF HUNTINGTON PARK BID OPENING**

**Southland Steel  
5959 Alameda Street**

**DATE: September 4, 2014**

**TIME: 2:00 p.m.**

**PLACE: City Clerk Office**

BIDDER	AMOUNT	RANK
MP Environmental Services, Inc. Po Box 80358 Bakersfield, Ca 93380	\$1,370,201.68	7
ENCON Technoloties Inc. 12145 Mora Drive #7 Santa Fe Springs, CA 90670	\$1,259,906.00	6
American Integrated Services, Inc. PO Box 92316 Long Beach, CA 90809	\$1,070,922.50	3
Aman Environmental Construction, Inc. 614 E. Edna Place Covina, CA 91723	\$984,279.00	2
B&D Construction Co., Inc. 145 N. 10 <sup>th</sup> Ave. Upland, CA 91786	\$1,109,236.50	4
Minako American Corporation Dba: Minco Construction 522 E Airline Way Gardena, CA 90248	\$2,450,800.00	8
Innovative Construction Solutions 4011 W. Chandler Ave. Santa Ana, CA 92704	\$870,982.00	1
Wayne Perry, Inc. 8281 Commonwealth Ave. Buena Park, CA 90621	\$1,164,065.00	5