

RESOLUTION NO. CR(I) 2004-10-429

**A RESOLUTION OF THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY
APPROPRIATING FUNDS FOR ACQUISITION OF 5150-5152 IRWINDALE AVENUE,
APPROVING THE AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY
AND ESCROW INSTRUCTIONS FOR THE FORMER BRECEDA MARKET PROPERTY**

WHEREAS, the Irwindale Community Redevelopment Agency ("Agency") has established a City Industrial Project Area for the purposes of correcting blighted conditions and providing economic stimuli to the business sector in the City of Irwindale; and

WHEREAS, the City Industrial Project area has been and will remain the most active of the three project areas due to its size, continued need and potential for transformation; and

WHEREAS, the property located at 5150-5152 Irwindale Avenue ("Property") is located within the City Industrial Development Project area; and

WHEREAS, the Property has been vacant and idle for many years and is a blighted site in the heart of the Civic Center area; and

WHEREAS, the Property is exposed to the Irwindale Avenue/Arrow Highway intersection offering beneficial economic opportunities, and the Agency wishes to acquire the Property in accordance with the provisions of the Redevelopment Law, at Health & Safety Code Sections 33000, *et seq.*

NOW, THEREFORE, the Board of Directors of the Irwindale Community Redevelopment Agency do hereby find and determine as follows:

SECTION 1. That all of the facts in the above stated recitals are true and correct.

SECTION 2. That the acquisition of the Property and approval of the Agreement for Purchase and Sale of Real Property and Escrow Instructions are categorically exempt from the California Environmental Quality Act of 1970, as amended (CEQA), pursuant to 14 California Code of Regulations 15301, 15304, 15308 and 15332. Specifically, in light of the fact that the Agency is acquiring the Property with the ultimate goal of fostering demolition and reconstruction of the deteriorating structures or other improvements to the Property and cleanup of the Property, the acquisition of the Property will not have any significant impact on the environment and falls within CEQA Regulations Section 15301 (Existing Facilities), which includes the operation, repair, maintenance or minor alteration of existing structures, facilities or mechanical equipment, Section 15304 (Minor Alterations of Land), which includes minor temporary use of land while the Agency considers redevelopment options, Section 15308 (Actions by Regulatory Agencies for Protection of the Environment), which includes actions taken by regulatory agencies to assure the maintenance, restoration, enhancement and protection of the

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environment, and Section 15332 (In-Fill Development), which includes projects which are consistent with the City's general plan designation and zoning.

SECTION 3. Approve the Agreement for Purchase and Sale of Real Property and Escrow Instructions, a copy of which is attached hereto as Exhibit "A" between the Agency and Winson Wenchun Lin and Cynthia Hong, husband and wife as joint tenants (collectively "Lins"); and direct and authorize the Executive Director to execute said Agreement and all documents necessary to complete the purchase of the Property.

SECTION 4. Appropriate two hundred eighty-four thousand six hundred dollars (\$284,600.00) of the Agency's unencumbered balance of the Redevelopment Fund for Property Acquisition, Land Held for Resale and Relocation Costs in order to fund the acquisition of 5150-5152 Irwindale Avenue; (at the time the Agenda was prepared, we were still negotiating the final points of the contract relating to the demolition and the costs for same. A final, completed, executed copy of the Contract will be provided to the Chairman and Agency Board members once the final points are fully negotiated and agreed to by both parties).

SECTION 5. The Agency Secretary shall certify to the passage and adoption of this resolution, and the same shall thereupon take effect and be in force.

PASSED, APPROVED, AND ADOPTED this 20th day of April 2004.


Mark A. Breceda, Chair

ATTEST


Linda J. Kimbro, CMC
Assistant Secretary

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF IRWINDALE }

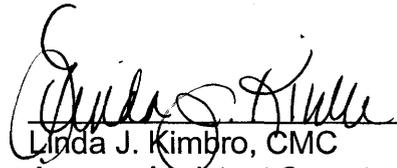
I, Linda J. Kimbro, Assistant Secretary of the Irwindale Community Redevelopment Agency, do hereby certify that the foregoing Resolution No. CR(I) 2004-10-429 was adopted at a regular meeting of the Irwindale Community Redevelopment Agency held on April 20, 2004, by the following vote:

AYES: Agency Members: Miranda, Tapia, Garcia, Ramirez, Chair Breceda

NOES: Agency Members: None

ABSENT: Agency Members: None

ABSTAIN: Agency Members: None



Linda J. Kimbro, CMC
Agency Assistant Secretary