

NOTICE

The Urban Community Development Commission (UCDC) was established by Ordinance August 15, 1975 to function as the governing body of the Community Redevelopment Agency. Its purpose is to aid in planning and implementing projects in the City of Compton.

URBAN COMMUNITY DEVELOPMENT COMMISSION AGENDA

**Tuesday, April 15, 2008
6:50 PM**

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

ORAL AND WRITTEN COMMUNICATION

EXECUTIVE SECRETARY'S REPORT

1. REQUEST FOR A JOINT PUBLIC HEARING TO CONSIDER A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND GOLDEN PACIFIC PARTNERS, LLC TO PURCHASE AND DEVELOP CERTAIN AGENCY-OWNED PROPERTY IN CONNECTION WITH A PROPOSED MIXED-USE DEVELOPMENT IN THE REDEVELOPMENT PROJECT AREA (May 6, 2008 at 6:50 p.m.)

UNFINISHED BUSINESS

NEW BUSINESS

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

April 15, 2008

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: REQUEST FOR A JOINT PUBLIC HEARING TO CONSIDER A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND GOLDEN PACIFIC PARTNERS, LLC TO PURCHASE AND DEVELOP CERTAIN AGENCY-OWNED PROPERTY IN CONNECTION WITH A PROPOSED MIXED-USE DEVELOPMENT IN THE REDEVELOPMENT PROJECT AREA

SUMMARY

Request to set a joint public hearing to consider a Disposition and Development Agreement (DDA) between the Community Redevelopment Agency (“the Agency”) and Golden Pacific Partners, LLC (Redeveloper) for the sale of 6.7 acres of an Agency-owned parcel in connection with the proposed construction of retail and residential mixed-use development to be located at the southeast corner of Rosecrans Avenue and McKinley Avenue in the Redevelopment Project Area.

BACKGROUND

On October 17, 2006, the Commission, pursuant to Resolution No. 1,662, authorized the Executive Secretary to enter into an Exclusive Negotiation Agreement (ENA) with GPP, LLC (Redeveloper) to facilitate the assembly of 15.0 acres (comprising of 6.7 Agency owned parcel, and 8.3 acres of privately owned land) for the construction of mixed use development to be located at the southeast corner of Rosecrans Avenue and McKinley Avenue.

STATEMENT OF THE ISSUE

In accordance with Section 33433 of the California Redevelopment Law Health and Safety Code, any lease or sale of Agency property that was purchased using tax increment funds requires a joint public hearing of both the Agency and legislative body. The public hearing must be noticed for not less than once a week for two weeks in a newspaper of general circulation. Therefore, the Commission must set a date and time to conduct a joint public hearing to consider a DDA for the disposition of Agency-owned property to the Redeveloper.

1.

**Request For A Joint Public Hearing
Golden Pacific Partners, LLC
April 15, 2008
Page Two**

RECOMMENDATION

That the Commission by minute motion, set a joint public hearing for Tuesday, May 6, 2008 at 6:50 p.m. to consider a resolution authorizing a Disposition and Development Agreement between the Agency and Golden Pacific Partners, LLC to purchase and develop certain Agency-owned property.

**KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT**

**CHARLES EVANS
EXECUTE SECRETARY**

NOTICE OF A JOINT PUBLIC HEARING BY THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AND CITY COUNCIL OF THE CITY OF COMPTON TO CONSIDER A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE DISPOSITION OF AGENCY-OWNED PROPERTIES

NOTICE IS HEREBY GIVEN that the Urban Community Development Commission, acting as the Community Redevelopment Agency of the City of Compton, and City Council of the City of Compton will hold a joint hearing on Tuesday, May 6, 2008 at 6:50 p.m., in the City Council Chambers, City Hall, 205 South Willowbrook Avenue, Compton, CA, to consider a resolution authorizing a Disposition and Development Agreement between the Community Redevelopment Agency and Golden Pacific Partners, LLC in the City of Compton, California.

A copy of the Disposition and Development Agreement and Summary will be available in the office of the City Clerk on April 28, 2008.

Interested persons may submit written comments to the City Clerk's Office prior to the close of business, Thursday, May 1, 2008 at 5 p.m.

At the time and place noticed above, all persons interested in the matter may appear and be heard.

CHARLES EVANS
CITY MANAGER/EXECUTIVE SECRETARY

Published: April 23, 2008
April 30, 2008