

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, May 20, 2008
6:50 PM**

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

1. April 22, 2008

ORAL AND WRITTEN COMMUNICATION

EXECUTIVE SECRETARY'S REPORT

2. REQUEST TO SCHEDULE A JOINT PUBLIC HEARING TO CONSIDER A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND ADVANCED REAL ESTATE SERVICES, INC. FOR THE DISPOSITION OF AGENCY-OWNED PROPERTY (June 10, 2008 at 3:25 PM)

UNFINISHED BUSINESS

NEW BUSINESS

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

APRIL 22, 2008

The Urban Community Development Commission meeting was called to order at 3:28 p.m., in the Council Chambers of City Hall by Chairperson Pro-Tem Barbara Calhoun.

Roll Call

Commissioners Present: Dobson, Hall, Calhoun
Commissioners Absent: Arceneaux, Perrodin

Other Officials Present: C. Cornwell, A. Godwin, C. Evans

APPROVAL OF MINUTES On motion by Dobson, seconded by Hall, the minutes of **March 25, 2008** were approved by the following vote on roll call:

AYES: Commissioners - Dobson, Hall, Calhoun
NOES: Commissioners - None
ABSENT: Commissioners - Arceneaux, Perrodin

UNFINISHED BUSINESS There was no Unfinished Business.

NEW BUSINESS

AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND ROBERT LEE CISSNA FOR THE ACQUISITION OF CERTAIN PROPERTY LOCATED ON THE SOUTHEAST CORNER OF TAMARIND AVENUE AND ELM STREET IN THE COMPTON REDEVELOPMENT PROJECT AREA On motion by Dobson, seconded by Hall, **Resolution # 1,710** entitled **“A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND ROBERT LEE CISSNA FOR THE ACQUISITION OF CERTAIN PROPERTY LOCATED ON THE SOUTHEAST CORNER OF TAMARIND AVENUE AND ELM STREET IN THE COMPTON REDEVELOPMENT PROJECT AREA”** was adopted by the following vote on roll call:

AYES: Commissioners - Dobson, Hall, Calhoun
NOES: Commissioners - None
ABSENT: Commissioners - Arceneaux, Perrodin

1.

AUTHORIZING THE EXECUTIVE SECRETARY TO ISSUE A CHECK PAYABLE TO THE CLERK OF THE LOS ANGELES SUPERIOR COURT IN ORDER TO OBTAIN AN ORDER FOR PREJUDGMENT POSSESSION AS PART OF THE LEGAL PROCEEDINGS TO ACQUIRE THE PROPERTY LOCATED AT 2000 WEST COMPTON BOULEVARD IN THE COMPTON REDEVELOPMENT PROJECT AREA

Councilperson Dobson requested additional information concerning the amount of the check.

Alita Godwin, City Clerk, indicated that the background information speculates that the check will amount to \$530,000.00.

Robert Ray stated that he does not see the necessity for this action and questioned if the new building owners would obtain the licenses required to do business in this location. Mr. Ray also questioned if the former business owners would be afforded the opportunity to continue doing business in the new building.

Kofi Sefa'boakye, Director of the Community Redevelopment Agency, indicated that this action is simply a formalized process and procedure, in the event a compromise is not met.

On motion by Hall, seconded by Dobson, **Resolution # 1,711** entitled "**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ISSUE A CHECK PAYABLE TO THE CLERK OF THE LOS ANGELES SUPERIOR COURT IN ORDER TO OBTAIN AN ORDER FOR PREJUDGMENT POSSESSION AS PART OF THE LEGAL PROCEEDINGS TO ACQUIRE THE PROPERTY LOCATED AT 2000 WEST COMPTON BOULEVARD IN THE COMPTON REDEVELOPMENT PROJECT AREA**" was adopted by the following vote on roll call:

AYES: Commissioners - Dobson, Hall, Calhoun

NOES: Commissioners - None

ABSENT: Commissioners - Arceneaux, Perrodin

AUDIENCE COMMENTS

There were no Audience Comments.

COMMISSION COMMENTS

There were no Commission Comments.

On motion by Hall, seconded by Dobson, the meeting was adjourned at 3:31 p.m., by the following vote on roll call:

AYES: Commissioners - Dobson, Hall, Calhoun

NOES: Commissioners - None

ABSENT: Commissioners - Arceneaux, Perrodin

**Clerk of the Urban Community
Development Commission**

**Chairman of the Urban Community
Development Commission**

May 20, 2008

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: REQUESTING A JOINT PUBLIC HEARING TO CONSIDER A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND ADVANCED REAL ESTATE SERVICES, INC. FOR THE DISPOSITION OF AGENCY-OWNED PROPERTY

SUMMARY

Request to set a joint public hearing to consider a Disposition and Development Agreement between the Agency and Advanced Real Estate Services, Inc. for the disposition of property located at 2815-2875 West Alondra Boulevard (former Alondra Landfill site).

BACKGROUND

On May 23, 2006, pursuant to Resolution No. 21,945, the City Council authorized the Exclusive Negotiation Agreement (ENA) between the Agency and Advanced Real Estate Services, Inc. to work out the terms and conditions leading to a Disposition and Development Agreement (DDA) for the disposition of Agency-owned property located at 2815-2875 West Alondra Boulevard. The Redeveloper will purchase the site for the development of approximately 100 single family residences. Negotiations have culminated and the Redeveloper is ready to move forward with the disposition process.

STATEMENT OF THE ISSUE

In accordance with Section 33431 of the California Redevelopment Law Health and Safety Code, any lease or sale of Agency property requires a 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.

2.

Requesting a Joint Public Hearing
Advanced Real Estate Services, Inc.
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RECOMMENDATION

That the Commission by minute motion set a joint public hearing for Tuesday, June 10, 2008, at 3:25 PM to consider a resolution authorizing a DDA between the Agency and Advanced Real Estate Services, Inc. for the disposition of Agency-owned property located at 2815-2875 West Alondra Boulevard.

**KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT**

**CHARLES EVANS
EXECUTIVE SECRETARY**

CE:KSB:DLD