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, June 10, 2008 2:50 PM

WORKSHOP(S)

HEARING(S)

3:25 P.M. - JOINT PUBLIC HEARING TO CONSIDER A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND ADVANCE REAL ESTATE SERVICES, INC. FOR THE DISPOSITION OF AGENCY-OWNED PROPERTY (2815-2875 Alondra Boulevard)

OPENING

ROLL CALL

APPROVAL OF MINUTES

1. May 8, 2008
   May 13, 2008

ORAL AND WRITTEN COMMUNICATION

UNFINISHED BUSINESS

NEW BUSINESS

2. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY

REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND ADVANCED REAL ESTATE SERVICES, INC. FOR THE DISPOSITION OF CERTAIN AGENCY-OWNED PROPERTY

3. AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND CLIFFORD WILLIAMS FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

MAY 8, 2008

The Urban Community Development Commission meeting was called to order at 4:51 p.m., in the Council Chambers of City Hall by Chairperson Eric Perrodin.

Roll Call

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

Other Officials Present: **R. Rugley, A. Godwin, C. Evans**

APPROVAL OF MINUTES On motion by Hall, seconded by Calhoun, the minutes of **April 1, 2008**, **April 8, 2008** and **April 15, 2008** were approved by the following vote on roll call:

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

On motion by Hall, seconded by Calhoun, the meeting was recessed at 4:51 p.m., by the following vote on roll call:

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

On motion by Calhoun, seconded by Hall, the meeting was reconvened at 4:55 p.m., by the following vote on roll call:

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

UNFINISHED BUSINESS There was no Unfinished Business.

1.

NEW BUSINESS

JOINT PUBLIC HEARING - CONSIDER 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

On motion by Calhoun, seconded by Hall, the hearing was opened at 4:56 p.m., by the following vote on roll call:

AYES: **Commissioners/Council Members - Calhoun, Dobson, Hall, Perrodin**
NOES: **Commissioners/Council Members - None**
ABSENT: **Commissioners/Council Members - Arceneaux**

Kofi Sefa-Boakye, Director of the Redevelopment Agency, stated that the purpose of this hearing is for the members of the commission/council to consider adopting a disposition and development agreement between the Community Redevelopment Agency and Golden Pacific Partners, LLC., to develop the site located at 1420 McKinley Avenue. Approximately one year ago, the commission/council approved an exclusive negotiation agreement between the agency and the city, in order to facilitate a proposed development of mixed-use on 15 acres of agency and privately-owned property. Therefore, staff recommends that commission/council approve the request for a disposition and development agreement between the agency and the city for the development of the aforementioned property.

AUDIENCE COMMENTS ON THE HEARING

There were no Audience Comments on the hearing.

COMMISSION/COUNCIL COMMENTS ON THE HEARING

Commissioner/Councilperson Calhoun stated that she was pleased with the proposed development and expressed her support.

Commissioner/Councilperson Hall requested the square footage of the allotted retail space. Mr. Sefa-Boakye indicated that the multiple retail establishments would add up to 25,000 square feet.

Commissioner/Councilperson Hall also requested the level of retail establishments acquired for the property.

Pablo Leon, Managing Partner of Golden Pacific Partners, Subsidary of Golden Boys Partners, explained that the retail spaces would be occupied by community type tenants, anchored by a high credit tenant.

Commissioner/Councilperson Hall asked if the retail and residential components would be separate. Mr. Leon replied affirmatively.

Commissioner/Councilperson Dobson questioned if an appraisal was obtained for the property. Mr. Sefa-Boakye stated that the agency-owned property was appraised at $5,250,000.00, however an appraisal for the privately-owned property had not been completed.

Chairperson/Mayor Perrodin questioned if a cost marketing analysis had been performed to determine if the area had an over-saturation of retail space.

Mr. Leon indicated that his company previously surveyed the market and determined that the space was leasable.

Chairperson/Mayor Perrodin asked Mr. Leon if his company had anticipated acquiring the property west of McKinley Avenue. Mr. Leon cited that industrial properties were difficult to incorporate at this time, due to the current market.

Commissioner/Councilperson Hall inquired as to whether the agency purchased its property from the Compton Unified School District with the intent to develop the property for open space, as a compliment to the proposed development at the Atkinson Brickyard. Mr. Hall further questioned if that act was an effort to avoid the property going out to bid.

Mr. Sefa-Boakye stated that he reviewed the documents related to the purchase of the agency's property and observed that the Atkinson Brickyard was a significant component to this project.

Executive Secretary/City Manager Evans indicated that he would review the documents related to the acquisition of property and submit them to the commission next week.

Commissioner/Councilperson Hall clarified that he is in favor of the development, however he is concerned with the agency's acquisition of the property.

Chairperson/Mayor Perrodin stated that the Clerk would review the minutes related to the purchase, while the council is in closed session.

Frank Zuranian, co-representative of Golden Pacific Partners, LLC., requested that this issue continue to be discussed, with the advise of the City Attorney.

Commissioner/Councilperson Hall stated that this is not an urgent matter and maintained that this item would be discussed next week.

On motion by Hall, seconded by Dobson, the hearing was closed at 4:59 p.m., by the following vote on roll call:

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

AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND GOLDEN PACIFIC PARTNERS, LLC. FOR THE DISPOSITION OF CERTAIN AGENCY-OWNED PROPERTY	**Item removed for additional information.**

The meeting was recessed at 5:56 p.m. and reconvened at 6:21 p.m.

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 6:22 p.m., by the following vote on roll call:

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

Clerk of the Urban Community Development Commission	**Chairman of the Urban Community Development Commission**

MAY 13, 2008

The Urban Community Development Commission meeting was called to order at 3:19 p.m., in the Council Chambers of City Hall by Chairperson Pro-Tem Barbara Calhoun.

Roll Call

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

Other Officials Present: L. Clegg, A. Godwin, C. Evans

APPROVAL OF MINUTES	There were no minutes to be approved.
UNFINISHED BUSINESS	There was no Unfinished Business.
NEW BUSINESS	There was no New Business.
AUDIENCE COMMENTS	There were no Audience Comments.
COMMISSION COMMENTS	There were no Commission Comments.

On motion by Arceneaux, seconded by Dobson, the meeting was adjourned at 3:19 p.m., by the following vote on roll call:

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

______________________________	______________________________
Clerk of the Urban Community Development Commission	**Chairman of the Urban Community Development Commission**

June 10, 2008

TO: **CHAIRMAN AND COMMISSIONERS**

FROM: **EXECUTIVE SECRETARY**

SUBJECT: **AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND ADVANCED REAL ESTATE SERVICES, INC. FOR THE DISPOSITION OF CERTAIN AGENCY-OWNED PROPERTY**

SUMMARY

Requesting Commission authorization of a Disposition and Development Agreement between the Agency and Advanced Real Estate Services, Inc. for the purchase and development of 2815-2875 Alondra Boulevard.

BACKGROUND

On May 23, 2008, pursuant to Resolution No. 21,945, the City Council authorized an Exclusive Negotiation Agreement (ENA) between the Agency and Advanced Real Estate Services, Inc. (Redeveloper) 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 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.

The Agency acquired the 17.9 acre parcel located at 2815-2875 from the Compton Brick and Tile Company in 1956. The Site consists of a pre existing sanitary landfill which serviced the City from about 1947 to 1975.

On January 30, 2008, an appraisal was conducted on the property by DMD Appraisals, Inc. to determine the current value of the land. The appraised value was $8,582,000.

On May 20, 2008, the Commission, by minute motion, set a joint public hearing for June 10, 2008, to consider a resolution authorizing the disposition and development of the property located at 2815-2875 Alondra Boulevard. The notice of the joint public hearing was published in the Compton Bulletin on May 28, 2008, and June 4, 2008. A copy of the DDA and Summary Report was placed in the City Clerk's Office on or before May 27, 2008 for public review.

2.

The disposition price of the subject property to Advanced Real Estate shall be the total amount ("Disposition Price") to be paid by the Redeveloper for the purchase of the Site shall be the lesser of:

(A) **$15,250,000 less the sum of:**

(i) the reasonably estimated cost, as approved by the Agency's Executive Secretary in writing, of all remedial work reasonably required to put the Property in a condition adequate for the construction of single family homes;

(ii) **Redeveloper's** reasonable costs of investigating the physical condition of the Site;

(iii) an amount equal to ten percent (10%) of the estimate described in clause (i) for **Redeveloper's** management fees, expenses, profit and overhead for **Redeveloper's** investigations;

OR

(B) the "fair market value" of the Site as determined by an appraisal, to be done within sixty (60) days of the submission of the Tentative Tract Map based on the approved number of lots and remedial action plan:

(i) Plus a sum equal to seventy-five percent (75%) of the amount of any and all grants or forgivable loans actually funded by any governmental agencies for the remediation of the site;

(ii) Less the reasonably estimated cost, of all remedial work reasonably required to the property in a condition adequate for the construction of the single family homes;

The Disposition Price shall not be less than zero.

STATEMENT OF THE ISSUE

In accordance with Health and Safety Code Section 33433, the proposed project requires a joint public hearing and subsequent Commission and City Council approval.

RECOMMENDATION

That the attached resolution authorizing the Executive Secretary to enter into a Disposition and Development Agreement between the Community Redevelopment Agency and Advanced Real Estate Services, Inc. be adopted.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

CE:KSB:DLD

2.

RESOLUTION NO. _________

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND ADVANCED REAL ESTATE SERVICES, INC. FOR THE DISPOSITION OF CERTAIN AGENCY-OWNED PROPERTY

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, pursuant to direction of the Commission and City Council, the Agency and Advanced Real Estate Services, Inc. (Redeveloper) have negotiated the terms and conditions of a Disposition and Development Agreement (the "DDA") for the disposition of certain Agency-owned property located at 2815-2875 Alondra Boulevard as outlined in the attached Exhibit A of the DDA (Site Plan) and as legally described in Exhibit B of the DDA (Legal Description of the Site); and

WHEREAS, on January 30, 2008, an appraisal was conducted on the property by DMD Appraisals, Inc. to determine the current value of the land; and

WHEREAS, the Agency has negotiated a proposed DDA with the Redeveloper to purchase the property to develop approximately 100 single-family residences on the Site; and

WHEREAS, in accordance with the Community Redevelopment Law, Health and Safety Code Section 33433, notice of a joint public hearing by the Commission and City Council was published in the Compton Bulletin on May 28, 2008, and June 4, 2008. A copy of the DDA and Summary Report was placed in the City Clerk's Office on or before May 27, 2008 for public review; and

WHEREAS, the Commission and City Council held a joint public hearing on Tuesday, June 10, 2008, in the City Council Chambers to consider and act upon the disposition of certain real property pursuant to the DDA.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Urban Community Development Commission hereby approves the terms and conditions of the Disposition and Development Agreement between the Community Redevelopment Agency and Advanced Real Estate, Inc. for the disposition of certain Agency-owned property located at 2815-2875 Alondra Boulevard.

Section 2. That the Commission hereby finds that the disposition of such property pursuant to the proposed Disposition and Development Agreement (i) will assist in the elimination of blight due to the obligation of the Redeveloper to construct and develop improvements on the property and to open such improvements for business; and (ii) is consistent with the Redevelopment Plan and Implementation Plan for the Compton Redevelopment Project Area (the "Project Area") adopted pursuant to Health and Safety Code Section 33490.

Section 3. That DMD Appraisals, Inc. conducted an appraisal on January 30, 2008 to determine the fair market value of 2815-2875 Alondra Boulevard.

Section 4. That the disposition price of the subject property to Advanced Real Estate shall be the total amount ("Disposition Price") to be paid by the Redeveloper for the purchase of the Site shall be the lesser of:

(A) **$15,250,000 less the sum of:**

(iv) the reasonably estimated cost, as approved by the Agency's Executive Secretary in writing, of all remedial work reasonably required to put the Property in a condition adequate for the construction of single family homes;

(v) **Redeveloper's** reasonable costs of investigating the physical condition of the Site;

(vi) an amount equal to ten percent (10%) of the estimate described in clause (i) for **Redeveloper's** management fees, expenses, profit and overhead for **Redeveloper's** investigations;

OR

(B) the "fair market value" of the Site as determined by an appraisal, to be done within sixty (60) days of the submission of the Tentative Tract Map based on the approved number of lots and remedial action plan:

(iii) Plus a sum equal to seventy-five percent (75%) of the amount of any and all grants or forgivable loans actually funded by any governmental agencies for the remediation of the site;

(iv) Less the reasonably estimated cost, of all remedial work reasonably required to the property in a condition adequate for the construction of the single family homes;

The Disposition Price shall not be less than zero.

Section 5. That the Executive Secretary is hereby authorized and directed to execute any necessary documents upon the advice of the City Attorney.

Section 6. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, City Attorney, City Controller, Community Redevelopment Agency, and Clerk.

Section 7. That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of ___________, 2008.

____

CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

ATTEST:

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at the regular meeting thereof held on the _____ day of __________, 2008.

That said resolution was adopted by the following vote, to wit:

AYES: **COMMISSIONERS -**
NOES: **COMMISSIONERS -**
ABSENT: **COMMISSIONERS -**

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

2.

2.

RESOLUTION SIGN-OFF FORM

DEPARTMENT:	**Community Redevelopement**
RESOLUTION TITLE:	**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND ADVANCED REAL ESTATE SERVICES, INC. FOR THE DISPOSITION OF CERTAIN AGENCY-OWNED PROPERTY**

Kofi Sefa-Boakye	**5/20/2008 11:27:46 AM**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

Craig Cornwell	**6/5/2008 11:31:28 AM**
CITY ATTORNEY	DATE
Willie Norfleet	**5/28/2008 7:07:20 PM**
CITY CONTROLLER	DATE
Dave Hewitt	**5/20/2008 1:59:35 PM**
BUDGET OFFICER	DATE
Charles Evans	**5/27/2008 8:11:10 AM**
CITY MANAGER	DATE

Use when:

Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney's review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

June 10, 2008

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND CLIFFORD WILLIAMS FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA

SUMMARY

Requesting Commission approval of a Purchase Agreement ("Agreement") between the Community Redevelopment Agency ("Agency") and Clifford Williams ("Property Owner") for the purchase and development of certain real property located in the Compton Redevelopment Project Area.

BACKGROUND

Over the past several months, the Agency has been negotiating with Redevelopers for certain real property (approx. 18,509 sq. ft.) located at 412 West Alondra Boulevard. The intent of the Agency is to assemble scattered parcels for the purposes of facilitating integrated mixed-use developments for the subject area.

STATEMENT OF THE ISSUE

The Agency has worked out the terms of the acquisition of the subject property culminating in a Purchase Agreement (see attachment). Under the terms of the Agreement, the Agency would purchase the subject site for $500,000. The purchase price is conditioned upon the Agency's approval of the physical condition of the site including the absence of environmental contamination. The deadline for closing escrow and the sales transaction for site acquisition is 30 days following execution of the Purchase Agreement.

ECONOMIC BENEFITS

The Agency is mandated to utilize its tax increment funds prudently so as to maximize a return on public investment. The acquisition of the site provides an opportunity for the Agency to implement redevelopment objectives for eliminating conditions of blight which threaten the physical, social and economic health of the subject area.

FISCAL IMPACT

Funds in the amount of $500,000 for purchase of the site are available in the Agency's 2007/2008 Fiscal Year Budget, Account number 1300-000-000-1610.

<u>RECOMMENDATION</u>

That the Commission adopt the attached resolution authorizing execution of a Purchase Agreement with the Redevelopers for the purchase of the subject property.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

CE:KSB:DLD

Attachments

RESOLUTION NO. __________

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND CLIFFORD WILLIAMS FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, the Agency and the Property Owner have consummated negotiations culminating into a Purchase Agreement for acquisition of certain property located at 412 West Alondra Boulevard in the City of Compton; and

WHEREAS, the Agency has agreed to purchase the subject property for $500,000; and

WHEREAS, in accordance with the Community Redevelopment Law, Health and Safety Code Section 33433, Agency tax increment funds shall be utilized for acquisition of parcels for development in the furtherance of economic revitalization of the project area; and

WHEREAS, the purchase of the subject property is conditioned upon Agency's approval of the physical conditions of the site including absence of environmental contaminations of the site, and that the deadline for closing escrow and the sales transaction for site acquisition is 30 days following execution of the Purchase Agreement.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Urban Community Development Commission hereby approves the terms and conditions of the Purchase Agreement between the Community Redevelopment Agency and the Property Owner for the purchase of certain property located at 412 West Alondra Boulevard in the City of Compton .

Section 2. That the Commission hereby finds that the purchase of such property pursuant to the proposed Purchase Agreement (i) will assist in the developing a Specific Plan for the elimination of blight at 412 West Alondra Boulevard; and (ii) is consistent with the Redevelopment Plan and Implementation Plan for the Compton Redevelopment Project Area (the "Project Area") adopted pursuant to Health and Safety Code Section 33490.

Section 3. That Funds in the amount of $500,000 for the purchase of the subject parcels (Assessor's No.: 6162-010-049) are available in the Agency's 2007/2008 Fiscal Year Budget, Account number 1300-000-000-1610.

Section 4. That the Executive Secretary is hereby authorized and directed to execute any necessary documents upon the advice of Legal Counsel.

Section 5. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, Legal Counsel, City Controller, Community Redevelopment Agency, and City Clerk.

Section 6. That the Chairman shall sign and the City Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of ___________, 2008.

____
CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

ATTEST:

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the City Clerk at the regular meeting thereof held on the _____ day of __________, 2008.

That said resolution was adopted by the following vote, to wit:

AYES: COMMISSIONERS -
NOES: COMMISSIONERS -
ABSENT: COMMISSIONERS -
ABSTAIN: COMMISSIONERS -

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **Community Redevelopement**

RESOLUTION TITLE: **AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND CLIFFORD WILLIAMS FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA**

<ManagersName>	**<ManagersDate>**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

<LegalName>	**<LegalDate>**
CITY ATTORNEY	DATE
<ControllerName>	**<ControllerDate>**
CITY CONTROLLER	DATE
<BudgetName>	**<BudgetDate>**
BUDGET OFFICER	DATE
<CityManager>	**<CityManagerDate>**
CITY MANAGER	DATE

Use when:

Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney's review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.