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 17, 2008
6:50 PM

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

1. May 8, 2008
   May 13, 2008
   May 20, 2008
   May 27, 2008
   June 3, 3008

ORAL AND WRITTEN COMMUNICATION

UNFINISHED BUSINESS

NEW BUSINESS

2. AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND COMPTON MUNICIPAL WATER DEPARTMENT FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA

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

4. 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

5. 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 IN CONNECTION WITH A PROPOSED MIXED-USE DEVELOPMENT IN THE 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**

1.

MAY 20, 2008

The Urban Community Development Commission meeting was called to order at 7:49 p.m., in the Council Chambers of City Hall by Chairperson Eric Perrodin.

Roll Call

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

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

APPROVAL OF MINUTES On motion by Arceneaux, seconded by Dobson, the minutes of **April 22, 2008** were approved, by the following vote on roll call:

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

EXECUTIVE SECRETARY'S REPORTS

Request to Schedule a Joint Public Hearing - Considering 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 p.m.)

On motion by Arceneaux, seconded by Dobson, the hearing was approved by the following vote on roll call:

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

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 7:50 p.m., by the following vote on roll call:

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

_____________________________ _____________________________

Clerk of the Urban Community Development Commission

Chairman of the Urban Community Development Commission

1.

MAY 27, 2008

The Urban Community Development Commission meeting was called to order at 3:18 p.m., in the Council Chambers of City Hall by Chairperson Pro-Tem Barbara Calhoun.

Roll Call

Commissioners Present: **Dobson, Arceneaux, Hall, Calhoun**
Commissioners Absent: **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 Hall, the meeting was adjourned at 3:19 p.m., by the following vote on roll call:

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

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

JUNE 3, 2008

The Urban Community Development Commission meeting was called to order at 9:51 p.m., in the Council Chambers of City Hall by Chairperson Eric Perrodin.

Roll Call

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

Other Officials Present: **C. Cornwell, 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 9:51 p.m., by the following vote on roll call:

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

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

June 17, 2008

TO: **CHAIRMAN AND COMMISSIONERS**

FROM: **EXECUTIVE SECRETARY**

SUBJECT: **AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND COMPTON MUNICIPAL WATER DEPARTMENT 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 Compton Municipal Water Department ("Property Owner") for the purchase and development of certain parcels (Water Well No. 2), located in the Compton Redevelopment Project Area.

BACKGROUND

Over the past several weeks, the Agency has been negotiating with the Municipal Water Department for certain real property (approx. 5,000 sq. ft.) located at 75 feet south of Rosecrans Avenue on the west side of Tamarind Avenue [Well No. 2]. The Water Well has been inoperable for approximately ten years. The intent of the Agency is to acquire subject parcels for the purposes of facilitating preferred development option for the subject area.

The property was appraised by DMD Appraisals on March 27, 2008, as follows:

- Water Well No. 2, including Lots 37 and 38, on Tamarind Avenue, consisting of approximately 5,000+ sq ft of vacant land - <u>Appraised for $200,000</u>

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 $200,000. 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 45 days following execution of the Purchase Agreement.

ECONOMIC BENEFITS

The acquisition of the site provides an opportunity for the Agency to influence preferred development that would contribute in eliminating blight, enhancing visual outlook and promote economic revitalization of the subject area.

FISCAL IMPACT

Funds in the amount of $200,000 for purchase of the site are available in the Agency's 2007/2008 Fiscal Year Budget, Account number 1300-000-000-1610.

RECOMMENDATION

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 COMPTON MUNICIPAL WATER DEPARTMENT 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 Compton Municipal Water Department have consummated negotiations culminating into a Purchase Agreement for acquisition of certain real property located at 75 feet south of Rosecrans Avenue on the west side of Tamarind Avenue [Well No. 2], in the City of Compton; and

WHEREAS, the Agency has agreed to purchase Well No. 2 in the amount of $200,000; 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 45 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 75 feet south of Rosecrans Avenue on the west side of Tamarind Avenue [Well No. 2], 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 within the subject areas; 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 $200,000, for the purchase of Water Well No. 2, are available in the Agency's 2007/2008 Fiscal Year Budget, Account number 1300-000-000-1610.

2.

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 COMPTON MUNICIPAL WATER DEPARTMENT FOR THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA**

Kofi Sefa-Boakye	**5/19/2008 2:56:24 PM**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

Craig Cornwell	**6/12/2008 12:15:10 PM**
CITY ATTORNEY	DATE
Willie Norfleet	**6/5/2008 1:34:50 PM**
CITY CONTROLLER	DATE
Dave Hewitt	**5/20/2008 1:58:04 PM**
BUDGET OFFICER	DATE
Charles Evans	**5/22/2008 3:07:37 PM**
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 17, 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, plus closing cost. 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 $501,500 (includes estimated closing cost) for purchase of the site are available in the Agency's 2007/2008 Fiscal Year Budget, Account number 1300-000-000-1610.

RECOMMENDATION

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, plus closing cost; 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 $501,500 (includes estimated closing cost) 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**

Kofi Sefa-Boakye	**5/19/2008 2:45:26 PM**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

Craig Cornwell	**6/3/2008 12:03:34 PM**
CITY ATTORNEY	DATE
Willie Norfleet	**5/28/2008 6:56:03 PM**
CITY CONTROLLER	DATE
Dave Hewitt	**5/20/2008 1:56:24 PM**
BUDGET OFFICER	DATE
Charles Evans	**5/22/2008 2:31:40 PM**
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 17, 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 Clifford Williams, owner certain real property (approx. 6,303 sq. ft.) located at 406 - 408 West Alondra Boulevard. The intent of the Agency is to assemble scattered parcels at subject site to facilitate implementation of an integrated mixed-use development.

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 $364,000, plus escrow fees. The purchase price is conditioned upon the Agency's approval of the physical condition of the site including the absence of environmental contamination. The timeframe 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 meet community goals. 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 $365,500 (includes estimated escrow fees) for purchase of the subject site (Assessor's No.: 6162-010-001) 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 406-408 West Alondra Boulevard in the City of Compton; and

WHEREAS, the Agency has agreed to purchase the subject property for $364,000, plus escrow fees; 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 406-408 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 406-408 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 $365,500 (includes estimated escrow fees) the purchase of the subject parcel (Assessor's No.: 6162-010-001) are available in the Agency's 2007/2008 Fiscal Year Budget, Account number 1300-000-000-1610.

4.

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:	**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**

<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.

June 24, 2008

TO: MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: AUTHORIZING THE CITY MANAGER 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 IN CONNECTION WITH A PROPOSED MIXED-USE DEVELOPMENT IN THE REDEVELOPMENT PROJECT AREA

SUMMARY

Requesting City Council's authorization to enter into a Disposition and Development Agreement with Golden Pacific Partners (GPP), LLC for the sale of the 6.7 acre Agency-owned parcel located at 1420 North McKinley Avenue, in connection with the proposed construction of a 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 Golden Pacific Partners, LLC (Redeveloper) to facilitate the assembly of 15 acres (comprising of 6.7 acres of an Agency owned parcel and 8.3 acres of privately owned parcels) at a total acquisition and relocation cost of $13,250,000. The land assembly would facilitate the construction of a proposed mixed-use development at the southeast corner of Rosecrans Avenue and McKinley Avenue.

The proposed project will consist of approximately 11.7 acres consisting of 284 townhomes and 25,000 square feet of community-serving retail space. As of this date, GPP has consummated the negotiation process with the Agency for acquisition of the Agency owned property. Currently, the Redeveloper is also in negotiations with private owners (Allied Waste and other private owners) for the acquisition of the remaining parcels.

STATEMENT OF THE ISSUE

In accordance with Section 33433 of the California Redevelopment Law Health and Safety Code, any lease or sale of Agency owned property, purchased utilizing tax increment funds, requires a joint public hearing of both the Agency and the legislative body for public input. Subsequent to the hearing, the Commission and City Council must consider and approve a resolution authorizing the real estate sale transaction.

5.

The Agency acquired the 6.7 acres vacant lot site located at 1420 North McKinley Avenue in August 2007 from the Compton Unified School District for a purchase price of $5,253,000. The fair market appraisal of the property, conducted by DMD Appraisals Inc. in August 2006, determined the value at $5,253,000. The Agency's site control of the subject property enhances its power to leverage with prospective developers for the implementation of a preferred land use development, in accordance with the proposed Redevelopment Specific Plan for the Atkinson Brickyard area.

In compliance with Redevelopment Law, the Commission and City Council on April 15, 2008, set a joint public hearing (by minute motion) for May 6, 2008, to consider a resolution authorizing the disposition and development of the property located at 1420 North McKinley Avenue. The notice of the joint public hearing was published in the *Compton Bulletin* on April 23, 2008 and April 30, 2008. A copy of the DDA and Summary Report was also placed in the City Clerk's Office on April 23, 2008 for public review in accordance with Redevelopment Law.

ECONOMIC BENEFITS

The proposed development offers several benefits to the City. Based on the GPP's pro-forma analysis, the entire development would generate a projected value of $120 million dollars, resulting in projected annual tax increment revenues of $1,000,000 for the Agency. Currently, the subject site is burdened with non-conforming land uses including the proliferation of decrepit and unsightly non-conforming industrial activities. The planned residential and retail development would visually enhance the neighborhood and become a major catalyst for further economic revitalization of the Atkinson Brickyard area. On the basis of the foregoing, Commission approval of the DDA will advance the revitalization objectives for the area.

RECOMMENDATION

That the attached resolution authorizing the City Manager to enter into a Disposition and Development Agreement with Golden Pacific Partners, LLC be adopted.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
CITY MANAGER

RESOLUTION NO. __________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, AUTHORIZING THE CITY MANAGER 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

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 the direction of the Commission and the City Council, the Agency and Golden Pacific Partners, LLC (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 1420 North McKinley Avenue, Exhibit A of the DDA (Map of the Site) and as legally described in Exhibit B of the DDA (Legal Description of the Site); and

WHEREAS, in August 2006, an appraisal was conducted on the property by DMD Appraisals, Inc. to determine the fair market value of the land; and

WHEREAS, the Agency has negotiated the proposed DDA with the Redeveloper to purchase the property as part of a site assembly strategy to construct 284 townhome units and 25,000 square feet of community serving retail facility on a 15 acre 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 April 23, 2008 and April 30, 2008 and a copy of the DDA and Summary Report was placed in the City Clerk's Office on April 23, 2008 for public review; and

WHEREAS, the Commission and City Council held a joint public hearing on Tuesday, May 6, 2008, in the City Council Chambers to consider and act upon the disposition of certain real property pursuant to the DDA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Council hereby approves the terms and conditions of the Disposition and Development Agreement between the Community Redevelopment Agency and Golden Pacific Partners, LLC for the disposition of certain Agency-owned property located at 1420 North McKinley Avenue in connection with the proposed development of a mixed used development located on the southeast corner of Rosecrans Avenue and McKinley Avenue.

Section 2. That the City Council hereby finds that the disposition of such properties 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 284 townhome units and community serving retail; 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.

5.

Section 3. That DMD Appraisers Inc. conducted an appraisal in August 2006 to determine the fair market value of the Agency-owned property located at 1420 North McKinley Avenue.

Section 4. That the disposition price of the subject property to Golden Pacific Partners, LLC shall be $5,253,000, and such price is not less than the fair market value of the subject property at its highest and best use in accordance to the Redevelopment Plan.

Section 5. That the City Manager 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 City Manager, City Attorney, City Controller, Community Redevelopment Agency, and City Clerk.

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

ADOPTED this _____ day of ___________, 2008.

____

MAYOR OF THE CITY OF COMPTON

ATTEST:

____

CITY CLERK OF THE CITY OF COMPTON

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

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing resolution was adopted by the City Council, signed by the Mayor, 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: **COUNCIL MEMBERS -**
NOES: **COUNCIL MEMBERS -**
ABSENT: **COUNCIL MEMBERS -**
ABSTAIN: **COUNCIL MEMBERS -**

____

CITY CLERK OF THE CITY OF COMPTON

SUMMARY REPORT

DISPOSITION AND DEVELOPMENT AGREEMENT

GOLDEN PACIFIC PARTNERS, LLC

THIS SUMMARY REPORT has been prepared pursuant to Section 33433 of the California Health and Safety Code. This report sets forth certain details of a proposed Disposition and Development Agreement ("Agreement") between the Community Redevelopment Agency of the City of Compton ("Agency") and Golden Pacific Partners, LLC ("Redeveloper") for the purchase and development of Agency-owned property located at 1420 North McKinley Avenue.

This report describes and specifies:

1. The estimated cost of the proposed agreement to the Agency; and

2. The purchase price of the property and the terms of the purchase agreement; and

3. The estimated value of the interest to be conveyed as determined by the highest and best uses permitted under the Redevelopment Plan.

This Report and the proposed Agreement are made available for public inspection prior to the approval of the Agreement.

A. SUMMARY OF TRANSACTION

The Disposition and Development Agreement ("Agreement") between the Agency and the Redeveloper provides that the Agency sell to the Redeveloper an approximately 6.7 acre site for $5,253,000 as a component of a 15 acre development (including developer acquisition of 8.3 acres of privately owned land) resulting in a total acquisition and relocation cost of $13,250,000. The proposed development shall consist of 284 condominium units and 25,000 square feet of community-serving retail space to be located at the southeast corner of Rosecrans Avenue and McKinley Avenue.

B. FINANCIAL SUMMARY OF THE AGREEMENT

1. <u>Cost of the Agreement to the Agency</u>

The Agency acquired subject property in August 2007 as part of the Specific Plan for the Atkinson Brickyard Area. The Agency property located at 1420 North McKinley Avenue was acquired from Compton Unified School District for a purchase price of $5,253,000.

2. **Fair Market Value of the Site**

In August 2006, an appraisal was conducted by DMD Appraisals Inc. which determined the Fair Market Value of the subject property to be $5,253,000.

3. **Disposition Price**

The proposed Disposition Price of the Agency property is $5,253,000. The Redeveloper shall pay the Disposition Price to the Agency at the close of escrow.

C. POTENTIAL ECONOMIC IMPACTS

The Agency owned component is currently generating no economic benefit inasmuch as it is not on the tax rolls. The property will be placed back on the tax rolls with stable households of gainfully employed Compton residents who pay property taxes to the City of Compton. The proposed development offers several benefits to the City. Based on the GPP's pro-forma analysis, the entire development would generate a projected value of $120 million dollars resulting in projected annual tax increment revenues of $1,000,000 for the Agency. Currently, the subject site is burdened with non-conforming land uses including the proliferation of decrepit and unsightly non-conforming industrial activities. The planned residential and retail development would visually enhance the neighborhood and become a major catalyst for further economic revitalization of the Atkinson Brickyard area. On the basis of the foregoing, Commission approval of the DDA will advance the revitalization objective for the area. Positive economic returns on the Agency's investment in the proposed development include:

- Significant tax increment revenues to the Agency based on a projected $120,000,000 real property value generating annual tax increment payment to the Agency in the amount $1,000,000 over the life of the Redevelopment Project Area.

- Revenue from utility user taxes for water, electricity and telephones creating additional sources of revenue for the City.

- Fees and permits will generate a source of revenue for the City.

- Creation of temporary jobs during construction and permanent employment opportunities will be available for Compton residents.

D. ELIMINATION OF BLIGHT

The existing property has been vacant for several years. The proposed Disposition and Development Agreement (i) will assist in the elimination of blight due to the obligation of the Redeveloper to construct 284 townhome units and a community serving retail center; (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; and (iii) serve as a catalyst for further realization of the Atkinson Brickyard Specific Plan for the Rosecrans and McKinley Area.