

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, July 01, 2008
6:50 PM**

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

ORAL AND WRITTEN COMMUNICATION

EXECUTIVE SECRETARY'S REPORT

1. REQUESTING A JOINT PUBLIC HEARING TO CONSIDER ADOPTION OF A RESOLUTION AUTHORIZING THE LEASE OF AGENCY OWNED PROPERTY AT 958 WEST WALNUT STREET IN THE CITY OF COMPTON (July 15, 2008 at 7:25 p.m.)
2. 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 (July 15, 2008 at 7:20 p.m.)

UNFINISHED BUSINESS

NEW BUSINESS

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

July 1, 2008

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: REQUESTING A JOINT PUBLIC HEARING TO CONSIDER ADOPTION OF A RESOLUTION AUTHORIZING THE LEASE OF AGENCY OWNED PROPERTY AT 958 WEST WALNUT STREET IN THE CITY OF COMPTON

SUMMARY

Request to set a joint public hearing to consider a Lease Agreement between the Agency and Wolfgang Rader to lease Agency owned-property located at 958 West Walnut Street.

BACKGROUND

The Agency requests that a hearing be scheduled to consider leasing Agency owned property at 958 West Walnut to Wolfgang Rader. The property consists of a 65 foot wide and 254 feet long, vacant lot located on the Westside of Fire Station #4 (950 W. Walnut Street). Wolfgang Rader proposes to lease the Agency-owned property for approximately two (2) years at a rate of \$800.00 per month. The site will be utilized as a Professional Dog Training Center, which will include ten (10) dog kennels housed on the property. Additionally, the Center will be used as a tool to educate the citizens of Compton and help them become responsible dog owners.

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 Lease Agreement of Agency-owned property to the owner.

1.

Requesting a Joint Public Hearing
Lease Agreement
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RECOMMENDATION

That the Commission by minute motion set a joint public hearing for Tuesday, July 15, 2008, at 7:25 PM to consider a resolution authorizing a Lease Agreement between the Agency and Wolfgang Rader to lease Agency-owned property located at 958 West Walnut Street.

**KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT**

**CHARLES EVANS
EXECUTIVE SECRETARY**

CE:KSB:DLD

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 ADOPTION OF A RESOLUTION AUTHORIZING THE LEASE OF AGENCY OWNED PROPERTY AT 958 WEST WALNUT STREET IN THE CITY OF COMPTON

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, July 15, 2008, at 7:25 PM**, in the City Council Chambers, City Hall, 205 South Willowbrook Avenue, Compton, California, to consider a resolution authorizing the lease of Agency-owned property located at 958 West Walnut Street, in the City of Compton.

A copy of the Agreement and Summary will be available in the office of the City Clerk on July 2, 2008.

Interested persons may submit written comments to the City Clerk's Office prior to the close of business, Thursday, July 10, 2008 at 5:30 PM.

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

**CHARLES EVANS
EXECUTIVE SECRETARY**

**Published: July 2, 2008
 July 8, 2008**

July 1, 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 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, July 15, 2008, at 7:20 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

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 PROPERTY

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, July 15, 2008, at 7:20 PM**, in the City Council Chambers, City Hall, 205 South Willowbrook Avenue, Compton, California, to consider a resolution authorizing a Disposition and Development Agreement between the Community Redevelopment Agency and Advanced Real Estate Services, Inc. for the disposition of Agency-owned property located at 2815-2875 West Alondra Boulevard, 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 July 2, 2008.

Interested persons may submit written comments to the City Clerk's Office prior to the close of business, Thursday, July 10, 2008 at 5:30 PM.

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

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

Published: July 2, 2008
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