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. Pursuant to Section 54957.5 of the California Government Code, Any writings (Except for those writings which are exempt from disclosure) which are distributed to all or a majority of the members of the City Council are available for public inspection in the lobby of the City Council Chambers and in the office of the City Clerk during regular business hours.

URBAN COMMUNITY DEVELOPMENT COMMISSION AGENDA
Tuesday, September 02, 2008
6:50 PM

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

1. **July 8, 2008**
   July 15, 2008
   July 22, 2008

ORAL AND WRITTEN COMMUNICATION

UNFINISHED BUSINESS

NEW BUSINESS

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

JULY 8, 2008

The Urban Community Development Commission meeting was called to order at 3:11 p.m., in the Council Chambers of City Hall by Chairperson Pro-Tem Lillie Dobson.

Roll Call

Commissioners Present:	**Calhoun, Arceneaux, Dobson**
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

AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND THOMAS HWANG, FOR ACQUISITION OF CERTAIN PROPERTY LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA

It was moved by Arceneaux, seconded by Calhoun for discussion.

Commissioner Calhoun commented that the report stated that there should be an attachment and requested that this item be brought back with the attached background information.

Kofi Sefa'boayke, Director of the Community Redevelopment Agency, stated that he would re-submit the item with the requested documentation and noted that these proceedings would not affect the transaction process.

Commissioner Arceneaux withdrew her motion.

AUDIENCE COMMENTS — There were no Audience Comments.

COMMISSION COMMENTS — There were no Commission Comments.

On motion by Arceneaux, seconded by Calhoun, the meeting was adjourned at 3:14 p.m., by the following vote on roll call:

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

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

JULY 15, 2008

The Urban Community Development Commission meeting was called to order at 7:19 p.m., in the Council Chambers of City Hall by Chairperson Eric Perrodin.

Roll Call

Commissioners Present: **Calhoun, Dobson, Arceneaux, Hall, Perrodin**
Commissioners Absent: **None**

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

APPROVAL OF MINUTES There were no minutes to be approved.

UNFINISHED BUSINESS There was no Unfinished Business.

On motion by Arceneaux, seconded by Dobson, the meeting was recessed at 7:19 p.m., by the following vote on roll call:

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

On motion by Arceneaux, seconded by Dobson, the meeting was reconvened at 8:09 p.m., by the following vote on roll call:

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

NEW BUSINESS

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

On motion by Arceneaux, seconded by Dobson, the hearing was opened at 8:09 p.m., by the following vote on roll call:

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

#1.

Kofi Sefa'boayke, Director of the Redevelopment Agency, stated that the purpose of this hearing is for the commission/council to consider a disposition and development agreement between the Redevelopment Agency and Advanced Real Estate Services, Inc. In 2006, the Planning Commission gave the Redevelopment Agency the authority to conduct an exclusive negotiation agreement with Advanced Real Estate Services, Inc., in which they were chosen based on their ability to undertake this huge task.

Mr. Sefa'boayke stated that the agency obtained an appraisal on the property in January 2008 and it was determined to be worth 8.5 million dollars, but the developer has offered to purchase the site for 15 million dollars. Mr. Sefa'boayke requested the community's support in helping the commission make a critical decision on the development of this site.

AUDIENCE COMMENTS ON THE HEARING

Val Dudley, Compton resident, questioned what the agency was proposing for the property.

Mr. Sefa'boayke stated that a residential community would be built on the site.

William Kemp, Compton resident, indicated that the city was awarded federal funding during the last administration, to establish a park at that site and asked if the funds were still available.

Douglas Sanders, City Treasurer, informed Mr. Kemp that the city received three million dollars from the Housing of Urban Development in 1993 through the County of Los Angeles and maintained that the funds were still active.

Mr. Kemp expressed a concern for the property being used to develop homes during a mortgage and foreclosure crisis and suggested that businesses and personnel buildings be built on the site to increase employment in the City of Compton.

Mr. Sefa'boayke explained that developments are governed by the city's general plan land-use designation and noted that the site is not designed for retail use. Mr. Sefa'boayke also commented that the development is consistent with the surrounding residential community.

Mr. Kemp questioned if this was the developer's first project in the City of Compton. Mr. Sefa'boayke replied affirmatively.

Ulysses Terry, Compton resident, stated that he has lived adjacent to the site for the past 50 years and expressed his support for the development. Nevertheless, Mr. Terry questioned if the development would exit on Alondra Boulevard or 156th Street.

Mr. Sefa'boayke indicated that those issues would be covered in the traffic mitigation study.

On motion by Hall, seconded by Arceneaux, the hearing was closed at 8:21 p.m., by the following vote on roll call:

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

COMMISSION/COUNCIL COMMENTS ON THE HEARING

Commissioner/Councilperson Arceneaux asked that the developer include amenities within the residential development.

Commissioner/Councilperson Hall requested the ground-breaking date.

Rick Julian, President of Advanced Real Estate Services Inc., explained that the landfill closure plan would be complete in six months, however it may take up to two years to obtain complete approval for ground-breaking.

Douglas Sanders, City Treasurer, questioned if the community would be protected from the toxins distributed through the clean-up phase of the development.

Mr. Sefa'boayke stated that there are regulated processes that mandate that the developer maintain the construction area and protect the citizens from toxins.

Mr. Sanders asked the City Attorney if there would be any potential liabilities to the city 50 years from now, due to the homes being built on a landfill.

Mr. Sefa'boayke explained that the Polanco Law would grant the city immunity to any future liabilities because of the need to develop inner cities.

Commissioner/Councilperson Dobson questioned how long the developer has been in business.

Mr. Julian stated that he has been in business since 1978.

Commissioner/Councilperson Dobson questioned if he was familiar with the possibilities of contaminants.

Mr. Julian replied affirmatively and commented that his company is partnering with one of the largest companies in the country.

Chairperson/Mayor Perrodin informed the developer that the city may be acquiring the eastern portion of the Southern California Edison right-of-way for park space and advised them to be considerate of the possible ingress and egress.

JOINT PUBLIC HEARING - CONSIDERING THE ADOPTION OF A RESOLUTION AUTHORIZING THE LEASE OF AGENCY-OWNED PROPERTY AT 958 WEST WALNUT STREET

On motion by Arceneaux, seconded by Hall, the hearing was opened at 8:36 p.m., by the following vote on roll call:

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

Kofi Sefa'boayke, Director of the Redevelopment Agency, stated that the purpose of this hearing is for the commission/council to consider the adoption of a resolution authorizing the lease of agency-owned property at 958 West Walnut Street on a month to month basis for two years. Mr. Sefa'boayke explained that there is a clause within the contract that authorizes the city to terminate the contract at anytime for the highest and best use to be determined by the city.

AUDIENCE COMMENTS ON THE HEARING

Robert Ray expressed his support for the proposed development, however he questioned the need for kennels and who would be maintaining the animal care.

Wolfgang Rader, President of German K-9 Experts, explained that the kennels were necessary to house the dogs when their owners go on vacation. Mr. Rader commented that K-9's need special care, therefore they cannot be housed in an ordinary kennel.

Commissioner/Councilperson Arceneaux questioned if any of the dogs would reside permanently on the premises.

Mr. Rader reiterated that the only animals that would be on the property after hours would be the ones that belong to the owners who are on vacation.

Commissioner/Councilperson Arceneaux requested the type of dogs that would be on the property. Mr. Rader affirmed that problem dogs would be trained at the facility.

Commissioner/Councilperson Arceneaux questioned the security of the establishment. Mr. Rader cited that a fence would surround the kennels, as well as a fence surrounding the property.

Commissioner/Councilperson Hall asked if the applicant had liability insurance. Mr. Sefa'boayke emphasized that the applicant submitted those documents to the agency.

Commissioner/Councilperson Hall also questioned if the liability insurance was reviewed by the City Attorney's Office. Mr. Sefa'boayke cited that those documents have been forwarded to the City Attorney's Office.

Ruth Rugley, Deputy City Attorney, commented that the City Attorney does not consider items prior to council's approval.

William Kemp asked if there was a difference between a license for kennels or a training facility.

Ms. Rugley replied that the licensing falls under the city's tax and license codes.

Lynn Boone, Compton resident, questioned why the applicant wants to provide these services in the City of Compton on a month to month lease.

George Mendoza, city employee, stated that he approached the Chairperson/Mayor with this proposal because he felt the city could benefit from Mr. Rader's services.

Dr. Giovanni Bradsfield, Compton resident, questioned the cost per square foot and if it equaled the amount of rent the applicant was being charged.

Mr. Sefa'boayke explained that the cost per square footage was not considered because this is not a permanent use.

Mr. Rader mentioned that the facility would teach dog owners how to properly care for their animals.

Joyce Kelly questioned why this property was being leased for such a small amount.

Mr. Sefa'boayke stated that the amount the city receives from this agreement amounts to more than what the city would receive with no agreement at all.

On motion by Hall, seconded by Arceneaux, the hearing was closed at 9:02 p.m., by the following vote on roll call:

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

COMMISSION/COUNCIL COMMENTS ON THE HEARING

Commissioner/Councilperson Hall expressed a concern for the assessment and approval of the liability insurance.

Commissioner/Councilperson Arceneaux voiced her support of the development.

Commissioner/Councilperson Dobson welcomed Mr. Rader's business to 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

On motion by Arceneaux, seconded by Dobson, **Resolution # 1,722** entitled **"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION 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"** was adopted, by the following vote on roll call:

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

APPROVING THE RENTAL AGREEMENT BETWEEN THE AGENCY AND WOLFGANG RADER TO RENT CERTAIN AGENCY-OWNED PROPERTY

On motion by Arceneaux, seconded by Hall, **Resolution # 1,723** entitled **"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON APPROVING THE RENTAL AGREEMENT BETWEEN THE AGENCY AND WOLFGANG RADER TO RENT CERTAIN AGENCY-OWNED PROPERTY"** was adopted by the following vote on roll call:

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

AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND THOMAS HWANG, FOR ACQUISITION OF CERTAIN PROPERTY LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA

On motion by Calhoun, seconded by Dobson, **Resolution # 1,724** entitled **"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND THOMAS HWANG, FOR ACQUISITION OF CERTAIN PROPERTY LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA"** was adopted by the following vote on roll call:

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

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 9:12 p.m., by the following vote on roll call:

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

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

#1.

JULY 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 Lillie Dobson.

Roll Call

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

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

APPROVAL OF MINUTES On motion by Arceneaux, seconded by Hall, the minutes of **June 17, 2008**, **June 24, 2008** and **July 1, 2008** were approved by the following vote on roll call:

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

UNFINISHED BUSINESS There was no Unfinished Business.

NEW BUSINESS

AUTHORIZING THE EXECUTIVE SECRETARY TO AMEND THE AGREEMENT WITH MARQUETTA HOWARD FOR ADMINISTRATIVE AND TECHNICAL SERVICES **Robert Ray** expressed a concern for the necessity of this contract for administrative and technical services when citizens are told that there is no housing available through the Section 8 program.

Charles Evans, City Manager, explained that this contract includes managing existing tenant and housing issues, as well as an extensive client waiting list.

On motion by Arceneaux, seconded by Hall, **Resolution # 1,725** entitled **"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO AMEND THE AGREEMENT WITH MARQUETTA HOWARD FOR ADMINISTRATIVE AND TECHNICAL SERVICES"** was adopted by the following vote on roll call:

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

AUTHORIZING THE EXECUTIVE SECRETARY TO AMEND THE AGREEMENT WITH ELIZABETH LUNA FOR OCCUPANCY AND INTAKE SERVICES

On motion by Arceneaux, seconded by Hall, **Resolution # 1,726** entitled **"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO AMEND THE AGREEMENT WITH ELIZABETH LUNA FOR OCCUPANCY AND INTAKE SERVICES"** was adopted, by the following vote on roll call:

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

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 3:30 p.m., by the following vote on roll call:

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

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Clerk of the Urban Community Development Commission

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Chairman of the Urban Community Development Commission