

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, November 25, 2008
2:50 PM**

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

1. OCTOBER 7, 2008
OCTOBER 21, 2008
OCTOBER 28, 2008
NOVEMBER 4, 2008
NOVEMBER 12, 2008

ORAL AND WRITTEN COMMUNICATION

UNFINISHED BUSINESS

NEW BUSINESS

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

OCTOBER 7, 2008

The Urban Community Development Commission meeting was called to order at 7:13 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 Hall, seconded by Arceneaux, the minutes of **September 2, 2008** and **September 9, 2008** were approved by the following vote on roll call:

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

EXECUTIVE SECRETARY'S REPORTS

Request to Schedule a Joint Public Hearing - Considering an Amendment to a Disposition and Development Agreement Between the Community Redevelopment Agency and Prism-IQ Partners, LLC. in Connection with Certain Agency-Owned Property Located at the Gateway Towne Center On motion by Arceneaux, seconded by Hall, the hearing was scheduled for 10/28/08 at 3:15 p.m., 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.

#1.

NEW BUSINESS

**ACCEPTING THE PROPOSAL
OF DEL TERRA GROUP TO
PROVIDE PROJECT
MANAGEMENT, TRACKING
AND MONITORING SERVICES
TO FACILITATE
IMPLEMENTATION OF
HOUSING AND REDEVELOPMENT
PROGRAMS IN THE CITY OF
COMPTON**

Reagendad.

AUDIENCE COMMENTS

Joyce Kelly, Compton resident, inquired as to why city officials would allow shredders

in the offices of departmental directors .

Gwen Patrick, Compton resident, questioned how the city could sell the preferred property located at Myrrh and Alameda Street to a company for one dollar per parcel. Ms. Patrick also questioned how the commission was unaware of this company's undocumented non-profit status in the City Clerk's Office.

COMMISSION COMMENTS

There were no Commission Comments.

On motion by Hall, seconded by Arceneaux, the meeting was adjourned at 7:20 p.m., by the following vote on roll call:

AYES: Commissioners - Calhoun, Arceneaux, Hall, Dobson

NOES: Commissioners - None

ABSENT: Commissioners - Perrodin

**Clerk of the Urban Community
Development Commission**

**Chairman of the Urban Community
Development Commission**

OCTOBER 21, 2008

The Urban Community Development Commission meeting was called to order at 7:00 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: 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

**ACCEPTING THE PROPOSAL
OF DEL TERRA GROUP TO
PROVIDE PROJECT
MANAGEMENT, TRACKING
AND MONITORING SERVICES
TO FACILITATE
IMPLEMENTATION OF
HOUSING AND REDEVELOPMENT
PROGRAMS IN THE CITY OF
COMPTON**

William Kemp, Compton resident, informed the commission that this company has a project management contract with Compton Unified School District and that there are some issues that the commission should consider before contracting with this company.

Chairperson Perrodin requested additional information concerning the services that will be provided to the city.

Kofi Sefa'boayke, Director of the Community Redevelopment Agency, stated that this company would be responsible for tracking and monitoring matters involving acquisitions, rehabilitation programs and inspections and land and assembly homeownership.

Chairperson Perrodin asked if it was true that this company was terminated from their contracts with La Puente School District, Santa Ana School District, Bassett School District and Rowland School District.

Mr. Sefa'boayke stated that he was unaware of that information; however he indicated that he would prepare an investigation and submit a report of his findings.

#1.

Chairperson Perrodin felt it would be irresponsible for the commission to approve this contract, prior to those questions being answered.

Craig Cornwell, City Attorney, cited that as it relates to the contract with Santa Ana School District, Del Terra was paid to construct a high school. Consequently, due to delays in construction, their contract was terminated. As a result, the school district sued Del Terra to recover their fees, but the case was dismissed and Del Terra retained all fees.

Commissioner Arceneaux asked if Del Terra would oversee projects similar to the project located at Myrrh and Alameda Street. Mr. Sefa'boayke replied affirmatively.

Commissioner Hall motioned to approve the contract, based on the condition that all questions are answered.

Commissioner Arceneaux stated that she would like to have the answers to Chairperson Perrodin's questions before she makes her decision.

On motion by Hall, seconded by Arceneaux, **Resolution # 1,728** entitled “**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL OF DEL TERRA GROUP TO PROVIDE PROJECT MANAGEMENT, TRACKING AND MONITORING SERVICES TO FACILITATE IMPLEMENTATION OF HOUSING AND REDEVELOPMENT PROGRAMS IN THE CITY OF COMPTON**” was adopted by the following vote on roll call:

AYES: Commissioners - Calhoun, Dobson, Hall

NOES: Commissioners - Arceneaux, Perrodin

ABSENT: Commissioners - None

AUDIENCE COMMENTS

There were no Audience Comments.

COMMISSION COMMENTS

There were no Commission Comments.

On motion by Hall, seconded by Arceneaux, the meeting was adjourned at 7:15 p.m., by the following vote on roll call:

AYES: Commissioners - Calhoun, Dobson, Arceneaux, Hall, Perrodin

NOES: Commissioners - None

ABSENT: Commissioners - None

**Clerk of the Urban Community
Development Commission**

**Chairman of the Urban Community
Development Commission**

#1.

#1.

OCTOBER 28, 2008

The Urban Community Development Commission meeting was called to order at 3:31 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 There were no minutes to be approved.

EXECUTIVE SECRETARY'S REPORTS

Request to Schedule a Joint Public Hearing - Considering the Adoption of a Resolution Authorizing the Lease of Agency-Owned Property at 408 West Alondra Boulevard in the City of Compton On motion by Arceneaux, seconded by Hall, the hearing was scheduled for 11/18/08 at 7:20 p.m., 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 A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND CHURCH OF THE LIVING GOD HOUSEHOLD OF FAITH FOR THE ACQUISITION OF CERTAIN PROPERTY LOCATED AT 2024 WEST COMPTON BOULEVARD IN THE COMPTON REDEVELOPMENT PROJECT AREA

On motion by Arceneaux, seconded by Calhoun, **Resolution # 1,729** entitled **“A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND CHURCH OF THE LIVING GOD HOUSEHOLD OF FAITH FOR THE ACQUISITION OF CERTAIN**

PROPERTY LOCATED AT 2024 WEST COMPTON BOULEVARD IN THE COMPTON REDEVELOPMENT PROJECT AREA” was adopted by the following vote on roll call:

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

The meeting was recessed at 3:30 p.m. and reconvened at 3:52 p.m.

JOINT PUBLIC HEARING - TO CONSIDER AN AMENDMENT TO A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND PRISM-IQ, LLC. IN CONNECTION WITH CERTAIN AGENCY-OWNED PROPERTY LOCATED AT THE TOWNE CENTER

On motion by Arceneaux, seconded by Hall, the hearing was opened at 3:33 p.m., by the following vote on roll call:

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

#1.

Kofi Sefa’boayke, Director of the Community Redevelopment Agency, stated that the purpose of this hearing is for the commission/council to consider an amendment to the Disposition and Development Agreement (DDA) between the Community Redevelopment Agency and Prism-IQ, LLC. In 2004, the Agency entered into a DDA with Prism-IQ to develop a shopping center on the former site of the Alameda Auto Plaza. The DDA requires that the site be developed in two phases (1st phase: shopping center development, 2nd phase: residential development.) However, as a result of the country's economic situation, the developer is requesting an extension of the existing DDA to locate qualified tenants for the completion of the project.

**AUDIENCE COMMENTS
ON THE HEARING**

Robert Ray, Compton resident, stated that he was in support of the extension and expressed his gratitude for what the developers have already done for the City of Compton.

Joyce Kelly, Compton resident, requested additional information for members of the audience.

Mr. Sefa’boayke maintained that supplementary details of this hearing were posted in the City Clerk's Office and the Compton Bulletin.

Charles Evans, City Manager, explained that the developers of the Gateway Towne Center are requesting that the city allow them additional time to complete phase two of the DDA to work with potential tenants.

William Kemp, Compton resident, admitted that he did not support this project four years ago, because he felt the city should have put living wage jobs on the site of the former Alameda Auto Plaza site. Nonetheless he expressed his support for the extension.

Lorraine Cervantes, Compton resident, expressed her support for the extension, based on the economic issues concerning the country's banks.

Gwen Patrick, candidate for the Assembly, requested the expiration date of the extension and questioned if there would be a financial “fallout” to the citizens.

Mr. Sefa’boayke indicated that the expiration date of the extension is October 31, 2009 and that there would be no financial “fallout” to the citizens.

Val Dudley, Compton resident, expressed her support for the DDA with Prism-IQ and commended the commission/council for partnering with this development company.

On motion by Hall, seconded by Arceneaux, the hearing was closed at 3:46 p.m., by the following vote on roll call:

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

COMMISSION/COUNCIL COMMENTS ON THE HEARING Commissioner/Councilperson Arceneaux informed the citizens that the developers would be considering the construction of a supermarket in the Gateway Towne Center and expressed her support for the extension.

Commissioner/Councilperson Hall voiced his support for the extension and thanked Prism-IQ for providing employment to the citizens of Compton.

Commissioner/Councilperson Dobson thanked Brooke Morris and Vince Evans of Prism-IQ for bringing their business to Compton.

AUTHORIZING AN AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND PRISM-IQ PARTNERS, LLC. IN CONNECTION WITH CERTAIN AGENCY-OWNED PROPERTY LOCATED ADJACENT TO THE GATEWAY TOWNE CENTER On motion by Arceneaux, seconded by Hall, **Resolution # 1,730** entitled **“A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING AN AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND PRISM-IQ PARTNERS, LLC. IN CONNECTION WITH CERTAIN AGENCY-OWNED PROPERTY LOCATED ADJACENT TO THE GATEWAY TOWNE CENTER”** was adopted by the following vote on roll call:

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

AUDIENCE COMMENTS Joyce Kelly, Compton resident, asked that the commission address the emergency residential rehabilitation situation.

Commissioner Arceneaux stated that she informed Ms. Kelly that the results of the investigation would be publicly posted this week.

#1.

Nick Dibbs, candidate for the 37th Congressional District, expressed the importance of solar energy projects, a cleaner environment and a decrease in the country's dependence on foreign oil.

COMMISSION COMMENTS

There were no Commission Comments.

On motion by Hall, seconded by Arceneaux, the meeting was adjourned at 3:56 p.m., by the following vote on roll call:

AYES: Commissioners - Calhoun, Arceneaux, Hall, Dobson

NOES: Commissioners - None

ABSENT: Commissioners - Perrodin

**Clerk of the Urban Community
Development Commission**

**Chairman of the Urban Community
Development Commission**

NOVEMBER 4, 2008

The Urban Community Development Commission meeting was called to order at 7:08 p.m., in the Council Chambers of City Hall by Chairperson Eric Perrodin.

Roll Call

Commissioners Present: Calhoun, Dobson, Perrodin

Commissioners Absent: Arceneaux, Hall

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

APPROVAL OF MINUTES

On motion by Dobson, seconded by Calhoun, the minutes of **September 16, 2008** were approved, by the following vote on roll call:

AYES: Commissioners - Calhoun, Dobson, Perrodin

NOES: Commissioners - None

ABSENT: Commissioners - Arceneaux, 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 Dobson, seconded by Calhoun, the meeting was adjourned at 7:08 p.m., by the following vote on roll call:

AYES: Commissioners - Calhoun, Dobson, Perrodin

NOES: Commissioners - None

ABSENT: Commissioners - Arceneaux, Hall

**Clerk of the Urban Community
Development Commission**

**Chairman of the Urban Community
Development Commission**

#1.

NOVEMBER 12, 2008

The Urban Community Development Commission meeting was called to order at 3:40 p.m., in the Council Chambers of City Hall by Chairperson Pro-Tem Lillie Dobson.

Roll Call

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

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

AUTHORIZING ACCEPTANCE OF PROPOSALS FOR AND ENTERING INTO CONTRACTS WITH Councilperson Arceneaux requested the projected date of construction.

VARIOUS VENDORS FOR ASTM COMPLIANT PLAYGROUND APPARATUS, INSTALLATION Charles Evans, City Manager, indicated that construction should begin by January 2009.

AND INSTALLATION OF RUBBERIZED SAFETY SURFACE UPGRADES AND FENCING TO ENHANCE THE RAYMOND STREET PARK RENOVATION PROJECT

On motion by Arceneaux, seconded by Hall, **Resolution # 1,731** entitled “**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING ACCEPTANCE OF PROPOSALS FOR AND ENTERING INTO CONTRACTS WITH VARIOUS VENDORS FOR ASTM COMPLIANT PLAYGROUND APPARATUS, INSTALLATION AND INSTALLATION OF RUBBERIZED SAFETY SURFACE UPGRADES AND FENCING TO ENHANCE THE RAYMOND STREET PARK RENOVATION PROJECT**” was adopted by the following vote on roll call:

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

**ACCEPTING THE PROPOSAL
OF MUNICIPAL RESOURCES
CONSULTANTS TO PREPARE
AND PROCESS THE NORTH
DOWNTOWN COMPTON
SPECIFIC PLAN
ENVIRONMENTAL IMPACT
REPORT**

Removed.

AUDIENCE COMMENTS

There were no Audience Comments.

COMMISSION COMMENTS

There were no Commission Comments.

On motion by Hall, seconded by Arceneaux, the meeting was adjourned at 3:43 p.m., by the following vote on roll call:

AYES: Commissioners - Arceneaux, Hall, Dobson

NOES: Commissioners - None

ABSENT: Commissioners - Calhoun, Perrodin

**Clerk of the Urban Community
Development Commission**

**Chairman of the Urban Community
Development Commission**

