

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, March 17, 2009

6:50 PM

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

1. February 10, 2009
February 17, 2009

ORAL AND WRITTEN COMMUNICATION

EXECUTIVE SECRETARY'S REPORT

2. REQUEST TO SCHEDULE A JOINT PUBLIC HEARING TO CONSIDER A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND META HOUSING CORPORATION, INC. FOR THE DISPOSITION OF CERTAIN PUBLIC-

OWNED REAL PROPERTY LOCATED IN THE REDEVELOPMENT
PROJECT AREA (**April 7, 2009 at 7:20 P.M.**)

UNFINISHED BUSINESS

NEW BUSINESS

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

FEBRUARY 10, 2009

The Urban Community Development Commission meeting was called to order at 3:12 p.m., in the Council Chambers of City Hall by Chairperson Pro-Tem Lillie Dobson.

Roll Call

Commissioners Present: Calhoun, Arceneaux, Clay, Dobson

Commissioners Absent: Perrodin

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

APPROVAL OF MINUTES

On motion by Arceneaux, seconded by Calhoun, the minutes of **January 6, 2009** were approved, by

the following vote on roll call:

AYES: Commissioners - Calhoun, Arceneaux, Clay, Dobson

NOES: Commissioners - None

ABSENT: Commissioners - Perrodin

UNFINISHED BUSINESS

There was no Unfinished Business.

NEW BUSINESS

**AMENDING THE FY 2008-09
ANNUAL BUDGET TRANSFERRING
FUNDS FOR SUPPLIES AND
MATERIALS NECESSARY
FOR THE UPKEEP AND
MAINTENANCE OF
COMMUNITY REDEVELOPMENT
AGENCY-OWNED PROPERTIES**

Robert Ray, Compton resident, asked the City Attorney to declare the former gas station located on Alondra Boulevard a public nuisance.

Commissioner Arceneaux requested the status of the former gas station.

City Attorney explained that the matter is still in court, after which the City Attorney's Office will bring back a report.

On motion by Arceneaux, seconded by Calhoun, **Resolution # 1,744** entitled "**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AMENDING THE FY 2008-09 ANNUAL BUDGET TRANSFERRING FUNDS FOR SUPPLIES AND MATERIALS NECESSARY FOR THE UPKEEP AND MAINTENANCE OF COMMUNITY REDEVELOPMENT AGENCY-OWNED PROPERTIES**" was adopted, by the following vote on roll call:

#1.

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

AUDIENCE COMMENTS

Joyce Kelly, Compton resident, mentioned the maintenance work performed by Victory

Outreach Ministries and asked how long the funds would last to maintain the vacant gas station located on Alondra Boulevard.

Charles Evans, Executive Secretary, informed Ms. Kelly that the funds would last until the end of the 2008-09 fiscal year, noting that this project is not related to Victory Outreach Ministries.

COMMISSION COMMENTS

There were no Commission Comments.

On motion by Arceneaux, seconded by Calhoun, the meeting was adjourned at 3:18 p.m., by the following vote on roll call:

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

**Clerk of the Urban Community
Development Commission**

**Chairman of the Urban Community
Development Commission**

FEBRUARY 17, 2009

The Urban Community Development Commission meeting was called to order at 7:04 p.m., in the Council Chambers of City Hall by Chairperson Eric Perrodin.

Roll Call

Commissioners Present: Calhoun, Dobson, Arceneaux, Clay, Perrodin
Commissioners Absent: None

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

APPROVAL OF MINUTES There were no minutes to be approved.

EXECUTIVE SECRETARY'S REPORTS**CITY ATTORNEY CLOSED SESSION**

**Conference with Real Property,
 Pursuant to California Government
 Code Section 54956.8 Negotiator -
 Property: 1414-1436 West Compton
 Boulevard; Negotiating Parties:
 City Attorney's Office and Regan &
 Associates; Under Negotiation: Price
 and Terms**

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

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

**Conference with Agency Counsel -
 Pending Litigation, Dickerson v.
 City of Compton, LASC Case No.
 BC 387992, Pursuant to California
 Government Code Section 54956.9(a)**

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

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

UNFINISHED BUSINESS There was no Unfinished Business.

#1.

NEW BUSINESS

AUTHORIZING ADOPTION OF THE SMART GROWTH IMPLEMENTATION PLAN FOR THE COMPTON REDEVELOPMENT PROJECT AREA

Commissioner Calhoun expressed her support for the Smart Growth Implementation Plan.

On motion by Arceneaux, seconded by Calhoun, **Resolution # 1,745** entitled “**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING ADOPTION OF THE SMART GROWTH IMPLEMENTATION PLAN FOR THE COMPTON REDEVELOPMENT PROJECT AREA**” was adopted, by the following vote on roll call:

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

AUTHORIZING THE EXECUTIVE SECRETARY TO WORK OUT THE TERMS AND CONDITIONS OF A LOAN AGREEMENT TO PROVIDE GAP FINANCING IN CONNECTION WITH REFINANCING PORTION OF A CONSTRUCTION LOAN FOR DEVELOPMENT OF THE GATEWAY TOWNE CENTER

On motion by Arceneaux, seconded by Calhoun, **Resolution # 1,746** entitled “**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO WORK OUT THE TERMS AND CONDITIONS OF A LOAN AGREEMENT TO PROVIDE GAP FINANCING IN CONNECTION WITH**

REFINANCING PORTION OF A CONSTRUCTION LOAN FOR DEVELOPMENT OF THE GATEWAY TOWNE CENTER” was adopted, by the following vote on roll call:

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

AUDIENCE COMMENTS

Joyce Kelly, Compton resident, requested the status of the emergency housing rehabilitation applications that were approved, but not funded.

COMMISSION COMMENTS

There were no Commission Comments.

On motion by Arceneaux, seconded by Dobson, the meeting was adjourned at 7:09 p.m., by the following vote on roll call:

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

NOES: Commissioners - None

ABSENT: Commissioners - None

**Clerk of the Urban Community
Development Commission**

**Chairman of the Urban Community
Development Commission**

March 17, 2009

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 META HOUSING CORPORATION, INC. FOR THE DISPOSITION OF CERTAIN PUBLIC-OWNED REAL PROPERTY LOCATED IN THE REDEVELOPMENT PROJECT AREA.

SUMMARY

Requesting a joint public hearing to consider a Disposition and Development Agreement (DDA) between the Community Redevelopment Agency (Agency) and Meta Housing Corporation, Inc. (Redeveloper) for the disposition of certain real property located at the following APN# 6166-010-901, 902, 903, and 904 within the North Downtown Specific Plan area.

BACKGROUND

On January 27, 2009, the Urban Community Development Commission adopted Resolution No. 1,743 which authorized the execution of an Exclusive Negotiation Agreement with the Meta Housing Corporation, Inc. for a proposed 75-unit senior citizen development to be located within the North Downtown Specific Plan area. The proposed development is comprised of four (4) public-owned parcels containing a total of approximately 76,938 square feet. The Agency is currently preparing the Disposition and Development Agreement (DDA) for presentation to the Commission for consideration will be forthcoming.

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 (2) 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 public-owned property to the Redeveloper.

#2.

Requesting a Joint Public Hearing
Meta Housing Corporation, Inc.
March 17, 2009
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RECOMMENDATION

That the Commission by minute motion set a joint public hearing for **Tuesday, April 7, 2009**, at 7:20 PM to consider a resolution authorizing a DDA between the Agency and Meta Housing Corporation, Inc. for the disposition of public-owned property located at the following APN# 6166-010-901, 902, 903, and 904 within the North Downtown Specific Plan area.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

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 CERTAIN PROPERTY IN THE REDEVELOPMENT PROJECT AREA

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, April 7, 2009, 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 Meta Housing Corporation, Inc., for the disposition of certain property located at the following APN# 6166-010-901, 902, 903, 904, 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 **Wednesday, March 18, 2009**.

Interested persons may submit written comments to the City Clerk's Office prior to the close of business, **Monday, April 6, 2009** at 6:00 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: March 25, 2009
April 1, 2009

