

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, June 09, 2009

2:50 PM

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

ORAL AND WRITTEN COMMUNICATION

EXECUTIVE SECRETARY'S REPORT

1. REQUEST TO SCHEDULE A JOINT PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE DISPOSITION DEVELOPMENT AGREEMENT FOR THE DISPOSITION OF CERTAIN AGENCY-OWNED PROPERTY LOCATED AT 501 AND 521 SOUTH ALAMEDA STREET IN THE REDEVELOPMENT PROJECT AREA (**July 7, 2009 at 7:15 p.m.**)

2. REQUEST OF OPTIMAL CHILD DEVELOPMENT CENTER/CHRISTIAN ACADEMY FOR THE USE OF AGENCY-OWNED PROPERTY LOCATED AT 305 N. LONG BEACH BOULEVARD FOR ANNIVERSARY CARNIVAL (September 23-30, 2009)

UNFINISHED BUSINESS

NEW BUSINESS

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

June 9, 2009

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: REQUEST A JOINT PUBLIC HEARING TO CONSIDER THE FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND ALAMEDA COURT LLC FOR THE DISPOSITION OF CERTAIN AGENCY-OWNED PROPERTY LOCATED AT 501 AND 521 SOUTH ALAMEDA STREET IN THE COMPTON REDEVELOPMENT PROJECT AREA

SUMMARY

Requesting a joint public hearing to consider the First Amendment to the Disposition and Development (DDA) between the Community Redevelopment Agency (Agency) and Alameda Court LLC (Redeveloper) for the disposition of certain Agency-owned property located at 501 and 521 South Alameda Street in the Compton Redevelopment Project Area.

BACKGROUND

On February 6, 2007, the Urban Community Development Commission adopted Resolution No. 1,668 which authorized the execution of a Disposition and Development Agreement with Alameda Court LLC to facilitate the development of twenty-eight (28) for sale town home units located at 501 and 521 South Alameda Street.

The purpose of the public hearing is that the Redeveloper has informed the Agency that a member of the Redeveloper has withdrawn from the limited liability company, and the Agency has informed the Redeveloper that it has no objections to the withdrawal.

Additionally, the Agency and Redeveloper also desires to amend the DDA to clarify the standards for disbursement of certain HOME funds, and to make other necessary changes.

#1.

Requesting a Joint Public Hearing
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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 amending the DDA for the disposition of Agency-owned property to the Redeveloper.

RECOMMENDATION

That the Commission by minute motion set a joint public hearing for **Tuesday, July 7, 2009 at 7:15 pm** to consider a resolution authorizing the First Amendment to the Disposition and Development Agreement between the Agency and Alameda Court LLC for the disposition of Agency-owned property located at 501 and 521 South Alameda Street.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

June 9, 2009

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: REQUEST FOR USE OF AGENCY-OWNED PROPERTY AT 305 NORTH LONG BEACH BOULEVARD TO OPTIMAL CHILD DEVELOPMENT CENTER/CHRISTIAN ACADEMY FOR A 30TH ANNIVERSARY CARNIVAL

SUMMARY

Request to use Agency owned property at 305 North Long Beach Boulevard by Optimal Child Development Center/Christian Academy to hold a carnival to commemorate their 30th Anniversary from September 23rd to September 30th, 2009.

BACKGROUND

On May 7, 2009, Agency staff received correspondence from Optimal Child Development Center/Christian Academy (Optimal) requesting to use Agency owned property located at 305 North Long Beach Boulevard. Optimal desires to use the property from September 23rd to September 30th 2009 for a carnival fundraiser for the school.

Staff has notified and directed Optimal to the appropriate departments and agency's in order to determine the costs associated with the carnival. Additionally, Optimal is also aware that they must contact the following agencies as part of the approval process: the City's Parks and Recreation Department for all necessary fees and procedures; the Los Angeles County Sheriff's Department to make sure that any security plans for the event are in place; the City's Risk Management Office for the requisite insurance; the City's Building Department for any permits; the City's Business Licenses for all licenses and permit fees; and the Compton Fire Department for any emergency medical assistance.

#2.

Use of Agency-Owned Property
Optimal Child Development Center/Optimal Christian Academy
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FISCAL IMPACT

Optimal is required to pay all applicable fees associated with the intended type of use for the site.

STATEMENT OF THE ISSUE

In order for Optimal to utilize the site, the Agency must receive approval from the various departments and agencies involved in the process. Furthermore, Optimal will be required to maintain and clean the site during the event and perform site clean-up after the event.

In order for the Optimal Child Development Center/Optimal Christian Academy to utilize the property, Commission approval is necessary.

RECOMMENDATION

Optimal is therefore requesting written permission from the Agency to use the property for this event. Staff recommends that the Commission approve the request, subject to Optimal complying with all the terms and conditions from the other departments, such as submitting an insurance policy naming the City/Agency as additional insures, submission of a security plan, and acquiring all relevant City licenses and permits.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

