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, July 07, 2009
6:50 PM

WORKSHOP(S)

HEARING(S)

7:15 P.M. - JOINT PUBLIC HEARING - TO CONSIDER AN AMENDMENT TO DISPOSITION DEVELOPMENT AGREEMENT FOR THE DISPOSITION OF CERTAIN AGENCY-OWNED PROPERTY LOCATED AT 501 AND 521 SOUTH ALAMEDA **(ITEM 5)**

OPENING

ROLL CALL

APPROVAL OF MINUTES

ORAL AND WRITTEN COMMUNICATION

EXECUTIVE SECRETARY'S REPORT

1. PUBLIC REPORT CONCERNING THE PROVISION OF AFFORDABLE HOUSING

UNFINISHED BUSINESS

NEW BUSINESS

2. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, REDUCING THE COMPENSATION OF THE MEMBERS

3. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE LOCAL HOUSING AUTHORITY OF THE CITY OF COMPTON, REDUCING THE COMPENSATION OF THE MEMBERS

4. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DECLARING THE INTENTION OF THE AGENCY TO ENTER INTO A LOAN AGREEMENT AND ONE OR MORE PURCHASE AGREEMENTS WITH BB RENAISSANCE HOLDINGS, LLC AND AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO NEGOTIATE THE TERMS OF THE LOAN AGREEMENT AND PURCHASE AGREEMENTS

5. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING A 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.

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

#1.

Public Report Concerning the Provision of Affordable Housing

Opportunities in the City of Compton

City Council Resolution No. 22,688 authorized and directed the City Attorney to investigate whether and to what extent (i) the production of affordable housing and homeownership opportunities within the City of Compton have been and are being accomplished by nonprofit corporations, their affiliates and other third parties, (ii) the provision of housing for low and moderate income persons has been and is being accomplished by nonprofit corporations, their affiliates and other third parties, (iii) the provision of affordable housing by nonprofit corporations, their affiliates and other third parties has been carried out and is being carried out in a manner consistent with the goals and expectations of the City, and (iv) there has been an appropriate and lawful use of any federal, state or local funds or assets by nonprofit corporations, their affiliates and other third parties.

The City Attorney thereafter determined to audit several affordable housing and homeownership opportunity programs in the City. Based upon allegations of potential wrongdoing appearing in the *Los Angeles Times,* the City Attorney determined to review three affordable housing projects that the City and the Community Redevelopment Agency undertook with Long Term Care Housing Corporation, an affiliate of the Service Employees International Union local that has been under scrutiny by federal and state authorities over the use of funds by its former President, Tyrone Freeman. The City Attorney additionally chose two other projects, at random, to review for compliance with HUD rules and regulations applicable to the use of HOME funds. Those two latter projects were undertaken by Charter House and Basic Life Institute, respectively.

After reviewing City and Agency records, and meeting with involved individuals, to the extent possible, the City Attorney has determined that each of the examined Community Housing Development Organizations ("CHDOs") succeeded in providing affordable housing opportunities to the residents of Compton. Certain areas of concern were identified, and are in the process of being remedied. None of those areas of concern, however, involve any fraud or criminal wrongdoing.

The City Attorney has made certain confidential recommendations with regard to protocols and procedures to be followed in the future to avoid recurrence of the identified areas of concern.

July 7, 2009

TO: **HONORABLE CHAIRMAN AND COMMISSIONERS**

FROM: **EXECUTIVE SECRETARY**

RE: **A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, REDUCING THE COMPENSATION OF THE MEMBERS.**

SUMMARY:

The Urban Community Development Commission, acting as the Community Redevelopment Agency, will consider adopting a Resolution that will reduce the compensation for the Chairman and each Commissioner.

BACKGROUND:

California state law authorizes local legislative bodies to establish by ordinance declaring the need to establish a Commission to function within the community as a redevelopment agency. Pursuant thereto, on July 15, 1975, the City Council of the City of Compton adopted Ordinance No. 1,479 (codified at Section 2-13 of the Compton Municipal Code), which created and established the Urban Community Development Commission to act as the Community Redevelopment Agency of the City of Compton, in accordance with the authority of California Health and Safety Code Sections 34000.

STATEMENT OF ISSUE:

In 2006, California Assembly Bill 11 (AB 11) was passed by the State legislature and signed into law by the Governor. This legislation amended California Health and Safety Code Sections 34130.5 so as to limit the compensation of the members of the Commission, when functioning as the Community Redevelopment Agency, to Seventy-Five Dollars for each meeting attended by each Commissioner, up to a maximum of two meetings in any calendar month.

#2.

RECOMMENDATION:

Since the Urban Community Development Commission was formed under the authority of California Health and Safety Code, and not the local charter authority, the compensation paid to its members is limited by the provisions of State law.

It is the recommendation of staff that the Commission adopt the attached Resolution, which will reduce the compensation for the Chairman and Commissioner.

CHARLES EVANS
EXECUTIVE SECRETARY

#2.

RESOLUTION NO. _______

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, REDUCING THE COMPENSATION OF THE MEMBERS

WHEREAS, pursuant to California state law, on July 15, 1975, the City Council of the City of Compton adopted Ordinance No. 1,479 (codified at Section 2-13 of the Compton Municipal Code), which created and established the Urban Community Development Commission, and authorized it to function as the governing body of the Community Redevelopment Agency, in accordance with the authority of California Health and Safety Code Sections 34000 *et seq.*; and

WHEREAS, in 2006 California Assembly Bill 11 (AB 11) was passed by the State legislature and signed into law by the Governor, which amended California Health and Safety Code Sections 34130.5 so as to limit the compensation of the members of the Commission, when functioning as the Community Redevelopment Agency of the City of Compton, to Seventy-Five Dollars for each meeting attended by each Commissioner, up to a maximum of two meetings in any calendar month.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That Chairman and Commission members of the Urban Community Development Commission, acting as the Community Redevelopment Agency of the City of Compton, shall be paid Seventy-Five Dollars ($75.00) a meeting, not to exceed One Hundred Fifty Dollars ($150.00) in any calendar month.

Section 2. That a certified copy of this Resolution shall be filed in the offices of the Commission Clerk, Commission Executive Secretary, Commission Counsel, Commission Treasurer and the City Controller.

Section 3. That the Commission Chairman shall sign and the Commission Clerk shall attest to the adoption of this Resolution.

ADOPTED this __________ day of _______________, 2009.

____

CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

ATTEST:

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Alita Godwin, Commission Clerk of the Urban Community Development Commission, hereby certify that the foregoing Resolution was adopted by the Commission, signed by the Commission Chairman and attested by the Commission Clerk at a regular meeting thereof held on the __________ day of ___________________, 2009.

That said Resolution was adopted by the following vote, to wit:

AYES: COMMISSIONERS -
NOES: COMMISSIONERS –
ABSTAIN: COMMISSIONERS –
ABSENT: COMMISSIONERS –

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

#3.

July 7, 2009

TO: HONORABLE CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

RE: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE LOCAL HOUSING AUTHORITY OF THE CITY OF COMPTON, REDUCING THE COMPENSATION OF THE MEMBERS.

SUMMARY:

The Urban Community Development Commission, acting as the Local Housing Authority, will consider adopting a Resolution that will reduce the compensation for the Chairman and each Commission member.

BACKGROUND:

California state law authorizes local legislative bodies to establish by ordinance declaring the need to establish a Commission to function within the community as a local housing authority. Pursuant thereto, on July 15, 1975, the City Council of the City of Compton adopted Ordinance No. 1,479 (codified at Section 2-13 of the Compton Municipal Code), which created and established the Urban Community Development Commission to act as the Compton Local Housing Authority of the City of Compton, in accordance with the authority of California Health and Safety Code Sections 34000.

STATEMENT OF ISSUE:

In 2006, California Assembly Bill 11 (AB 11) was passed by the State legislature and signed into law by the Governor. This legislation amended California Health and Safety Code Sections 34130.5 so as to limit the compensation of the members of the Commission, when functioning as the Local Housing Authority, to Seventy-Five Dollars for each meeting attended by each Commissioner, up to a maximum of two meetings in any calendar month.

RECOMMENDATION:

Since the Urban Community Development Commission was formed under the authority of California Health and Safety Code, and not the local charter authority, the compensation paid to its members is limited by the provisions of State law.

#3.

It is the recommendation of staff that the Commission adopt the attached Resolution, which will reduce the compensation for the Chairman and Commissioner.

CHARLES EVANS
EXECUTIVE SECRETARY

#3.

RESOLUTION NO. ______

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE LOCAL HOUSING AUTHORITY OF THE CITY OF COMPTON, REDUCING THE COMPENSATION OF THE MEMBERS

WHEREAS, pursuant to California state law, on July 15, 1975, the City Council of the City of Compton adopted Ordinance No. 1,479 (codified at Section 2-13 of the Compton Municipal Code), which created and established the Urban Community Development Commission, and authorized it to function as the governing body of the Local Housing Authority, in accordance with the authority of California Health and Safety Code Sections 34000 *et seq.*; and

WHEREAS, in 2006 California Assembly Bill 11 (AB 11) was passed by the State legislature and signed into law by the Governor, which amended California Health and Safety Code Sections 34130.5 so as to limit the compensation of the members of the Commission, when functioning as the Local Housing Authority of the City of Compton, to Seventy-Five Dollars for each meeting attended by each Commissioner, up to a maximum of two meetings in any calendar month.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE LOCAL HOUSING AUTHORITY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That Chairman and Commission members of the Urban Community Development Commission, acting as the Local Housing Authority of the City of Compton, shall be paid Seventy-Five Dollars ($75.00) a meeting, not to exceed One Hundred Fifty Dollars ($150.00) in any calendar month.

Section 2. That a certified copy of this Resolution shall be filed in the offices of the Commission Clerk, Commission Executive Secretary, Commission Counsel, Commission Treasurer and the City Controller.

Section 3. That the Commission Chairman shall sign and the Commission Clerk shall attest to the adoption of this Resolution.

ADOPTED this __________ day of _______________, 2009.

____

CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

ATTEST:

____

CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Alita Godwin, Commission Clerk of the Urban Community Development Commission, hereby certify that the foregoing Resolution was adopted by the Commission, signed by the Commission Chairman and attested by the Commission Clerk at a regular meeting thereof held on the __________ day of ____________________, 2009.

That said Resolution was adopted by the following vote, to wit:

AYES: COMMISSIONERS -
NOES: COMMISSIONERS –
ABSTAIN: COMMISSIONERS –
ABSENT: COMMISSIONERS –

____

CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

#4.

July 7, 2009

TO: **CHAIRMAN AND COMMISSIONERS**

FROM: **EXECUTIVE SECRETARY**

SUBJECT: **AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE THE TERMS OF A LOAN AGREEMENT AND ONE OR MORE PURCHASE AGREEMENTS BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND BB RENAISSANCE HOLDINGS, LLC IN CONNECTION WITH THE RENOVATION OF THE COMPTON RENAISSANCE PLAZA SHOPPING CENTER**

SUMMARY

Adoption of this Resolution declares the intention of the Community Redevelopment Agency (the "Agency") to enter into a loan agreement and one or more purchase agreements with BB Renaissance Holdings, LLC (the "Developer") in connection with the renovation of the Compton Renaissance Plaza Shopping Center (the "Shopping Center") and authorizes the Executive Director to negotiate the terms of the loan agreement and purchase agreements with the Developer.

BACKGROUND

The Developer is in the midst of a major renovation of the Shopping Center, which is located in the Compton Redevelopment Project Area (the "Project Area"), including resurfacing the parking lot throughout the Shopping Center, implementing a new color scheme for the buildings in the Shopping Center, and implementing a new landscape design (the "Shopping Center Improvements"). As part of the renovation of the Shopping Center, the Developer will renovate or cause the renovation of the existing 86,489 square foot vacant building located at the northeast corner of Compton Boulevard between Alameda Street and Willowbrook Avenue formerly occupied by K-Mart, including undertaking new storefront designs, and will lease the renovated K-Mart building to the Burlington Coat Factory. The Developer has requested certain assistance from the Agency in connection with the renovation.

Agency staff recommends that the Agency loan the Developer up to $1.425 million to fund the renovation of the K-Mart building. Such loan shall be secured by a subordinated deed of trust on the K-mart parcel, have a term of 5 years, and bear interest at the rate of 3% per annum.

In addition, the Agency staff recommends that the Agency purchase from the Developer a short term public parking easement and a facade easement for an aggregate purchase price not to exceed $1.425 million. The facade easement will require the owner to maintain the facade of the former K-Mart building and, in the event the owner fails to do so, will provide the Agency with authority to maintain the facade at the owner's expense. The public parking easement will provide a non-exclusive easement for public parking purposes over the commercial lot at 109 and 117 N. Willowbrook Avenue, Compton, CA 90220. The monies to be disbursed by the Agency under the loan agreement and purchase agreement(s) will be paid directly to Burlington Coat Factory upon the completion of the Shopping Center Improvements and the renovation of the former K-Mart building, and the opening for business of a Burlington Coat Factory store in the former K-Mart building.

STATEMENT OF THE ISSUE

In accordance with Section 33444.5 of the Health and Safety Code, the Agency may loan funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures within the Project Area. In addition, pursuant to Health and Safety Code Section 33391, the Agency may acquire interests in real property, including public parking easements and facade easements.

FISCAL IMPACT

The Agency will expend $2.850 million: $1.425 million as a secured loan and $1.425 million to acquire property interests.

RECOMMENDATION

Staff is requesting that the Commission adopt the attached Resolution.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

RESOLUTION NO. __________

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DECLARING THE INTENTION OF THE AGENCY TO ENTER INTO A LOAN AGREEMENT AND ONE OR MORE PURCHASE AGREEMENTS WITH BB RENAISSANCE HOLDINGS, LLC AND AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO NEGOTIATE THE TERMS OF THE LOAN AGREEMENT AND PURCHASE AGREEMENTS

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area (the “Project Area”); and

WHEREAS, Health and Safety Code Section 33444.5 provides that a redevelopment agency may loan funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures within a project area; and

WHEREAS, Health and Safety Code Section 33391 provides that a redevelopment agency may purchase real property and any interests in real property; and

WHEREAS, BB Renaissance Holdings, LLC (the “Developer”) is in the midst of a major renovation of the Compton Renaissance Plaza Shopping Center (the “Shopping Center”) which is located in the Project Area, including resurfacing the parking lot throughout the Shopping Center, implementing a new color scheme for the buildings in the Shopping Center, and implementing a new landscape design (the “Shopping Center Improvements”); and

WHEREAS, as part of this renovation of the Shopping Center the Developer will renovate or cause the renovation of the existing 86,489 square foot vacant building located at the northeast corner of Compton Boulevard between Alameda Street and Willowbrook Avenue formerly occupied by K-Mart, including undertaking new storefront designs, and will lease the renovated K-Mart building to the Burlington Coat Factory; and

WHEREAS, the Shopping Center Improvements and renovation and lease of the K-Mart building to the Burlington Coat Factory will improve the appearance of the Shopping Center, eliminate conditions of blight in the Project Area, generate additional tax revenues, create new job opportunities and serve as a catalyst for further development and redevelopment in the Project Area, thereby substantially improving the economic and physical conditions in the Project Area in accordance with the purposes and goals of the Redevelopment Plan for the Project Area; and

WHEREAS, the Agency desires to make a loan to the Developer in an amount not to exceed $1.425 million for the purpose of renovating the K-Mart building; and

WHEREAS, because the City is in need of additional public parking, the Agency desires to purchase from the Developer a non-exclusive easement for public parking purposes over the vacant commercial lot at 109 and 117 N. Willowbrook Avenue, Compton, CA 90220; and

WHEREAS, in order to ensure the ongoing maintenance of the facade of the former K-Mart building at a high level, the Agency desires to purchase from the Developer a non-exclusive facade easement which will require the owner, during its ownership, to maintain the facade of the former K-Mart building and, in the event the owner fails to do so, will provide the Agency with authority to maintain the facade at the owner’s expense; provided the purchase price for the public parking easement and the facade easement shall not exceed the aggregate amount of $1.425 million;

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Agency hereby declares its intention to enter into a loan agreement with the Developer, mutually acceptable as to form and substance to the Agency and the Developer, in the maximum amount of $1.425 million, for the purpose of renovating the former K-Mart building located in the Shopping Center and, subject to the provisions of Section 3 hereof, authorizes the Executive Director to negotiate the terms of a loan agreement with the Developer. Such loan shall be secured by a subordinated deed of trust on the parcel on which the former K-Mart building is located, shall have a term of five years and shall bear interest at the rate of 3% per annum. The monies to be disbursed by the Agency under the loan agreement and purchase agreement(s), described in Section 2, below, will be paid directly to Burlington Coat Factory upon the completion of the Shopping Center Improvements and the renovation of the former K-Mart building, and the opening for business of a Burlington Coat Factory store in the former K-Mart building.

Section 2. The Agency hereby declares its intention to enter into one or more purchase agreements with the Developer, mutually acceptable as to form and substance to the Agency and the Developer, for the purchase of a short term public parking easement and a facade easement as described in the recitals hereof, for an aggregate purchase price in an amount not to exceed $1.425 million, and subject to the provisions of the Section 3 hereof, authorizes the Executive Director to negotiate the terms of one or more purchase agreements with the Developer.

Section 3. Adoption of this resolution does not constitute a binding commitment of the Agency to enter into the herein described loan agreement or purchase agreement(s) with the Developer. The loan agreement and purchase agreement(s) will not be entered into by the Agency unless and until they are mutually acceptable as to form and substance to the Agency and the Developer, in the exercise of their respective sole and absolute discretion, and the Agency shall have received and approved the following:

a. A preliminary title report issued by First American Title Company with respect to the Shopping Center and all such other properties which may be subject to the loan agreement or purchase agreement(s);
b. Legible copies of all documents affecting the Shopping Center and all such other properties which may be subject to the loan agreement or purchase agreement(s);
c. A copy of the executed Burlington Coat Factory lease with the Developer;
d. A certified rent roll, security deposit and delinquency list with respect to all tenants within the Shopping Center;
e. Year to date and prior year operating and financial statements and expense detail with respect to the Shopping Center;
f. Summaries of all leases within the Shopping Center;
g. Current financial statements of the Developer;
h. A detailed construction budget and schedule of performance for tenant improvements within the former K-Mart building and the Shopping Center Improvements; and
i. Such other materials as the Agency may require in connection with its due diligence and review.

Section 4. A certified copy of this resolution shall be filed in the offices of the Executive Secretary, City Attorney, City Controller, Community Redevelopment Agency, and Clerk.

Section 5. The Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of ___________, 2009.

____
CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

ATTEST:

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

CITY OF COMPTON: ss

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at the regular meeting thereof held on the _____ day of __________, 2009.

That said resolution was adopted by the following vote, to wit:

AYES: COMMISSIONERS -

NOES: COMMISSIONERS -

ABSENT: COMMISSIONERS -

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

#5.

July 7, 2009

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECREATRY

SUBJECT: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING A 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 authorization of a First Amendment to the Disposition and Development Agreement (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 Commission, pursuant to Resolution No. 1,668 authorized a Disposition and Development Agreement (DDA) between the Community Redevelopment Agency (Agency) and Alameda Court LLC (Redeveloper), to facilitate development of twenty-eight (28) for sale town homes at 501 and 521 South Alameda Street. As of this date, the Agency has consummated the sale of the property to the Redeveloper and the Redeveloper has also acquired additional real property contiguous to the Agency site and commenced construction of the project. The development is in the final stages of completion. A grand opening is scheduled for this summer 2009.

STATEMENT OF THE ISSUE

The Redeveloper has informed the Agency that a member of the redevelopment team has withdrawn from the limited liability company. Upon the advice of Agency Counsel, it was determined that it would be in the best interest of all parties to amend the DDA to, formalize the reorganization, and make other necessary changes.

#5.

On June 9, 2009, the Commission, by minute motion, set a joint public hearing for July 7, 2009 to consider a resolution authorizing the amendment of the Disposition and Development Agreement between Community Redevelopment Agency (Agency) and Alameda Court LLC (Redeveloper) for the disposition of the Agency-owned property located at 501 and 521 South Alameda Street in the Compton Redevelopment Project Area. The notice of the joint public hearing was published in the *Compton Bulletin* on June 17, 2009 and June 24, 2009 respectively. A copy of the DDA and Summary Report was placed in the City Clerk's Office on June 17, 2009 for public review.

ANALYSIS

The request to amend the Disposition and Development Agreement does not affect the goals and objectives underlying the provisions of the DDA nor does the amendment hinder the completion of the project. The change only affects the withdrawal of a member from the limited liability company. However, in order to ensure orderly development of the project in accordance with the Redevelopment Law, Commission approval of the amendment is necessary.

RECOMMENDATION

That the Commission adopt the attached resolution.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

RESOLUTION NO. __________

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING A 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

WHEREAS, the Redeveloper has informed the Agency that a member of the redevelopment team has withdrawn from the limited liability company. Upon the advice of Agency Counsel, it was determined that it would be in the best interest of all parties to amend the DDA to, formalize the reorganization, and make other necessary changes; and

WHEREAS, in accordance with Community Redevelopment Law, Health and Safety Code Section 33433, notice of a joint public hearing by the Council and Urban Community Development Commission was published in the Compton Bulletin on June 17, 2009 and June 24, 2009. A copy of the DDA and summary Report was placed in the City Clerk's Office on June 17, 2009 for public review; and

WHEREAS, the Commission and the City Council scheduled a joint public hearing on Tuesday July 7, 2009, in the City Council Chambers to consider the first amendment to the disposition and development agreement between the Community Redevelopment Agency and Alameda Court, LLC

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Commission hereby finds that the disposition of such property pursuant to the proposed Disposition and Development Agreement will assist in the elimination of blight due to the obligation of the Redeveloper to construct 28 town home units and a community center; and is consistent with the Redevelopment Plan and Implementation Plan for the Compton Redevelopment Project Area adopted pursuant to Health and Safety Code Section 33490.

Section 2. That the Executive Secretary is hereby authorized to execute all necessary documents upon the advice of the City Attorney.

Section 3 That a certified copy of this resolution shall be filed in the offices of the City Manager, City Attorney, City Controller, and Community Redevelopment Agency.

Section 4. That the Chairman shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _______________, 2009.

____

CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

#5.

RESOLUTION NO. _______________________

ATTEST:

____

CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at the regular meeting thereof held on the _____ day of __________, 2009.

That said resolution was adopted by the following vote, to wit:

AYES: **COMMISSIONERS -**
NOES: **COMMISSIONERS -**
ABSENT: **COMMISSIONERS -**
ABSTAIN: **COMMISSIONERS -**

____

CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

#5.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **Community Redevelopement**

RESOLUTION TITLE: **A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING A 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.**

Kofi Sefa-Boakye	**6/25/2009 2:24:37 PM**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

Ruth Rugley	**6/29/2009 3:44:15 PM**
CITY ATTORNEY	DATE
Willie Norfleet	**7/2/2009 7:36:22 AM**
CITY CONTROLLER	DATE
David Hewitt	**6/29/2009 11:06:51 AM**
CITY MANAGER	DATE

Use when:

Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney's review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.