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 21, 2009
6:50 PM

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

1. **MARCH 17, 2009**
   MARCH 24, 2009
   APRIL 7, 2009
   APRIL 14, 2009
   APRIL 28, 2009
   MAY 6, 2009

ORAL AND WRITTEN COMMUNICATION

UNFINISHED BUSINESS

NEW BUSINESS

2. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND LOWE ENTERPRISES REAL ESTATE GROUP-WEST, INC TO WORK OUT THE TERMS AND CONDITIONS OF A GROUNDLEASE OF CERTAIN CITY/AGENCY OWNED PARCELS TO FACILITATE THE FINANCING AND DEVELOPMENT OF THE NEW SENIOR ACTIVITY CENTER, PUBLIC PARKING STRUCTURE, COMMUNITY CENTER AND MARTIN LUTHER KING TRANSIT CENTER IN THE NORTH DOWNTOWN COMPTON SPECIFIC PLAN AND REDEVELOPMENT PROJECT AREA.

3. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AMENDING SECTIONS 2 AND 5 OF ARTICLE III OF THE BY-LAWS OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION REGARDING THE ORDER OF BUSINESS AND ADDING A SECTION 9 TO ARTICLE III OF THE BY-LAWS TO ESTABLISH RULES FOR THE CONDUCT OF MEETINGS

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

MARCH 17, 2009

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: Dobson, Arceneaux, Clay, Perrodin
Commissioners Absent: Calhoun

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

APPROVAL OF MINUTES

February 10, 2009
1. February 17, 2009

On motion by Arceneaux, seconded by Dobson, the minutes of February 10, 2009 and February 17, 2009 were approved by the following vote on roll call:

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

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

On motion by Arceneaux, seconded by Dobson, the hearing was scheduled for April 7, 2009 at 7:20 p.m. by the following vote on roll call:

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

UNFINISHED BUSINESS - There was no Unfinished Business.

NEW BUSINESS - There was no New Business.

AUDIENCE COMMENTS

Joyce Kelly, Compton resident, voiced her concerns for the senior citizen homes scheduled for rehabilitation and the 4.5 million dollar stimulus requested by the Community Redevelopment Agency.

#1.

Robert Ray, Compton resident, questioned if the stimulus funding would be used on infrastructure projects.

COMMISSION COMMENTS

Chairperson Perrodin noted that as of today, the city has not received any stimulus funding.

Councilperson Arceneaux stated that the legislators in Washington, D.C. have yet to figure out how the stimulus funds are going to be distributed.

Chairperson Perrodin commented on the behavior of politicians for media attention.

Commissioner Dobson commented on her experiences as a Councilperson in Washington, D.C.

Chairperson Perrodin further commented on the funds "set aside" for Tomorrow's Aeronautical Museum.

ADJOURNMENT

On motion by Arceneaux, seconded by Dobson, the meeting was adjourned at 7:30 p.m. by the following vote on roll call:

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

Clerk of the Urban Community Development Commission

Chairman of the Urban Community Development Commission

#1.

MARCH 24, 2009

The Urban Community Development Commission meeting was called to order at 3:10 p.m. in the Council Chambers of City Hall by Chairperson Pro-Tem Lillie Dobson.

ROLL CALL

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

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

APPROVAL OF MINUTES - There were no minutes to be approved.

NEW BUSINESS

1. 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 PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF COMPTON AND THE COMMUNITY REDEVELOPMENT AGENCY IN CONNECTION WITH PROPOSED DEVELOPMENT OF SENIOR RESIDENTIAL DEVELOPMENT IN THE REDEVELOPMENT PROJECT AREA.

On motion by Arceneaux, seconded by Clay, **Resolution # 1,748** 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 PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF COMPTON AND THE COMMUNITY REDEVELOPMENT AGENCY IN CONNECTION WITH PROPOSED DEVELOPMENT OF SENIOR RESIDENTIAL DEVELOPMENT IN THE REDEVELOPMENT PROJECT AREA"** was adopted by the following vote on roll call:

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

UNFINISHED BUSINESS - There was no Unfinished Business.

AUDIENCE COMMENTS - There were no Audience Comments.

COMMISSION COMMENTS - There were no Commission Comments.

#1.

ADJOURNMENT

On motion by Arceneaux, seconded by Clay, the meeting was adjourned at 3:10 p.m. by the following vote on roll call:

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

Clerk of the Urban Community Development Commission

Chairman of the Urban Community Development Commission

#1.

APRIL 7, 2009

The Urban Community Development Commission meeting was called to order at 7:17 p.m. in the Council Chambers of City Hall by Chairperson Eric Perrodin.

ROLL CALL

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

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

APPROVAL OF MINUTES

1. February 24, 2009

On motion by Arceneaux, seconded by Dobson, the minutes of February 24, 2009 were approved by the following vote on roll call:

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

ORAL AND WRITTEN COMMUNICATIONS

EXECUTIVE SECRETARY'S REPORT

2. CLOSED SESSION **(Legal Counsel)**
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Property: 1416, 1426, 1434 and 1436 W. Compton Boulevard, Compton
Negotiating Parties: City Attorney's Office
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 - Dobson, Arceneaux, Clay, Perrodin
NOES: Commissioners - None
ABSENT:Commissioners - Calhoun

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

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

#1.

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

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

The meeting was reconvened at 10:07 p.m.

UNFINISHED BUSINESS - There was no Unfinished Business.

NEW BUSINESS

6:55 P.M. - PUBLIC HEARING - PUBLIC HOUSING AUTHORITY (PHA) ANNUAL PLAN

On motion by Arceneaux, seconded by Dobson, the hearing was opened at 10:08 p.m. by the following vote on roll call:

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

Harriet Robinson-Blue, Director of the Compton Local Housing Authority, stated that the purpose of this hearing is to present and submit the Annual Plan that will describe what the Housing Authority will do to meet and achieve the goals of its mission and receive citizen comments. The mission of the Housing Authority is to provide and facilitate the availability of decent and affordable housing in a safe and secure environment.

Ms. Robinson-Blue stated that the Housing Authority provides housing assistance through the following programs:
- Section 8 (a federally-funded rental assistance program)
- Family Self-Sufficiency Program (provides support to low-income family leading to economic independence)
- Homeownership Program (assists families in obtaining a home)

Ms. Robinson-Blue mentioned that the Compton Local Housing Authority currently provides 803 Section 8 vouchers to eligible families including the elderly and disabled individuals. Ms. Robinson-Blue noted that they received over 10,000 applications in 2007.

AUDIENCE COMMENTS ON THE HEARING

Rudolfo Ruval, Compton resident, questioned if homeless people could receive assistance in obtaining Section Housing.

On motion by Arceneaux, seconded by Dobson, the hearing was closed at 10:16 p.m. by the following vote on roll call:

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

COUNCIL COMMENTS ON THE HEARING

Commissioner Arceneaux requested the status of the apartment homes located on Alondra Boulevard. Ms. Robinson-Blue stated that staff met with the owners, after which they cleaned and painted the units. Ms. Robinson-Blue indicated that some of the Section 8 participants have been allowed to go back to their apartment homes.

Chairperson Perrodin commended Ms. Robinson-Blue and her staff for maintaining such a high standard among the local housing authorities. Subsequently, Chairperson Perrodin requested the number of Section 8 participants that were terminated from the program for fraudulent applications.

Ms. Robinson-Blue cited that the agency investigated 140 participants, and of those numbers, 100 participants were terminated, in addition to nine arrests.

3. **A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON LOCAL HOUSING AUTHORITY APPROVING SUBMISSION OF THE PUBLIC HOUSING AUTHORITY (PHA) ANNUAL PLAN (2009-2010).**

On motion by Arceneaux, seconded by Dobson, **Resolution # 1,749** entitled **"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON LOCAL HOUSING AUTHORITY APPROVING SUBMISSION OF THE PUBLIC HOUSING AUTHORITY (PHA) ANNUAL PLAN (2009-2010)**" was adopted by the following vote on roll call:

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

The meeting was recessed to closed session at 10:21 p.m. and reconvened at 11:28 p.m.

#1.

RESULTS OF CLOSED SESSION - Craig Cornwell, City Attorney, stated that council met in closed session regarding Conference with Real Property Negotiator concerning properties: 1416, 1426, 1434 and 1436 West Compton Boulevard. The following Commissioners were present: Lillie Dobson, Yvonne Arceneaux, Amos Clay and Eric Perrodin. The Commissioners unanimously agreed to accept the offer to purchase the properties for $1,400,097.00 under a 120-day escrow.

AUDIENCE COMMENTS - There were no Audience Comments.

COMMISSION COMMENTS - There were no Commission Comments.

ADJOURNMENT

On motion by Arceneaux, seconded by Clay, the meeting was adjourned at 11:29 p.m. by the following vote on roll call:

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

Clerk of the Urban Community Development Commission

Chairman of the Urban Community Development Commission

APRIL 14, 2009

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: Arceneaux, Clay, Dobson
Commissioners Absent: Calhoun, Perrodin

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

3:40 P.M. - 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 - **(Hearing Rescheduled)**

APPROVAL OF MINUTES - There were no minutes to be approved.

UNFINISHED BUSINESS - There was no Unfinished Business.

NEW BUSINESS

1. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING THE EXECUTIVE SECRETARY TO AMEND THE FIRST TIME HOMEBUYERS ASSISTANCE PROGRAM TO INCREASE THE SUBSIDY AMOUNT FOR FIRST TIME HOMEBUYERS

Commissioner Arceneaux questioned why this item was on the agenda, when this subsidy amount had already been approved.

Craig Cornwell, Legal Counsel, explained that the subsidy amount was approved by the City Council some time ago, however it must now be approved on this agenda to ensure corrective legislation under the Urban Community Development Commission.

Chairperson Pro-Tem Dobson commended the city for investing up to $150,000.00 to families wishing to purchase a home in the City of Compton.

#1.

On motion by Arceneaux, seconded by Clay, **Resolution # 1,750** entitled **"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO AMEND THE FIRST TIME HOMEBUYERS ASSISTANCE PROGRAM TO INCREASE THE SUBSIDY AMOUNT FOR FIRST TIME HOMEBUYERS"** was adopted by the following vote on roll call:

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

Commissioner Arceneaux requested additional information concerning the qualifications to participate in the First Time Homebuyers Program.

Charles Evans, Executive Secretary, explained the process of participating in the First Time Homebuyers Program.

2. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AGREEMENTS WITH MDG ASSOCIATES, B-ADAIR CONSULTING, AND HBJ ASSOCIATES FOR HUD PROGRAMS-RELATED CONSULTING SERVICES

On motion by Arceneaux, seconded by Clay, **Resolution # 1,751** entitled **"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AGREEMENTS WITH MDG ASSOCIATES, B-ADAIR CONSULTING, AND HBJ ASSOCIATES FOR HUD PROGRAMS-RELATED CONSULTING SERVICES"** was adopted by the following vote on roll call:

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

AUDIENCE COMMENTS

Gwen Patrick, Compton resident, commented on the property taxes and youth programs in the City of Compton.

Chairperson Pro-Tem Dobson explained the method, in which taxes are calculated in the City of Compton.

Commissioner Clay further commented on the property taxes in the City of Compton.

Joyce Kelly, Compton resident, expressed a concern for Agency Director, Kofi Sefa'Boayke's continued administration of funds for the 2009-2010 fiscal year.

COMMISSION COMMENTS - There were no Commission Comments.

ADJOURNMENT

On motion by Arceneaux, seconded by Clay, the meeting was adjourned at 3:24 p.m., by the following vote on roll call:

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

Clerk of the Urban Community Development Commission

Chairman of the Urban Community Development Commission

#1.

APRIL 28, 2009

The Urban Community Development Commission meeting was called to order in the Council Chambers of City Hall by Chairperson Eric Perrodin.

ROLL CALL

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

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

1. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH BASE ARCHITECTURE TO PROVIDE ARCHITECTURAL ENGINEERING REDESIGN SERVICES FOR A PROPOSED PARKING STRUCTURE IN THE NORTH DOWNTOWN COMPTON SPECIFIC PLAN AREA.

On motion by Dobson, seconded by Clay, **Resolution # 1,752** entitled **"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH BASE ARCHITECTURE TO PROVIDE ARCHITECTURAL ENGINEERING REDESIGN SERVICES FOR A PROPOSED PARKING STRUCTURE IN THE NORTH DOWNTOWN COMPTON SPECIFIC PLAN AREA"** was adopted by the following vote on roll call:

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

AUDIENCE COMMENTS - There were no Audience Comments.

COMMISSION COMMENTS - There were no Commission Comments.

ADJOURNMENT

On motion by Dobson, seconded by Clay, the meeting was adjourned by the following vote on roll call:

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

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

#1.

MAY 6, 2009

The Urban Community Development Commission meeting was called to order in the Council Chambers of City Hall by Chairperson Eric Perrodin.

ROLL CALL

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

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 - There was no New Business.

AUDIENCE COMMENTS

Floyd Smith, Compton resident, questioned if separate code enforcement guidelines existed for homeowners financed under FHA or HUD regulations.

COMMISSION COMMENTS - There were no Commission Comments.

ADJOURNMENT

On motion by Arceneaux, seconded by Clay, the meeting was adjourned by the following vote on roll call:

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

Clerk of the Urban Community Development Commission

Chairman of the Urban Community Development Commission

#2.

July 21, 2009

TO: **CHAIRMAN AND COMMISSIONERS**

FROM: **EXECUTIVE SECRETARY**

SUBJECT: **A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND LOWE ENTERPRISES REAL ESTATE GROUP-WEST, INC TO WORK OUT THE TERMS AND CONDITIONS OF A GROUNDLEASE OF CERTAIN CITY/AGENCY OWNED PARCELS TO FACILITATE THE FINANCING AND DEVELOPMENT OF THE NEW SENIOR ACTIVITY CENTER, PUBLIC PARKING STRUCTURE, COMMUNITY CENTER AND MARTIN LUTHER KING TRANSIT CENTER IN THE NORTH DOWNTOWN COMPTON SPECIFIC PLAN AND REDEVELOPMENT PROJECT AREA**

SUMMARY

Requesting the Commission to authorize the Executive Secretary to enter into an Exclusive Negotiation Agreement (ENA) between the Community Redevelopment Agency (Agency) and Lowe Enterprises Real Estate Group-West Corporation (Redeveloper) to work out the terms of Ground-lease of certain City/Agency owned parcels in connection with the financing and development of the New Senior Activity Center, Public Parking Structure, Community Center and the Martin Luther King Transit Center in the North Downtown Compton Specific Plan and Redevelopment Project Area.

BACKGROUND

In the spirit of "Birthing a New Compton," the Agency is coordinating the revitalization of the City's historic core (downtown) into a vibrant, pedestrian-oriented center for entertainment, shopping and dining. The key Agency projects underway to help accomplish this vision include the renovation of the MLK Transit Center ($10 million), construction of a new Public Parking Structure ($12 million), Senior Activity Center ($10 million), Community Center ($7 million) and a Senior Housing Residential development ($22 million).

STATEMENT OF THE ISSUE

A critical component of this downtown rebirth strategy is Agency efforts to solicit private sector participation in this effort. Currently, the Agency is in receipt of a proposal from Lowe Enterprises Real Estate Group-West, requesting to exclusively negotiate with the Agency, the terms and conditions of a ground lease arrangement to finance the development of the entire public improvement projects comprising the MLK Transit Center, Public Parking Structure, Senior Activity Center and the Community Center.

The Lowe proposal calls for a ninety (90) day Exclusive Negotiation Agreement (ENA) with Agency to craft a financing strategy to expedite this transaction. The ENA period would enable the Redeveloper and the Agency to negotiate the legal and business terms associated with the transaction culminating in a mutually beneficial agreement.

Key components of the financing structure would require Lowe (Redeveloper) to:

#2.

- Finance construction of the entire project with no financial assistance from the Agency;
- Lease the entire facility to the Agency for a period of 3-5years; and
- Convey the entire development to the Redevelopment Agency under a Lease Purchase Agreement.

ANALYSIS

The vision for the North Downtown Compton Specific Plan entails creation of secondary civic pedestrian-friendly hub infused with regional transportation services and transit-oriented retail outlets (such as a coffee shop, café, and other amenities, etc.). The proposed public/private venture between the Agency and Lowe Enterprises would provide a catalytic upshot to fulfill the multimillion dollar redevelopment objectives for transformation of Downtown Compton.

RECOMMENDATION

Staff recommends that the Commission approve the attached resolution authorizing an Exclusive Negotiation Agreement between Lowe Enterprises and the Agency to work out the terms and conditions of a ground lease arrangement necessary for financing public facility improvement of certain Agency/City owned parcels within the Redevelopment Project Area.

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 THE EXECUTIVE SECRETARY TO ENTER INTO AN EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND LOWE ENTERPRISES REAL ESTATE GROUP-WEST, INC TO WORK OUT THE TERMS AND CONDITIONS OF A GROUNDLEASE OF CERTAIN CITY/AGENCY OWNED PARCELS TO FACILITATE THE FINANCING AND DEVELOPMENT OF THE NEW SENIOR ACTIVITY CENTER, PUBLIC PARKING STRUCTURE, COMMUNITY CENTER AND MARTIN LUTHER KING TRANSIT CENTER IN THE NORTH DOWNTOWN COMPTON SPECIFIC PLAN AND REDEVELOPMENT PROJECT AREA

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, the Agency has formulated a Draft North Downtown Compton Specific Plan as a frame work to guide the implementation of transit oriented developments and mixed-use development in the North Downtown Compton Specific Plan area; and

WHEREAS, the Agency is in receipt of a proposal from Lowe Enterprises Real Estate Group-West, Inc ("Lowe") requesting an exclusive right to negotiate with Agency for ground lease and development of certain City/Agency owned property located in the North Compton Down Specific Plan area for construction of a Senior Activity Center, Public Parking Structure, Community Center and the Martin Luther King Transit Center, and in the North Downtown; and

WHEREAS, the Agency has determined that an Exclusive Negotiation Agreement with Lowe Enterprises for ground lease of certain City/Agency owned property located in the North Downtown would facilitate financing of certain public improvement projects in furtherance of smart growth objectives for the area.

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 Executive Secretary is hereby authorized to enter into Exclusive Negotiation Agreement with the Lowe for ninety (90) days in connection with ground lease and development of certain Agency/City owned parcel in the North Downtown Compton Specific Plan.

Section 2. That the Executive Secretary is hereby authorized to execute the necessary agreements to finalize contract execution.

Section 3. That 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 4. That 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

July 21, 2009

TO: **EXECUTIVE SECRETARY**

FOR: **HONORABLE CHAIRMAN AND COMMISSIONERS**

FROM: **GENERAL COUNSEL**

RE: **A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AMENDING SECTIONS 2 AND 5 OF ARTICLE III OF THE BY-LAWS OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION REGARDING THE ORDER OF BUSINESS AND ADDING A SECTION 9 TO ARTICLE III OF THE BY-LAWS TO ESTABLISH RULES FOR THE CONDUCT OF MEETINGS**

SUMMARY

The Urban Community Development Commission will consider adopting a Resolution amending Sections 2 and 5 of Article III of the By-Laws of the Commission regarding the order of business of Commission meetings and adding a Section 9 to Article III of the By-Laws of the Commission to establish rules for the conduct of Commission meetings.

DISCUSSION

A brief synopsis of the proposed revisions to the particular Sections of the By-Laws is as follows:

Article 3, Section 2 **Special Meetings**

The purposed amendment to Section 2 of the By-Laws of the Commission is essentially "housing cleaning" legislation in that it simplifies the language and instead directs guidance to current state law (i.e. the Brown Act) as pertains to the calling and conducting of special meetings.

Article 3, Section 5 **Order of Business**

In an effort to better serve the citizens of the City of Compton when conducting the business of the Urban Community Development Commission meetings, and in particular to better provide for the orderly and efficient conduct of said meetings, amendment is proposed to Section 5 so as to provide for public comments on items appearing on the Commission agenda and matters that are within the subject matter jurisdiction of the Commission towards the beginning of the Commission meeting. Thus, rather than requiring a person who wishes to address the Commission on agenda items and/or non-

agenda matters to complete and submit multiple request forms, wait for what may be a lengthy period of time before the item or matter of their interest is reached on the agenda and return to the podium numerous times, members of the public may address the Commission on one or more agenda items and/or matters within the jurisdiction of the Commission in the early part of the meeting. The proposed "Order of Business" will be revised as follows:

(a) Workshops;
(b) Call to Order;
(c) Moment of Silence (when first meeting);
(d) Pledge of Allegiance (when first meeting);
(e) Roll Call;
(d) ***Public Comments on Agenda Items and Non-Agenda Matters***;
(e) Hearings;
(f) Approval of Minutes of Previous Meetings;
(g) Reports of Officers and Committee;
(h) Executive Secretary Reports;
(i) General Counsel Reports;
(j) Treasurer's Reports;
(k) Unfinished Business;
(l) New Business;
(m) Commissioner Comments;
(n) Adjournment.

Article 3, Section 9 **Rules Governing Conduct of Meetings**

The proposed addition of Section 9 provides, within the Commission By-Laws, for the orderly conduct of Commission meetings. Rules are clear and concise as to conduct on the part(s) of the Commissioners, staff and members of the public that is discouraged and prohibited, in addition to establishing a uniform time limit of five (5) minutes for comments by any person addressing the Commission on agenda items and non-agenda matters and a time limit of two (2) minutes for persons commenting during public hearings. Additionally, there will be established a time limit of three (3) minutes per Commission member for comments on agenda items and time limit of five (5) minutes per Commission member for matters that are not on the agenda (except for public hearings).

RECOMMENDATION

It is the recommendation of staff that the Commission adopt the attached Resolution, which will amend Sections 2 and 5 of Article III of the By-Laws of the Commission regarding the order of business of Commission meetings and adding a Section 9 to

Article III of the By-Laws of the Commission to establish rules for the conduct of Commission meetings.

CRAIG J. CORNWELL
GENERAL COUNSEL

CHARLES EVANS
CITY MANAGER

#3.

RESOLUTION NO. _______

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION AMENDING SECTIONS 2 AND 5 OF ARTICLE III OF THE BY-LAWS OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION REGARDING THE ORDER OF BUSINESS AND ADDING A SECTION 9 TO ARTICLE III OF THE BY-LAWS TO ESTABLISH RULES FOR THE CONDUCT OF MEETINGS.

WHEREAS, the Urban Community Development Commission desires that Commission meetings proceed orderly and efficiently; and

WHEREAS, there is a need to revise certain provisions pertaining to Commission meetings so as to conform to current provisions of state law and re-arrange the order of business of Commission meetings so as to effectuate a more orderly procession of the Commission meetings; and

WHEREAS, the changes stated below will provide better service to the citizens of Compton.

NOW, THEREFORE, THE COMMISSIONERS OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That Section 2 of Article III of the By-Laws of the Urban Community Development Commission is hereby amended in its entirety to read as follows:

Section 2. Special Meetings. Special meetings may be called at any time by the Chairperson, or by three (3) members of the Commission in accordance with and pursuant to the procedures set forth in state law for the calling and conducting of special meetings.

Section 2. That Section 5 of Article III of the By-Laws of the Urban Community Development Commission is hereby amended in its entirety to read as follows:

Section 5. Order of Business. The order of business at the regular meetings of the Commission and, so far as possible, at all other meetings of the Commission, shall be essentially as follows, except as otherwise determined by the Commissioners at such meetings:

(a) Workshops;
(b) Call to Order;
(c) Moment of Silence (when first meeting);
(d) Pledge of Allegiance (when first meeting);
(e) Roll Call;
(d) Public Comments on Agenda Items and Non-Agenda Matters;
(e) Hearings;
(f) Approval of Minutes of Previous Meetings;
(g) Reports of Officers and Committee;
(h) Executive Secretary Reports;
(i) General Counsel Reports;
(j) Treasurer's Reports;
(k) Unfinished Business;
(l) New Business;
(m) Commissioner Comments;
(n) Adjournment.

Section 3. That a Section 9 is added to Article III of the Urban Community Development Commission By-Laws to read as follows:

(9) Rules Governing Conduct of Meetings.

(a) *Audience Comments at Commission Meetings.* All citizens are encouraged to appear before the Commission to present grievances, to offer suggestions for the betterment of municipal affairs or comment on agenda items. In order that Commission meetings may proceed in an efficient manner for the conduct of the peoples' business, the following time limits are established. The presiding officer may limit the length of time allotted for comments due to the number of persons wishing to speak or if comments become repetitious or irrelevant.

1. *Agenda Items and Non-Agenda Matters.* Each person shall be allotted five (5) minutes in which to address the Commission on any item(s) appearing on the agenda and matters that are within the jurisdiction of the Commission but do not appear on the agenda. This shall be the only opportunity for public comment except for scheduled public hearing items.

2. *Public Hearings.* Each person (other than an applicant, owner or appellant) shall be allotted two (2) minutes in which to address the Commission during a public hearing.

(b) *Decorum.* Meetings of the Commission shall be conducted in an orderly manner to ensure that the deliberative process of the Commission is retained at all times and the peoples' business is conducted in an efficient manner. The presiding officer of the Commission, who shall be the Chairperson, Chairperson Pro Tempore or, in their absence, another member so designated by the Commission, shall be responsible for maintaining the order and decorum of meetings.

1. *Rules of Decorum.* While any meeting of the Commission is in session, the following rules and decorum shall be observed:

(i) Commission members. The members of the Commission shall preserve order and decorum, and a member shall not by conversation or other means delay or interrupt the Commission proceedings or disturb any other member while speaking.

(ii) Commission Staff Member. Employees of the Commission shall observe the same rules of order and decorum as those which apply to the members of the Commission.

(iii) Persons Addressing the Commission. Public oral communications at the Commission meetings should not be a substitute for any item that can be handled during normal working hours of municipal government. The primary purpose of oral communications is to allow citizens the opportunity to formally communicate with the Commission as a whole on matters that cannot be handled during regular working hours of City government. Each person who addresses the Commission shall do so in an orderly manner and shall not make personal, impertinent, slanderous or profane remarks to any member of the Commission, staff or general public.

(iv) Members of the Audience. No person in the audience at an Commission meeting shall engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, whistling, stamping of feet or other acts which disturb, disrupt or otherwise impede the orderly conduct of any Commission meeting.

2. *Addressing the Commission*. A person wishing to address the Commission regarding any item on the agenda (except for public hearings) and matters not appearing on the agenda, but within the subject matter jurisdiction of the Commission, shall submit a request on the form provided, or at the discretion of the presiding officer, seek recognition by the presiding officer during the place on the agenda set aside for such items. No

person shall address the Commission without first being recognized by the presiding officer. The following procedure shall be observed by persons addressing the Commission:

(i) Each person shall step up to the podium provided for the use of the public and, if the speaker desires to have his or her comments recorded for public record, state his or her name and organization, if any, the speaker represents, and the agenda item(s) and/or subject matter within the jurisdiction of the Commission he or she wishes to discuss.

(ii) Each person shall limit his or her comments to five (5) minutes [two (2) minutes for public hearings], unless the presiding officer grants further time.

(iii) Each person shall confine his or her comments to the Commission agenda item(s) or to matters within the subject matter jurisdiction of the Commission. The presiding officer may rule persons who do not comply with this rule as out of order.

(iv) All comments shall be addressed to the Commission as a whole and not to any single member, unless in response to a question from said member.

(v) No question may be asked of a member of the Commission or of the Commission staff without permission of the presiding officer.

3. *Enforcement of Decorum.* The rules of decorum set forth above shall be enforced in the following manner:

(i) Warning. Any person who disturbs, disrupts or otherwise impedes the conduct of the Commission meeting is out of order and the presiding officer shall request that such person be orderly and comply with the applicable rules. If, after receiving a warning from the presiding officer, a person persists in disturbing, disrupting or otherwise impeding the meeting, the presiding officer shall order that person to leave the Commission meeting and not return for the duration of the meeting. If such person does not remove himself or herself, the presiding officer may order any law enforcement officer who is on duty at said meeting as sergeant-at-arms of the Commission to remove that person from the Commission chambers.

(ii) Removal. Any law enforcement officer who is serving as sergeant-at-arms of the Commission shall carry out all lawful orders and instructions given by the presiding office for the purpose of maintaining order and decorum at the Commission meeting. Upon instruction of the presiding officer, it shall be the duty of the sergeant-at-arms to remove from the Commission meeting any person who is disturbing, disrupting or otherwise impeding the proceedings of the Commission.

(iii) Resisting Removal; Penalty. Any person who resists removal by the sergeant-at-arms may be charged with a violation of any applicable state and/or City law.

(iv) Motion to Enforce. If the presiding officer fails to enforce the rules set forth above, any member of the Commission may move to require him or her to do so, and an affirmative vote of a majority of the Commission shall require him or her to do so. If the presiding officer fails to carry out the will of a majority of the Commission, the majority may designate another member of the Commission to act as presiding officer for the limited purpose of enforcing any rule of this section which it wishes to enforce.

(v) Adjournment. If a meeting of the Commission is disturbed or disrupted in such a manner as to make infeasible or improbable the restoration of order, the meeting may be adjourned or continued by the presiding officer or a majority of the Commission, and the remaining Commission business may be considered at the next meeting.

(c) *Commission Time Limit.* The Commission members shall limit their comments to three (3) minutes per Commission member per agenda item and five (5) minutes per Commission member for any matters not appearing on the agenda (except for public hearings).

Section 4. That a certified copy of this Resolution shall be filed in the offices of the Commission Clerk, Commission Executive Secretary, Commission Counsel, Municipal Law Enforcement Services Department and the Los Angeles County Sheriff's Department, Compton Station.

Section 5. That the Commission Chairman shall sign and the Commission Clerk shall attest to the adoption of this Resolution.

ADOPTED this __________ day of _______________, 2009.

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CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

ATTEST:

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COMMISSION 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 –**

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COMMISSION CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION