

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.

URBAN COMMUNITY DEVELOPMENT COMMISSION AGENDA

**Tuesday, December 11, 2007
2:50 PM**

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

1. OCTOBER 16, 2007
OCTOBER 23, 2007
NOVEMBER 6, 2007

ORAL AND WRITTEN COMMUNICATION

UNFINISHED BUSINESS

NEW BUSINESS

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

OCTOBER 16, 2007

The Urban Community Development Commission meeting was called to order at 11:06 p.m. in the Council Chambers of City Hall by Chairperson Eric Perrodin.

Roll Call

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

Other Officials Present: L. Clegg, A. Godwin, C. Evans

APPROVAL OF MINUTES There were no minutes to be approved.

UNFINISHED BUSINESS There was no Unfinished Business.

NEW BUSINESS

AMENDING THE COMMUNITY REDEVELOPMENT AGENCY'S FY 2007-08 BUDGET TO ACCEPT AND APPROPRIATE CDBG FUNDING FROM THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT FOR THE AGENCY TO IMPLEMENT A BROWNFIELD PROGRAM AND VACANT LOT BEAUTIFICATION PROGRAM

On motion by Arceneaux, seconded by Dobson, **Resolution # 1,684** entitled **"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AMENDING THE COMMUNITY REDEVELOPMENT AGENCY'S FY 2007-08 BUDGET TO ACCEPT AND APPROPRIATE CDBG FUNDING FROM THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT FOR THE AGENCY TO IMPLEMENT A BROWNFIELD PROGRAM AND VACANT LOT BEAUTIFICATION PROGRAM"** was adopted by the following vote on roll call:

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

AUDIENCE COMMENTS There were no Audience Comments.

COMMISSION COMMENTS There were no Commission Comments.

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On motion by Dobson, seconded by Calhoun, the meeting was adjourned at 11:06 p.m., by the following vote on roll call:

AYES: Commissioners - Calhoun, Dobson, Arceneaux, Perrodin

NOES: Commissioners - None

ABSENT: Commissioners - Hall

**Clerk of the Urban Community
Development Commission**

**Chairman of the Urban Community
Development Commission**

OCTOBER 23, 2007

The Urban Community Development Commission meeting was called to order at 3:17 p.m. in the Council Chambers of City Hall by Chairperson Pro-Tem Barbara Calhoun.

Roll Call

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

Other Officials Present: L. Clegg, A. Godwin, C. Evans

APPROVAL OF MINUTES On motion by Arceneaux, seconded by Dobson, the minutes of **October 2, 2007** were approved by the following vote on roll call:

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

On motion by Arceneaux, seconded by Dobson, the meeting was recessed at 3:17 p.m., by the following vote on roll call:

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

On motion by Arceneaux, seconded by Hall, the meeting was reconvened at 3:53 p.m., by the following vote on roll call:

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

UNFINISHED BUSINESS There was no Unfinished Business.

NEW BUSINESS

**JOINT PUBLIC HEARING -
BETWEEN THE COMMUNITY
REDEVELOPMENT AGENCY AND
PRISM-IQ PARTNERS, LLC., AND
ASSIGNMENT OF THE LEASE TO
THE CITY OF COMPTON AND A
REIMBURSEMENT AGREEMENT
BETWEEN THE CITY AND
PRISM-IQ PARTNERS TO
ENHANCE SECURITY SERVICES
AT GATEWAY TOWNE CENTER**

On motion by Arceneaux, seconded by Hall,
the joint public hearing was opened at 3:53 p.m.,
by the following vote on roll call:

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

Kofi Sefa'bouyke, representative of the Planning and Economic Development Department, stated that the purpose of this hearing is to request the commission's/council's authorization to enter into a lease agreement with Prism-IQ Partners, LLC., and assignment of the lease to the City of Compton and a reimbursement agreement between the city and Prism-IQ Partners to enhance the security services at the Gateway Towne Center.

**COMMISSION/COUNCIL
COMMENTS ON THE HEARING**

Commissioner/Councilperson Arceneaux indicated that a sub-station was vital to the success of the Gateway Towne Center.

Commissioner/Councilperson Hall felt the enhanced security was an ideal advantage to the Gateway Towne Center and thanked the Sheriff's Department for doing a wonderful job.

Commissioner/Councilperson Dobson commended the developers on the Gateway Towne Center for bringing their vision to the City of Compton.

**AUDIENCE COMMENTS
ON THE HEARING**

Robert Ray expressed his support for the Sheriff's Department sub-station and questioned if an additional security company would be

hired to patrol the premises.

Essie Spellman stated that she supports the added protection provided by the sub-station, on behalf of the senior citizens of the community.

Ulysses Terry expressed his support for the security provided by the sub-station and asked if citizen participation was encouraged.

Lieutenant Tellez explained that the Sheriff's Department has a Volunteers on Patrol Program and confirmed that citizens are encouraged to volunteer for the program.

Commissioner/Councilperson Calhoun requested additional information. Lieutenant Tellez stated that the program is available to adults 18 and older, who live in the City of Compton or adjoining areas. Mr. Tellez commented that recruitment is also open and training is provided at the Sheriff's Academy.

Brook Morris, developer of the Gateway Towne Center, asserted that a private security company would be hired.

On motion by Dobson, seconded by Arceneaux, the joint public hearing was closed at 4:02 p.m., by the following vote on roll call:

AYES: Commissioners/Council Members - Dobson, Arceneaux, Hall, Calhoun

NOES: Commissioners/Council Members - None

ABSENT: Commissioners/Council Members - Perrodin

AUTHORIZING A SHOPPING CENTER LEASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND PRISM-IQ PARTNERS, LLC., AND ASSIGNMENT OF THE LEASE TO THE CITY OF COMPTON PURSUANT TO A REIMBURSEMENT AGREEMENT BETWEEN THE CITY AND PRISM-IQ PARTNERS, LLC., IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF A SHERIFF SUBSTATION AT THE GATEWAY TOWNE CENTER SITE IN THE REDEVELOPMENT PROJECT AREA

On motion by Arceneaux, seconded by Hall, **Resolution # 1,685** entitled

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING A SHOPPING CENTER LEASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND PRISM-IQ PARTNERS, LLC., AND ASSIGNMENT OF THE LEASE TO THE CITY OF COMPTON PURSUANT TO A REIMBURSEMENT AGREEMENT BETWEEN THE CITY AND PRISM-IQ PARTNERS, LLC., IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF A SHERIFF SUBSTATION AT THE GATEWAY TOWNE CENTER SITE IN THE REDEVELOPMENT PROJECT AREA”

was adopted by the following vote on roll call:

AYES: Commissioners - Dobson, Arceneaux, Hall, Calhoun

NOES: Commissioners - None

ABSENT: Commissioners - Perrodin

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AUDIENCE COMMENTS

There were no Audience Comments.

COMMISSION COMMENTS

There were no Commission Comments.

On motion by Dobson, seconded by Arceneaux, the meeting was adjourned at 4:03 p.m., by the following vote on roll call:

AYES: Commissioners - Dobson, Arceneaux, Hall, Calhoun

NOES: Commissioners - None

ABSENT: Commissioners - Perrodin

**Clerk of the Urban Community
Development Commission**

**Chairman of the Urban Community
Development Commission**

NOVEMBER 6, 2007

The Urban Community Development Commission meeting was called to order at 7:07 p.m. in the Council Chambers of City Hall by Chairperson Eric Perrodin.

Roll Call

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

Other Officials Present: L. Clegg, A. Godwin, C. Evans

APPROVAL OF MINUTES There were no minutes to be approved.

EXECUTIVE SECRETARY'S REPORTS

Information on the Vacant Lot Beautification Program On motion by Arceneaux, seconded by Hall, the report was received and filed by the following vote on roll call:

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

NOES: Commissioners - None

ABSENT: Commissioners - None

AUDIENCE COMMENTS **Lorraine Cervantes** apologized for the negative comments she directed to the City Council in 2005, regarding their intent to redevelop the former Alameda Auto Plaza. Ms. Cervantes expressed her approval of the Gateway Towne Center and indicated that the establishment is better than she thought it would be.

COMMISSION COMMENTS **Chairperson Perrodin** commended City Attorney Clegg, City Clerk Godwin, City Treasurer Sanders, City Manager Evans and his fellow council members for working together to move the city forward.

On motion by Dobson, seconded by Hall, the meeting was adjourned at 7:11 p.m., by the following vote on roll call:

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

NOES: Commissioners - None

ABSENT: Commissioners - None

**Clerk of the Urban Community
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