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 09, 2010
2:50 PM

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. February 23, 2010

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 A MONTH-TO-MONTH LEASE AGREEMENT WITH THE WATT MANAGEMENT CO TO UTILIZE CERTAIN PROPERTY AT THE COMPTON TOWN CENTER FOR STAKEHOLDER MEETINGS IN CONNECTION WITH THE SMART GROWTH IMPLEMENTATION PLAN

COMMISSION COMMENTS

ADJOURNMENT

FEBRUARY 23, 2010

The Urban Community Development Commission meeting was called to order at 3:38 p.m. in the Council Chambers of City Hall by Chairperson Pro-Tem Yvonne Arceneaux.

ROLL CALL

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

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

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

Lynn Boone, Compton resident, requested the status of the Burlington Coat Factory development. Ms. Boone went on to comment on the resolution approved to address the city's accounting software, citing that there have been no changes, that she's aware of.

Lorraine Cervantes, Compton resident, stated that she is pleased with the existing and proposed developments in the city. Ms. Cervantes stated that it took the City of Paramount twenty years to accomplish what it has and felt the city was fast-approaching their success in ten years. Ms. Cervantes mentioned that she was in attendance at a "Lender's Conference" hosted by the Community Redevelopment Agency, in which various lenders were in attendance to educate themselves on how to properly serve the Compton community.

Benjamin Holifield, Compton resident, indicated that he was not satisfied with the development of the Gateway Towne Center or the performance of the Commission. Mr. Holifield stated that homes and a theatre were supposed to be constructed at that location and asked that the Commission consider building recreational facilities to employ the youth and entertain the residents living and working in the City of Compton.

Joyce Kelly, Compton resident, suggested a project for the city to consider when addressing the "Compton Cookout" and the offensive remarks made by the students at the University of San Diego. Ms. Kelly stated that she would be contacting Chancellor Mary Ann Fox to ensure Phi Kappa Alpha is disciplined for their actions.

Chairperson Pro-Tem Arceneaux assured Ms. Kelly that the citizens would be made aware of the city's intentions to resolve this matter.

William Kemp, Compton resident, stated that no one told him to sue the city. Mr. Kemp cited that he sued the shopping center for "declaratory relief." Mr. Kemp stated that he is pleased with the shopping center, however he noted that he was not in favor of the development during its inception.

#1.

APPROVAL OF MINUTES

1. February 9, 2010

On motion by Dobson, seconded by Calhoun, the minutes were approved, by the following vote on roll call:

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

UNFINISHED BUSINESS - There was no Unfinished Business**.**

NEW BUSINESS - There was no New Business.

COMMISSION COMMENTS

Commissioner Dobson clarified that the development of the Burlington Coat Factory is a business transaction between two private entities. Councilperson Dobson mentioned that she had made a request to the Executive Secretary for Mr. Bakewell to provide an update of the negotiations with the Burlington Coat Factory.

Chairperson Pro-Tem Arceneaux requested the status of the Burlington Coat Factory.

Charles Evans, Executive Secretary, affirmed that the Burlington Coat Factory and the developer are still in negotiations. Mr. Evans stated that Mr. Bakewell would be present to provide an update on the opening date and reiterated that this is a private agreement between Burlington Coat Factory and Mr. Bakewell. Mr. Evans affirmed that the city has not authorized the release of any money.

Douglas Sanders, City Treasurer, stated that he has not signed a check made payable to Mr. Bakewell.

ADJOURNMENT

On motion by Dobson, seconded by Calhoun, the meeting was adjourned at 4:11 p.m., by the following vote on roll call:

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

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

March 9, 2010

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 A MONTH-TO-MONTH LEASE AGREEMENT WITH THE WATT MANAGEMENT CO TO UTILIZE CERTAIN PROPERTY AT THE COMPTON TOWN CENTER FOR STAKEHOLDER MEETINGS IN CONNECTION WITH THE SMART GROWTH IMPLEMENTATION PLAN**

SUMMARY

Staff is respectfully requesting authorization to enter into a month-to-month Lease Agreement with the Watt Management Co. to conduct community stakeholder meetings at the Compton Town Center.

BACKGROUND

On July 14, 2009, the Commission approved Resolution No. 1,765, authorizing the Agency to activate a Smart Growth Implementation Plan in the City of Compton. The Smart Growth Implementation Plan is the framework to transform Compton's downtown and other central locations into pedestrian-oriented and vibrant venues for civic and business centers. A major component of the Smart Growth Implementation is the creation of a downtown advisory committee comprising of stakeholders in the community to discuss vital issues concerning Compton's economic rebirth.

STATEMENT OF THE ISSUE

In order to proceed with next phase of the Smart Growth Implementation Plan, the Agency must secure a building in the downtown area to conduct stakeholder meetings comprised of downtown businesses, property owners, and community participants. Meetings will also be held to discuss relevant issues including design principles, pedestrian circulation, landscaping, signage, etc. for the City's major corridors for a vibrant and lively downtown.

The Agency has negotiated a month-to-month lease agreement with Watt Management Co., for utilization of the Company's vacant 1,800 square foot retail pad to conduct community meetings at-no-cost to the City.

FISCAL IMPACT

The Watt Company will lease this retail space at NO COST to the Agency.

#2.

RECOMMENDATION

Staff respectfully requests that the Commission adopt this resolution authoring the Executive Secretary to enter into a Month-To-Month lease agreement with the Watt Management Co.

DR. KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

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, AUTHORIZING A MONTH-TO-MONTH LEASE AGREEMENT WITH THE WATT MANAGEMENT CO TO UTILIZE CERTAIN PROPERTY AT THE COMPTON TOWN CENTER FOR STAKEHOLDER MEETINGS IN CONNECTION WITH THE SMART GROWTH IMPLEMENTATION PLAN

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, on July 14, 2009 the Commission approved Resolution No. 1765, authorizing the Agency to activate a Smart Growth Implementation Plan in the City of Compton. The Smart Growth Implementation Plan is the framework to transform Compton's downtown and other locations and intersections into pedestrian-oriented and vibrant venues for civic and business ventures; and

WHEREAS, a major component of the Smart Growth Implementation is the creation of a downtown advisory committee comprised of stakeholders in the community to discuss vital issues including design principles, pedestrian circulation, landscaping, signage, etc. critical for achieving the mission of Birthing A New Compton; and

WHEREAS, the Agency has negotiated a month-to-month lease agreement with Watt Management Co. to utilize an unoccupied 1,800 square foot retail pad to conduct community and stakeholder outreach meetings at-no-cost to the City.

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 a month-to-month lease agreement with Watt Co. to conduct stakeholder meetings in conjunction with the Agency's Smart Growth Implementation Plan at the Compton Town Center at no costs to the Agency.

SECTION 2. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, Agency Counsel, City Controller, Community Redevelopment Agency, and the City Clerk.

SECTION 3. That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this ________ day of _______________________________ 2010.

____

CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

#2.

RESOLUTION NO. ____________
PAGE TWO

ATTEST:

____
CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the forgoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at a regular meeting thereof held on the ____ day of _________2010.

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

#2.

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 MONTH-TO-MONTH LEASE AGREEMENT WITH THE WATT MANAGEMENT CO TO UTILIZE CERTAIN PROPERTY AT THE COMPTON TOWN CENTER FOR STAKEHOLDER MEETINGS IN CONNECTION WITH THE SMART GROWTH IMPLEMENTATION PLAN**

Michael Antwine	3/2/2010 3:19:28 PM
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

Ruth Rugley	3/3/2010 7:28:19 PM
CITY ATTORNEY	DATE
Willie Norfleet	3/4/2010 10:50:13 AM
CITY CONTROLLER	DATE
Dave Hewitt	3/3/2010 3:04:19 PM
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.