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 23, 2010
2:50 PM

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. March 9, 2010

EXECUTIVE SECRETARY'S REPORT

2. REQUEST TO SCHEDULE A PUBLIC HEARING AUTHORIZING THE SALE, ISSUANCE AND DELIVERY BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON OF TAX ALLOCATION BONDS FOR THE COMPTON REDEVELOPMENT PROJECT AREA AND MAKING CERTAIN FINDINGS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 33445 **(April 13, 2010 at 2:55 p.m.)**

UNFINISHED BUSINESS

NEW BUSINESS

COMMISSION COMMENTS

ADJOURNMENT

MARCH 9, 2010

The Urban Community Development Commission meeting was called to order at 3:36 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, commented on the ownership and facade of the Gateway Towne Center and the other shopping centers located throughout the city. Ms. Boone commented on the compensations received by this Commission and further cited a concern for the proposed resolution authorizing a month-to-month lease agreement with the Watt Management Company to utilize certain property at the Compton Towne Center for stakeholder meetings in connection to the second phase of the Smart Growth Implementation Plan. Ms. Boone questioned the fulfillment of the first phase of development and stated that she felt the citizen's requests would not be fulfilled.

William Kemp, Compton resident, asserted that the greatest asset of the City of Compton is the resiliency of the citizens of Compton. Mr. Kemp stated that he did not agree with the initial concept of the Gateway Towne Center; however he stated that he is pleased with the outcome. Mr. Kemp commented on the statements made by Chairperson Perrodin and Commissioner Dobson and charged that the Commission has blamed the citizens for complaining about the conditions brought on by contractors.

Joyce Kelly, Compton resident, made comments concerning the statements made by Commissioner Dobson during the February 23, 2010 Urban Community Development Commission meeting. Ms. Kelly also commented on the proposed month-to-month lease agreement with the Watt Management Company to utilize certain property at the Compton Towne Center. Ms. Kelly cited a concern for the property to be used and the fiscal impact to the Community Redevelopment Agency (Agency).

Lorraine Cervantes, Compton resident, stated that the former Mayor previously sold the property currently known as the Gateway Towne Center for "peanuts" to an elected official in another city, who is now in jail. Ms. Cervantes commended this Body for obtaining the property and selling it to a developer for redevelopment at market value. Ms. Cervantes stated that none of the speakers who were concerned about the use of façade improvement funds attended the workshop that was conducted by the Agency. Ms. Cervantes announced that a committee is being formed for those citizens that are interested in the future development of the City of Compton.

#1.

APPROVAL OF MINUTES

1. February 23, 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

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 COMPANY TO UTILIZE CERTAIN PROPERTY AT THE COMPTON TOWNE CENTER FOR STAKEHOLDER MEETINGS IN CONNECTION WITH THE SMART GROWTH IMPLEMENTATION PLAN

Chairperson Pro-Tem Arceneaux requested a brief explanation of this resolution.

Charles Evans, Executive Secretary, informed the Compton community that the Watt Management Company is going to allow the Agency the opportunity to utilize an area of property located within the Compton Towne Center, at no cost to the Agency. Mr. Evans stated that the idea is to assemble the stakeholders of the community to ascertain their advice on the type of development they would like to see in the Downtown Compton area. Mr. Evans stated that the same process was used for the proposed Senior Housing Development and Senior Center.

On motion by Calhoun, seconded by Dobson, **Resolution # 1,777** entitled **"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 COMPANY TO UTILIZE CERTAIN PROPERTY AT THE COMPTON TOWNE CENTER FOR STAKEHOLDER MEETINGS IN CONNECTION WITH THE SMART GROWTH IMPLEMENTATION PLAN"** was approved, by the following vote on roll call:

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

COMMISSION COMMENTS - There were no Commission Comments.

ADJOURNMENT

On motion by Calhoun, seconded by Dobson, the meeting was adjourned at 4:06 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

#2.

March 23, 2010

TO: **CHARIMAN AND COMMISIONERS**

FROM: **EXECUTIVE SECRETARY**

SUBJECT: **REQUEST TO SCHEDULE A PUBLIC HEARING AUTHORIZING THE SALE, ISSUANCE AND DELIVERY BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON OF TAX ALLOCATION BONDS FOR THE COMPTON REDEVELOPMENT PROJECT AREA AND MAKING CERTAIN FINDINGS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 33445.**

SUMMARY

Staff respectfully requests that the Commission schedule a public hearing for **Tuesday, April 13, 2010, at 2:45 p.m.** to request authorization for the sale, issuance and delivery of a proposed Tax Allocation Bond by the Community Redevelopment Agency and make certain findings pursuant to California Health and Safety Code Section 33445.

BACKGROUND:

The redevelopment plan (the "Redevelopment Plan") for a redevelopment project area of the Agency known and designated as the "Compton Redevelopment Project Area" (the "Project Area") has been adopted and approved and all requirements of law for, and precedent to, the adoption and approval of said plan have been duly complied with. The Redevelopment Plan contemplates that the Agency will issue bonds from time to time to finance or refinance projects undertaken within the Redevelopment Project Area.

DR. KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECREATRY