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, April 06, 2010
6:50 PM

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. March 9, 2010
   March 16, 2010
   March 25, 2010

UNFINISHED BUSINESS

NEW BUSINESS

COMMISSION COMMENTS

ADJOURNMENT

#1.

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

#1.

MARCH 16, 2010

The Urban Community Development Commission meeting was called to order at 7:01p.m. in the Council Chambers of City Hall by Chairperson Eric Perrodin. The Pledge of Allegiance and the Moment of Silence Ceremonies were led by Chairperson Eric Perrodin.

ROLL CALL

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

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

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

William Kemp, Compton resident, questioned the City's decision to purchase four parks from the Community Redevelopment Agency (Agency).

Lynn Boone, Compton resident, spoke in regards to the Agency's proposed resolution to sell and confer four parks to the City. Ms. Boone made mention of the loan agreement between the City and the Agency in December 2008 and inquired about the Agency's plans to repay the City from the funds that they received from this transaction. Ms. Boone encouraged the citizens to be mindful of the statements made by the Commission and subsequently accused the Commission of money laundering.

Joyce Kelly, Compton resident, expressed a concern for the sale of four City parks for approximately 5.4 million dollars. Ms. Kelly also inquired about the owner of those parks and made mention of the development of the community gardens planted at three of those parks. Ms. Kelly stated that the condition of those community gardens were in disrepair and questioned if Los Angeles Board Supervisor Mark Riddley Thomas was involved in the development of those gardens.

Benjamin Holifield, Compton resident, commented on the condition of the community gardens planted along the Compton Creek and suggested that they be routinely monitored. Mr. Holifield went on to request that the abandoned lots in the 3rd District be addressed immediately or seized from their property owners. Mr. Holifield stated that he is the president of a business organization representing that area of the 3rd District and threatened to lead a petition drive if those lots were not addressed in the next 30 days. Mr. Holifield concluded by suggesting that the vacant lots be turned into pocket parks, similar to the ones planted in the City of Paramount.

APPROVAL OF MINUTES

1. March 2, 2010

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

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

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 THE EXECUTIVE SECREATRY TO SELL AND CONVEY THE PROPERTIES COMMONLY KNOWN AS BURRELL-MCDONALD PARK, TRAGNIEW PARK, SOUTH PARK, AND RAYMOND STREET PARK LOCATED IN THE CITY OF COMPTON FOR THE CONTINUOUS USE AS PARKS AND RECREATIONAL SPACE

Commissioner Calhoun requested additional information concerning the history of this transaction.

Chairperson Perrodin explained that there was an attempt by the previous administration to sell city-owned parks to the Agency, in an effort to construct homes in those areas. Chairperson Perrodin stated that the outcry by the residents was so enormous, that further proceedings were brought to a halt. Chairperson Perrodin indicated that as time went on, the proposal was never dissolved and consequently approved by the majority of the Body during that time.

Craig Cornwell, City Attorney, stated that the approval of this resolution would nullify the transaction and set the record straight.

Commissioner Calhoun inquired about the process, in which the city obtained this information.

Charles Evans, Executive Secretary, stated that the records currently indicate that this transaction requires disbandment and finality before any future dealings with the Agency and property are endeavored. Mr. Evans affirmed that the proposed resolution would correct those actions to ensure that the proper owners of City property are identified and documented.

Commissioner Dobson questioned if it was legal for the City to sell its parks to the Agency.

Mr. Cornwell stated that it is his opinion that the City is under open-space regulations, which would restrict such a transaction to take place. Mr. Cornwell stated that the City is required to maintain a specific amount of property zoned for open-space and park use, therefore he affirmed this transaction would have limited the City's ability to comply with those regulations.

On motion by Dobson, seconded by Jones, **Resolution # 1,778** entitled **"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECREATRY TO SELL AND CONVEY THE PROPERTIES COMMONLY KNOWN AS BURRELL-MCDONALD PARK, TRAGNIEW PARK, SOUTH PARK, AND RAYMOND STREET PARK LOCATED IN THE CITY OF COMPTON FOR THE CONTINUOUS USE AS PARKS AND RECREATIONAL SPACE"** was approved, by the following vote on roll call:

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

COMMISSION COMMENTS - There were no Commission Comments.

ADJOURNMENT

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

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

Clerk of the Urban Community Development Commission

Chairman of the Urban Community Development Commission

MARCH 25, 2010

The Special Urban Community Development Commission meeting was called to order at 6:02 p.m. in the Council Chambers of City Hall by Chairperson Pro-Tem Yvonne Arceneaux. The Pledge of Allegiance and Moment of Silence Ceremonies were led by Chairperson Pro-Tem Yvonne Arceneaux.

ROLL CALL

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

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

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS - There were no Public Comments on Agenda and Non-Agenda Items.

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

UNFINISHED BUSINESS - There was no Unfinished Business.

NEW BUSINESS

1. REQUEST TO SCHEDULE A JOINT 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

On motion by Dobson, seconded by Jones, the joint public hearing was scheduled for April 13, 2010 at 3:20 p.m., by the following vote on roll call:

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

COMMISSION COMMENTS - There were no Commission Comments.

#1.

ADJOURNMENT

On motion by Dobson, seconded by Jones, the meeting was adjourned at 6:04 p.m., by the following vote on roll call:

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

Clerk of the Urban Community Development Commission

Chairman of the Urban Community Development Commission