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 13, 2010
2:50 PM

WORKSHOP(S)

HEARING(S)

2:55 P.M. - PUBLIC HEARING - PUBLIC HOUSING AGENCY (PHA) ANNUAL PLAN 2010 **(Item #1)**

3:20 P.M. - JOINT PUBLIC HEARING - AUTHORIZING THE SALE, ISSUANCE AND DELIVERY BY COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, TAX ALLOCATION BONDS FOR THE COMPTON REDEVELOPMENT PROJECT AREA AND MAKING CERTAIN FINDINGS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 33445 **(Request to Reschedule to April 20, 2010 at 7:20 p.m.)**

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

UNFINISHED BUSINESS

NEW BUSINESS

1. 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 (2010-2011).

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 ENTER INTO AN AGREEMENT WITH SKYLINE LOS ANGELES TO DESIGN, CONSTRUCT AND MAINTAIN A TRADE SHOW BOOTH FOR THE COMMUNITY REDEVELOPMENT AGENCY'S USE AT EVENTS AND CONFERENCES

3. 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 A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND FEDERAL HOME LOAN MORTGAGE CORPORATION (KNOWN AS FREDDIE MAC OR HOME STEPS), FOR THE ACQUISITION OF 1005 WEST MAGNOLIA STREET, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

4. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETRY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND U. S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, 2006-BNC3 FOR THE ACQUISITION OF 825 SOUTH ARANBE AVENUE, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

5. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETRY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND MATTHEW JENKINS, AS TRUSTEE FOR THE MATTHEW AND ROBERTA JENKINS CHARITABLE REMAINDER UNITRUST, FOR THE ACQUISITION OF 16206 - 16216 ATLANTIC AVENUE, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

6. 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 A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND WELLS FARGO BANK, N.A., AS MORTGAGE LOAN SERVICER AND ATTORNEY IN FACT FOR THE OWNER, FOR THE ACQUISITION OF 615 WEST CRESSEY STRET, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

7. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THECOMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON ACCEPTING PROPOSAL AND ISSUE A PURCHASE ORDER TO IMAGE MANAGEMENT SYSTEMS (IMS) FOR DOCUMENT IMAGING SERVICES

COMMISSION COMMENTS

ADJOURNMENT

April 13, 2010

TO: **CHAIRMAN AND COMMISSIONERS**

FROM: **EXECUTIVE SECRETARY**

SUBJECT: **RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE LOCAL HOUSING AUTHORITY OF THE CITY OF COMPTON, APPROVING SUBMISSION OF THE PUBLIC HOUSING AUTHORITY (PHA) ANNUAL PLAN (2010-2011)**

SUMMARY

The Urban Community Development Commission, acting as the Local Housing Authority of the City of Compton, will adopt a Resolution approving submission of the Public Housing Agency (PHA) Annual Plan 2010-11 to the U.S. Department of Housing and Urban Development (HUD).

BACKGROUND

The PHA Plan is a comprehensive guide to the Housing Authority policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year plan, which each PHA submits to HUD every 5^{th} fiscal year, and the Annual Plan, which is submitted to HUD every year. The Annual Plan describes the Housing Authority's operations, services and participants and the strategies for handling concerns and residents' needs.

The Commission has adopted the City's Five –Year Plan (2005-2009), and held a required public hearing to consider the Annual Plan 2010-11. Based on that hearing, revisions were made and the Annual Plan is ready to be submitted to HUD.

The attached Resolution approves this action.

HARRIETH ROBINSON-BLUE, PHM/SHM
HOUSING DIRECTOR

CHARLES EVANS
EXECUTIVE SECRETARY

#1.

RESOLUTION NO. _________

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE LOCAL HOUSING AUTHORITY OF THE CITY OF COMPTON, APPROVING SUBMISSION OF THE PUBLIC HOUSING AUTHORITY (PHA) ANNUAL PLAN (2010-2011).

WHEREAS, pursuant to California state law, on July 15, 1975, the City Council of the City of Compton adopted Ordinance No. 1,479 (codified at Section 2-13 of the Compton Municipal Code), which created and established the Urban Community Development Commission, and authorized it to function as the governing body of the Local Housing Authority, in accordance with the authority of California Health and Safety Code Sections 34000 *et seq.*; and

WHEREAS, the U.S. Department of Housing and Urban Development requires the development, adoption and implementation of a Public Housing Authority (PHA) Annual Plan; and

WHEREAS, the Urban Community Development Commission held a public hearing on April 3, 2010 in compliance with requirements of the U.S. Department of Housing and Urban Development; and

WHEREAS, it is one of the Commission's top priorities to effectively and efficiently operate the Compton Local Housing Authority pursuant to all federal and local rules.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE LOCAL HOUSING AUTHORITY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Urban Community Development Commission, acting as the Local Housing Authority of the City of Compton hereby approves the submission of the Public Housing Authority (PHA) Plans for 2010-2011.

Section 2. That the Executive Secretary is hereby authorized to execute and deliver any and all documents in connection with the 2010-2011 Annual PHA Plan.

Section 3. That a copy of this Resolution shall be transmitted to the U.S. Department of Housing and Urban Development.

Section 4. That a copy of this Resolution shall be filed in the offices of the Executive Secretary, Local Housing Authority, City Controller, Commission Clerk, Planning and Economic Resource Development and the Community Redevelopment Agency.

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

ADOPTED this _________ day of _____________2010.

____

CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

ATTEST:

____
CLERK OF THE URBAND COMMUNITY
DEVELOPMENT COMMISSION

STATE OF CALIFORNIA
COUNCIL OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, Commission Clerk of the Urban Community Development Commission, hereby certify that the foregoing Resolution was adopted by the Commissioners, signed by the Chairman and attested by the Clerk at the regular meeting thereof 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

#1.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **Housing Authority**

RESOLUTION TITLE: **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 (2010-2011).**

Harrieth Blue	**3/18/2010 9:08:28 AM**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

Ruth Rugley	**3/18/2010 12:35:40 PM**
CITY ATTORNEY	DATE
Willie Norfleet	**3/18/2010 1:15:30 PM**
CITY CONTROLLER	DATE
Dave Hewitt	**3/18/2010 10:59:08 AM**
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.

April 13, 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 THE EXECUTIVE SECRETARY TO ENTER INTO AN AGREEMENT WITH SKYLINE LOS ANGELES TO DESIGN, CONSTRUCT AND MAINTAIN A TRADE SHOW BOOTH FOR THE COMMUNITY REDEVELOPMENT AGENCY'S USE AT EVENTS AND CONFERENCES**

SUMMARY

Staff respectfully requests that the Commission authorize the Executive Secretary to enter into an agreement with Skyline Los Angeles to design and construct a trade show booth for the Community Redevelopment Agency's use at marketing events and development-related conferences.

BACKGROUND

In May 2009, the Agency staff attended the 2009 International Council of Shopping Centers RECON event to market, promote and solicit developers to assist in implementing City and Agency projects and activities. Agency staff met with several key retailers and developers currently pursuing opportunity sites in Compton. In order to build upon the momentum gained by the Agency at the 2009 RECON event, the Agency proposes to design and construct a trade show booth promoting the theme, "What is Smart about Compton" to assist with the formation of public-private joint ventures to facilitate the redevelopment projects and activities detailed in the Agency's Five-Year Implementation Plan.

RECON 2010 is designed to provide redevelopment agencies with the tools, connections and market positioning necessary to thrive in today's challenging retail real estate environment. The event is attended by more than 50,000 real estate professionals from all around the globe and is the largest retail real estate convention in the world.

The key aspect of RECON is the Leasing Mall where municipalities, developers, retailers and lenders come together to network and conduct business. The proposed Agency booth will be strategically located in the Leasing Mall, in close vicinity to national credit tenants such as Costco, Wal Mart, and Bass Pro Shops. This location will provide the most conspicuous exposure for the City of Compton's marketing efforts to attract brand name retail/commercial tenants into the community.

#2.

STATEMENT OF THE ISSUE

The strength of Compton's participation at the 2010 RECON event will hinge on the focused positioning of the Compton Redevelopment Agency. The booth, coupled with the imaging and branding materials created by Ignite Design & Advertising, will captivate the attending audience , thus separating the City of Compton from other participating municipalities who are competing for large retail and residential developments in their respective communities at the conference.

A booth at RECON 2010 will aid the Agency in furthering its ongoing efforts to promote "Birthing a New Compton," the Compton renaissance. Significant presence at the event will afford the Agency with an opportunity to meet with various retail tenants, financiers, and developers in a professional setting; further demonstrating that the City of Compton is aggressively facilitating the transformation and Rebirth of the City of Compton into an economic hub for the South Los Angeles region.

The trade booth proposed by Skyline Los Angeles creatively blends custom materials and design elements with ready-made and rental products that create the most cost effective and efficiently designed booth for the Agency, that can be utilized for years to come. The proposed booth as design for the Agency will occupy a 20' by 50' booth space at 2010 RECON.

Skyline Exhibits of Los Angeles is strategically located in Santa Fe Springs is a member of the global Skyline network comprised of more than 1,500 team members that provide exhibitors expert worldwide service and support in nearly 100 North American design centers and representatives in 38 countries. Exhibit rental, graphics, and service support is available from Skyline Regional Service Centers in major venues across the country and globe.

The Agency aggressively interviewed and solicited design quotes and conceptual renderings from several booth display contractors. The four contractors that submitted proposals and estimates are detailed in the table below. The following table identifies the firm, booth size, quote and type of booth.

CITY OF COMPTON COMMUNITY REDEVELOPMENT AGENCY
ICSC BOOTH - QUOTE COMPARASION MATRIX

Vendor	Booth Size	Quote	Type
Skyline Orange County	20' x 50'	$190,440	Custom
EWI	20' x 50'	$207,950	Custom
Marcon	20' x 50'	$180,300	Custom
Skyline Los Angeles	20' x 50'	$124,072	Hybrid

At $124,072, Skyline Los Angeles was found to be the most qualified, experienced and cost effective firm with their Hybrid booth design approach. In addition, this booth has a life span of approximately 5 to 7 years, which allows the Agency to showcase the booth at least 3 to 4 times a year at various regional, national and international tradeshows; thus further promoting the City of Compton.

RECOMMENDATION

Staff respectfully recommends that the Commission authorizes the Executive Secretary to enter into an agreement with Skyline Los Angeles to design, construct, and maintain a 20' x 50' trade show exhibit booth for the Agency's use at Trade Shows, Events and Conferences.

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 THE EXECUTIVE SECRETARY TO ENTER INTO AN AGREEMENT WITH SKYLINE LOS ANGELES TO DESIGN, CONSTRUCT AND MAINTAIN A TRADE SHOW BOOTH FOR THE COMMUNITY REDEVELOPMENT AGENCY'S USE AT EVENTS AND CONFERENCES

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 and Commission on November 16, 2004; and

WHEREAS, in May 2009, the Agency staff attended the 2009 International Council of Shopping Centers RECON event to market, promote and solicit developers to assist in implementing City and Agency projects and activities. Agency staff met with several key retailers and developers currently pursuing opportunity sites in Compton; and

WHEREAS, in order to build upon the momentum gained by the Agency at the 2009 RECON event, the Agency proposes to design and construct a trade show booth promoting the theme, "What is Smart about Compton" to assist with the formation of public-private joint ventures to facilitate the redevelopment projects and activities detailed in the Agency's Five-Year Implementation Plan; and

WHEREAS, the Community Redevelopment Agency is in the process formalizing its efforts for the May 2010 RECON conference hosted by the International Council of Shopping Centers; and

WHEREAS, a booth at RECON 2010 will aid the Agency in furthering its ongoing efforts to promote "Birthing a New Compton," the Compton renaissance by significantly increasing our presence at the event will afford the Agency with an opportunity to meet with various retail tenants, financiers, and developers in a professional setting; further demonstrating that the City of Compton is aggressively facilitating the transformation and Rebirth of the City of Compton into an economic hub for the South Los Angeles region; and

WHEREAS, RECON 2010 is designed to give redevelopment agencies like Compton the tools, connections and knowledge needed to thrive in today's challenging retail real estate environment. The event is attended by more than 50,000 real estate professionals from all around the globe and is the largest retail real estate convention in the world. The key aspect of RECON is the Leasing Mall where municipalities, developers, retailers and lenders come together to network and conduct business; and

WHEREAS, the Agency has determined that the Skyline Exhibits of Los Angeles is uniquely qualified and has presented the most cost effective and efficient proposal to design and construct a trade show booth centered around the brand campaign, "What is Smart about Compton;" and

WHEREAS, funds in the amount of $124,072.00 are available in Account No. 1200-80-000-4269.

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 Urban Community Development Commission hereby authorizes the Executive Secretary to enter into a contract with Skyline Exhibits of Los Angeles for an amount not to exceed $124,072.00.

Section 2. That the Executive Secretary is hereby authorized to execute the necessary agreements upon the advice of the Commission Counsel, and to sign all purchase orders in connection with the agreement.

Section 3. That funds be taken from Account No.1200-80-000-4269.

Section 4. 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 5. 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

ATTEST:

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City 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 City Clerk at the 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.

Skyline Los Angeles

PROPOSAL

Presented to:

Aja Brown
City of Compton
205 S. Willowbrook Ave
Compton, Ca 90220

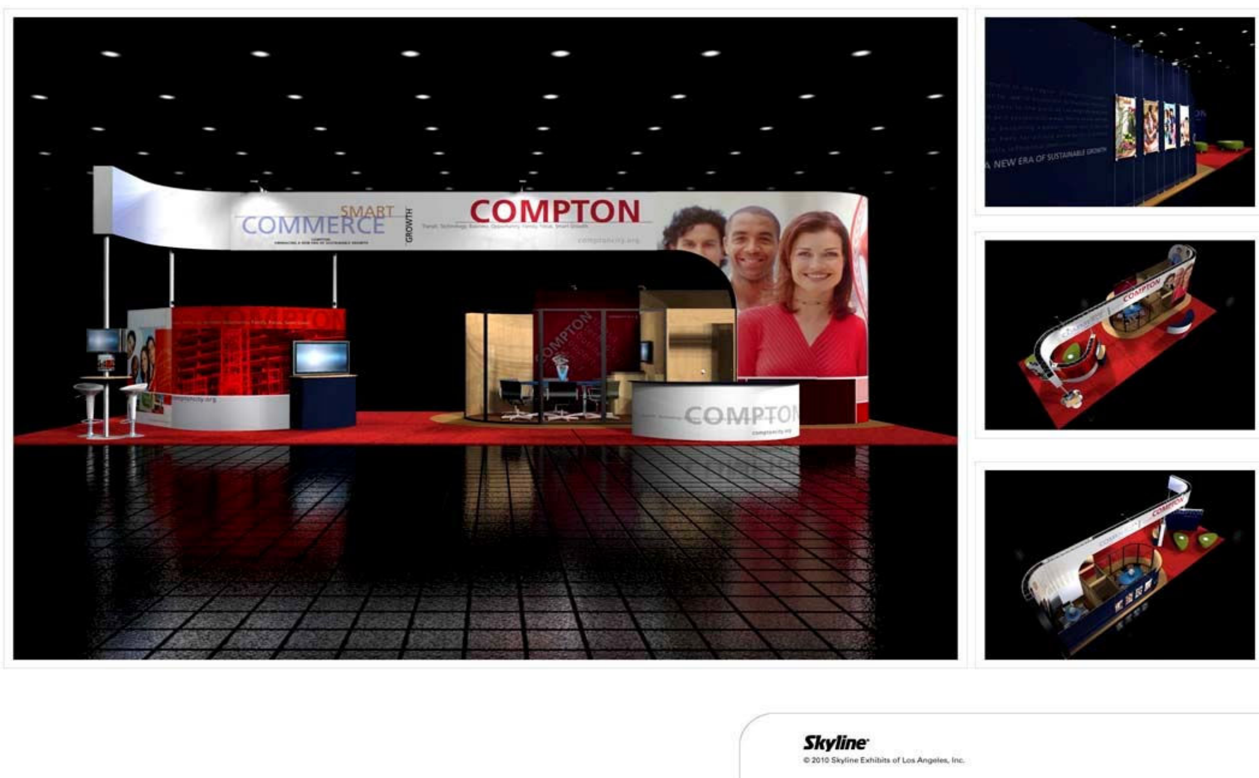
Presented by: Sonji Haley
Date: 2/22/2010
Cust #: CIT190

Show Name:	ICSC/RECON 2010	**Show Dates:**	MAY 23-25,2010
Show Venue:	LAS VEGAS	**Show Location:**	LAS VEGAS
Preview Location:	SKYLINE LOS ANGELES		
Ship To:	LAS VEGAS CONVENTION CENTER		

Project Description:

20'x50' Rental 20'x30' purchase with Reconditioned Truss

DESIGN CONCEPT



Skyline Exhibits of Los Angeles, Inc.
10420 Pioneer Blvd., Santa Fe Springs, CA 90670
(562) 944-1677 ● Fax: (562) 941-6779
www.skylinela.com

PROJECT DETAILS

Terms: 70% Deposit with signed sales order: Balance is due prior to shipping,or Preview day, the date your order is shipped

Custom Exhibit Rental 20' x 50' / recongfigures 20x30 Purchase Reconditioned Truss

Custom Exhibit Rental Includes: $117,500.00

Rental/Purchase 16' Super Structure Silver gloss Truss curved and straight pieces
Fabric Graphics per design 2/18/2010 All Graphics are Puchased
RENTAL/PURCHASE Standard color Hard conference walls with clear curved panels per design
RENTAL/PURCHASE Perimeter of conference wall 10' the interior 92"

20x50 ***RENTAL*** *Exhibit Reconfigures/* ***Purchase*** *20x30 Reconditioned Truss*
Reference Cad 20x30 A 2/12/2010 4:09 PM

Interior Super Structure includesReconditioned Truss:

PURCHASE *Welcome Reception Countr with graphic front (1)*
RENTAL OF 1 PURCHASE OF 1 *Lead capturing work stantions per design (2)*
PURCHASE Crowd gathering site for demoes/games (1) Curved wall
Lounge area sections
Monitors areas (6) not included

Conference Room with Clear Sliding Doors

RENTAL *Storage Closet in the center of conference room per design (1)*
PURCHASE (1) 12'x12' Curved Converence room (For seating of 8)
RENTAL *(1) 12'x10' x 8' Curved wall conference room (For Seats for 4)*
RENTAL 1/PURCHASE 1 Interior cabinet with locking doors
Carpet not included
RENTAL 8/PURCHASE 8 CMH Halogen Lights (16)

Graphic Treatments PURCHASE:

-(12) Dye Sub Large Format High Resolution Graphics
-57.5"x195.5 (1) Dye Sub Fabric Graphic
-149.5"x195.5" (2) Dye Sub Fabric Graphic
-69"x195.5" (2) Dye Sub Fabric Graphic
-80.5" x 218.5" (2) Dye Sub Fabric Graphic
-101.820"x195.500" (1) Dye Sub Graphic
-83.0756"x 195.500" (1) Dye Sub Graphic
-184." x57.5" (1) Dye Sub Graphic
-205.323" x57.5" (1) Dye Sub Graphic
-118.256" x 57.5" (1) Dye Sub Graphic

-(4) 20"x30" Cable graphics on Sintra/Gator Board
-(9) Truss Wraps to cover Truss

Skyline Exhibit Service Show Book Managemnt for ICSC RECON/ NO CHARGE $0.00
(Normal Charge for Show book paper work $600)

Design Fee/ Art Prep, preflight FLAT RATE $750.00
20'x50' Rental and 20'x30' Reconfiguration Reconditioned Truss
Design Concept with changes
Color Renderings
CADS
Stock Photography will be quoted separately not included

#2. ***Crates 20' X30' PURCHASED ONLY***

-(6) Exhibit Crate 24
-(1) 4' x 8' x 4' Laydown Crate
-(1) Round Case 36" (13 Diam)

-(2) Round 48" (13" Diam)

Discount	-$10,000.00

Balance of booth due prior to shipping or Preview 4/28/2010

Estimated Freight ROUND TRIP FOR RENTAL: FOB Ground Shipping to Los Angeles *- Method of shipping to be confirmed pending approval of prodution schedule.* *- Actual costs invoiced within 30 days of show date*	$4,400.00
Los Angeles Sales Tax 9.75%	$11,422.13
Project Total	**$124,072.13**

Prices valid until 03/30/2010

Terms:

- Signed approval below and a 70% deposit begins production. Balance will be due prior to shipping.
- Taxes, if applicable will be added accordingly. Taxes are calculated based on Ship To address.
- Freight is estimated based on the current fuel surcharges and may need to be adjusted accordingly. This quote does not include fees associated with duties or customs. Duties and customs will be invoiced separately.
- FOB Eagan, Minnesota

Authorized to proceed: Date:

Contact, Company

#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 THE EXECUTIVE SECREATRY TO ENTER INTO AN AGREEMENT WITH SKYLINE LOS ANGELES TO DESIGN, CONSTRUCT AND MAINTAIN A TRADE SHOW BOOTH FOR THE COMMUNITY REDEVELOPMENT AGENCY'S USE AT EVENTS AND CONFERENCES**

Kofi Sefa-Boakye	**3/30/2010 11:24:40 AM**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

Craig Cornwell	**4/8/2010 3:24:25 PM**
CITY ATTORNEY	DATE
Willie Norfleet	**4/8/2010 3:29:25 PM**
CITY CONTROLLER	DATE
Charles Evans	**4/8/2010 2:59:15 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.

April 13, 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 THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND FEDERAL HOME LOAN MORTGAGE CORPORATION (KNOWN AS FREDDIE MAC OR HOME STEPS), FOR THE ACQUISITION OF 1005 WEST MAGNOLIA STREET, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)**

SUMMARY

Staff is respectfully requesting authorization to acquire and develop certain property located at 1005 West Magnolia Street, as part of the Neighborhood Stabilization Program (NSP).

BACKGROUND

In December 2008, the City of Compton (City), pursuant to the Housing and Economic Recovery Act of 2008, received an NSP award of $3,242,281 to purchase abandoned and foreclosed properties for subsequent redevelopment and resale to eligible buyers. The intent of the program is to stabilize communities that have suffered from foreclosures and abandonment. Resolution Nos. 22,742 and 1,735, adopted by the City Council and the Urban Community Development Commission, respectively, on December 8, 2008, approved adoption of the NSP substantial amendment to the 2008-2009 Annual Action Plan of the Consolidated Plan and identified proposed programs and funding uses of the NSP grant. The Community Redevelopment Agency was designated to administer the program and funds.

STATEMENT OF THE ISSUE

In accordance with the program requirements, the Agency has negotiated the terms of a purchase agreement with the owner of certain property located at 1005 West Magnolia Street, Compton, Ca for the purchase prices of $168,300. Agency acquisition of the property for intended development will eliminate economic and physical blight as well as increase the supply of affordable housing for the community. In order for the Agency to acquire the property, it is necessary for the Commission to approve the attached resolution authorizing a purchase of subject property.

#3.

FISCAL IMPACT

The proposed purchase price of the subject site as determined by California certified appraiser BTI Appraisers is at least $170,000 according to the following:

Fair Market Value:	$170,000
Final purchase price	**$168,300**

Funds for this acquisition are available in the Agency's account number #1674-80-0000-4770 in the amount of $168,300.00

RECOMMENDATION

Staff respectfully requests that the Commission adopt this resolution authoring the Executive Secretary to enter into a purchase agreement with the property owner.

DR. 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 A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND FEDERAL HOME LOAN MORTGAGE CORPORATION (KNOWN AS FREDDIE MAC OR HOME STEPS), FOR THE ACQUISITION OF 1005 WEST MAGNOLIA STREET, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

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 City of Compton (City) has received an allocation of $3,242,281 from the U.S. Department of Housing and Urban Development (HUD) under the Neighborhood Stabilization Program (NSP) to stabilize neighborhoods negatively impacted by foreclosed and abandoned properties; and

WHEREAS, in accordance with NSP rules, regulations and guidelines, the Agency has identified 1005 West Magnolia Street, a foreclosed property located in the NSP target area and qualified for NSP eligible purposes; and

WHEREAS, the Agency and FEDERAL HOME LOAN MORTGAGE CORPORATION (KNOWN AS FREDDIE MAC OR HOME STEPS) for 1005 West Magnolia Street have concluded negotiations; and

WHEREAS, an independent appraisal conducted by BTI Appraisal valued 1005 West Magnolia Street at $170,000 and the purchase price is $168,300.

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 Urban Development Commission hereby authorizes the Executive Secretary, on the advice and consent of General Counsel, to enter into a purchase agreement between the Community Redevelopment Agency and FEDERAL HOME LOAN MORTGAGE CORPORATION (KNOWN AS FREDDIE MAC OR HOME STEPS) for the property located at 1005 West Magnolia Street, Compton, Ca.

SECTION 2. That the Commission hereby finds that the purchase of 1005 West Magnolia Street pursuant to the proposed Purchase Agreement will assist in the revitalization efforts of the Community Redevelopment Agency and is consistent with the goals of the Neighborhood Stabilization Program.

SECTION 3. That funds are available in the fiscal year 2009 – 2010 budget in NSP Account No. 1674-80-0000-4770 in the amount of $168,300.00

SECTION 4. 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

#3.

ATTEST:

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

STATE OF CALIFORNIA
CITY 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

#3.

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 THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND FEDERAL HOME LOAN MORTGAGE CORPORATION (KNOWN AS FREDDIE MAC OR HOME STEPS), FOR THE ACQUISITION OF 1005 WEST MAGNOLIA STREET, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)**

Michael Antwine	**4/1/2010 9:40:19 AM**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

Craig Cornwell	**4/8/2010 3:25:45 PM**
CITY ATTORNEY	DATE
Willie Norfleet	**4/8/2010 4:39:28 PM**
CITY CONTROLLER	DATE
Charles Evans	**4/8/2010 3:00:49 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.

April 13, 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 THE EXECUTIVE SECRETRY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND U. S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, 2006-BNC3 FOR THE ACQUISITION OF 825 SOUTH ARANBE AVENUE, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)**

SUMMARY

Staff is respectfully requesting authorization to acquire and develop certain property located at 825 South Aranbe Avenue, Compton, as part of the Neighborhood Stabilization Program (NSP).

BACKGROUND

In December 2008, the City of Compton (City), pursuant to the Housing and Economic Recovery Act of 2008, received an NSP award of $3,242,281 to purchase abandoned and foreclosed properties for subsequent redevelopment and resale to eligible buyers. The intent of the program is to stabilize communities that have suffered from foreclosures and abandonment. Resolution Nos. 22,742 and 1,735 adopted by the City Council and the Urban Community Redevelopment Commission, respectively, on December 8, 2008, approved adoption of the NSP substantial amendment to the 2008-2009 Annual Action Plan of the Consolidated Plan and identified proposed programs and funding uses of the NSP grant. The Community Redevelopment Agency was designated to administer the program and funds.

STATEMENT OF THE ISSUE

In accordance with the program requirements, the Agency has negotiated the terms of a purchase agreement with the owner of certain property at located at 825 South Aranbe Avenue, Compton for the purchase price of $159,823. Agency acquisition of the property for intended development will eliminate economic and physical blight as well as increase the supply of affordable housing for the community. In order for the Agency to acquire the property, it is necessary for the Commission to approve the attached resolution authorizing a purchase of subject property.

FISCAL IMPACT

The proposed purchase price of the subject site as determined by California certified appraiser BTI Appraisal is at least $159,823 according to the following:

Fair Market Value:	$178,500
Final purchase price	**$159,823**

Funds for this acquisition are available in the Agency's account number #1674-80-0000-4770 in the amount of $159,823.

RECOMMENDATION

Staff respectfully requests that the Commission adopt this resolution authoring the Executive Secretary to enter into a purchase agreement with the property owner.

DR. 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 SECRETRY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND U. S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, 2006-BNC3 FOR THE ACQUISITION OF 825 SOUTH ARANBE AVENUE, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

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 City of Compton (City) has received an allocation of $3,242,281 from the U.S. Department of Housing and Urban Development (HUD) under the Neighborhood Stabilization Program (NSP) to stabilize neighborhoods negatively impacted by foreclosed and abandoned properties; and

WHEREAS, in accordance with NSP rules, regulations and guidelines, the Agency has identified 825 South Aranbe Avenue, a vacant, foreclosed, single family home as being located in the NSP target area and qualified for NSP eligible purposes; and

WHEREAS, the Agency and the U. S. Bank National Association, As Trustee For The Structured Asset Investment Loan Trust, 2006-BNC3 (Seller) have concluded negotiations for the acquisition of 825 South Aranbe Avenue; and

WHEREAS, an independent appraisal conducted by BTI Appraisal valued 825 South Aranbe Avenue at $178,500 and the purchase price is $159,823.

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 Urban Development Commission hereby authorizes the Executive Secretary, upon the advice and consent of General Counsel, to enter into a Purchase Agreement between the Community Redevelopment Agency and the U.S. Bank National Association, as Trustee for the purchase of the property located at 825 South Aranbe Avenue.

SECTION 2. That the Commission hereby finds that the purchase of 825 South Aranbe Avenue pursuant to the proposed Purchase Agreement will assist in the community effects of foreclosed and abandoned properties and is consistent with the goals of the Neighborhood Stabilization Program.

SECTION 3. That funds are available in the fiscal year 2009 – 2010 budget in NSP Account No. 1674-80-0000-4770 in the amount of $159,823.

SECTION 4. 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

#4.

ATTEST:

____
CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

STATE OF CALIFORNIA
CITY 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

#4.

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 THE EXECUTIVE SECRETRY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND U. S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, 2006-BNC3 FOR THE ACQUISITION OF 825 SOUTH ARANBE AVENUE, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)**

<ManagersName>	**<ManagersDate>**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

<LegalName>	**<LegalDate>**
CITY ATTORNEY	DATE
<ControllerName>	**<ControllerDate>**
CITY CONTROLLER	DATE
<CityManager>	**<CityManagerDate>**
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.

April 13, 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 THE EXECUTIVE SECRETRY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND MATTHEW JENKINS, AS TRUSTEE FOR THE MATTHEW AND ROBERTA JENKINS CHARITABLE REMAINDER UNITRUST, FOR THE ACQUISITION OF 16206 - 16216 ATLANTIC AVENUE, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)**

SUMMARY

Staff is respectfully requesting authorization to acquire and develop certain property located at 16206 - 16216 Atlantic Avenue, Compton, as part of the Neighborhood Stabilization Program (NSP).

BACKGROUND

In December 2008, the City of Compton (City), pursuant to the Housing and Economic Recovery Act of 2008, received an NSP award of $3,242,281 to purchase abandoned and foreclosed properties for subsequent redevelopment and resale to eligible buyers. The intent of the program is to stabilize communities that have suffered from foreclosures and abandonment. Pursuant to Resolution Nos. 22,742 and 1,735, adopted by the City Council and the Urban Community Development Commission, respectively, on December 8, 2008, which approved adoption of the NSP substantial amendment to the 2008-2009 Annual Action Plan of the Consolidated Plan and identified proposed programs and funding uses of the NSP grant. The Community Redevelopment Agency was designated to administer the program and funds.

STATEMENT OF THE ISSUE

In accordance with the program requirements, the Agency has negotiated the terms of a purchase agreement with owner of certain property located at located at 16206 - 16216 Atlantic Avenue, Compton for the purchase price of $1,750.000. Agency acquisition of the property for intended development will eliminate economic and physical blight as well as increase the supply of affordable housing for the community. In order for the Agency to acquire the property, it is necessary for the Commission to approve the attached resolution authorizing a purchase of subject property.

FISCAL IMPACT

The proposed purchase price of the subject site as determined by California certified appraiser Lea Associates, Inc is at least $1,750,000 according to the following:

Fair Market Value:	$1,970,000
Environmental Remediation Costs:	$ 200,000 (estimated)
Final purchase price	**$1,750,000**

Funds for this acquisition are available in the Agency's account number #1674-80-0000-4770 in the amount of $1,000,000.00 and Account number 1200-80-0000-4330 in the amount of $750,000.00

RECOMMENDATION

Staff respectfully requests that the Commission adopt this resolution authoring the Executive Secretary to enter into a purchase agreement with the property owner.

DR. KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

#5.

RESOLUTION NO. ___________

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETRY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND MATTHEW JENKINS, AS TRUSTEE FOR THE MATTHEW AND ROBERTA JENKINS CHARITABLE REMAINDER UNITRUST, FOR THE ACQUISITION OF 16206 - 16216 ATLANTIC AVENUE, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

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 City of Compton (City) has received an allocation of $3,242,281 from the U.S. Department of Housing and Urban Development (HUD) under the Neighborhood Stabilization Program (NSP) to stabilize neighborhoods negatively impacted by foreclosed and abandoned properties; and

WHEREAS, in accordance with NSP rules, regulations and guidelines, the Agency has identified 16206-16216 Atlantic Avenue, a vacant property located in the NSP target area and qualified for NSP eligible purposes; and

WHEREAS, the Agency and Matthews Jenkins, as trustee for the Matthew and Roberta Jenkins Charitable remainder Unitrust for 16206-16216 Atlantic Avenue have concluded negotiations; and

WHEREAS, an independent appraisal conducted by Lea and Associates Appraisal valued 16206-16216 Atlantic Avenue at $1,970,000 and the purchase price is $1,750,000.

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 Urban Development Commission hereby authorizes the Executive Secretary, upon the advice and consent of the General Counsel, to enter into a purchase agreement between the Community Redevelopment Agency and the Matthews Jenkins, as trustee for the Matthew and Roberta Jenkins Charitable remainder Unitrust for the property located at 16206-16216 Atlantic Avenue, Compton, Ca.

SECTION 2. That the Commission hereby finds that the purchase of 16206-16216 Atlantic Avenue pursuant to the proposed Purchase Agreement will assist in the revitalization efforts of the Community Redevelopment Agency and is consistent with the goals of the Neighborhood Stabilization Program.

SECTION 3. That funds are available in the fiscal year 2009 – 2010 budget in NSP Account No. 1674-80-0000-4770 in the amount of $1,000,000.00 and 1200-80-0000-4330 in the amount of $750,000.00

SECTION 4. That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this ________ day of ________________________________ 2010.

#5.

____
CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

ATTEST:

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

STATE OF CALIFORNIA
CITY 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

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 THE EXECUTIVE SECRETRY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND MATTHEW JENKINS, AS TRUSTEE FOR THE MATTHEW AND ROBERTA JENKINS CHARITABLE REMAINDER UNITRUST, FOR THE ACQUISITION OF 16206 - 16216 ATLANTIC AVENUE, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)**

Michael Antwine	**3/29/2010 7:29:22 AM**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

Craig Cornwell	**4/8/2010 3:25:04 PM**
CITY ATTORNEY	DATE
Willie Norfleet	**4/8/2010 4:37:07 PM**
CITY CONTROLLER	DATE
Charles Evans	**4/8/2010 3:00:11 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.

#6.

April 13, 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 THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND WELLS FARGO BANK, N.A., AS MORTGAGE LOAN SERVICER AND ATTORNEY IN FACT FOR THE OWNER, FOR THE ACQUISITION OF 615 WEST CRESSEY STRET, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)**

SUMMARY

Staff is respectfully requesting authorization to acquire and develop certain property located at 615 West Cressey Street, as part of the Neighborhood Stabilization Program (NSP).

BACKGROUND

In December 2008, the City of Compton (City), pursuant to the Housing and Economic Recovery Act of 2008, received an NSP award of $3,242,281 to purchase abandoned and foreclosed properties for subsequent redevelopment and resale to eligible buyers. The intent of the program is to stabilize communities that have suffered from foreclosures and abandonment. Resolution Nos. 22,742 and 1,735, adopted by the City Council and the Urban Community Development Commission, respectively, on December 8, 2008, approved adoption of the NSP substantial amendment to the 2008-2009 Annual Action Plan of the Consolidated Plan and identified proposed programs and funding uses of the NSP grant. The Community Redevelopment Agency was designated to administer the program and funds.

STATEMENT OF THE ISSUE

In accordance with the program requirements, the Agency has negotiated the terms of a purchase agreement with the owner of certain property located at 615 West Cressey Street, Compton, Ca for the purchase price of $136,682. Agency acquisition of the property for intended development will eliminate economic and physical blight as well as increase the supply of affordable housing for the community. In order for the Agency to acquire the property, it is necessary for the Commission to approve the attached resolution authorizing a purchase of subject property.

FISCAL IMPACT

The proposed purchase price of the subject site as determined by California certified appraiser BTI Appraisers is at least $156,000 according to the following:

Fair Market Value:	$156,000
Final purchase price	**$136,682**

Funds for this acquisition are available in the Agency's account number #1674-80-0000-4770 in the amount of $136,682.00

RECOMMENDATION

Staff respectfully requests that the Commission adopt this resolution authoring the Executive Secretary to enter into a purchase agreement with the property owner.

DR. KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

#6.

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 A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND WELLS FARGO BANK, N.A., AS MORTGAGE LOAN SERVICER AND ATTORNEY IN FACT FOR THE OWNER, FOR THE ACQUISITION OF 615 WEST CRESSEY STREET, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

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 City of Compton (City) has received an allocation of $3,242,281 from the U.S. Department of Housing and Urban Development (HUD) under the Neighborhood Stabilization Program (NSP) to stabilize neighborhoods negatively impacted by foreclosed and abandoned properties; and

WHEREAS, in accordance with NSP rules, regulations and guidelines, the Agency has identified 615 West Cressey Street, a vacant property located in the NSP target area and qualified for NSP eligible purposes; and

WHEREAS, the Agency and WELLS FARGO BANK, N.A., AS MORTGAGE LOAN SERVICER AND ATTORNEY IN FACT FOR THE OWNER for 615 West Cressey Street have concluded negotiations; and

WHEREAS, an independent appraisal conducted by BTI Appraisal valued 615 West Cressey Street at $156,000 and the purchase price is $136,682.

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 Urban Development Commission hereby authorizes the Executive Secretary, upon the advice and consent of General Counsel, to enter into a purchase agreement between the Community Redevelopment Agency and WELLS FARGO BANK, N.A., AS MORTGAGE LOAN SERVICER AND ATTORNEY IN FACT FOR THE OWNER for the property located at 615 West Cressey Street, Compton, Ca.

SECTION 2. That the Commission hereby finds that the purchase of 615 West Cressey Street pursuant to the proposed Purchase Agreement will assist in the revitalization efforts of the Community Redevelopment Agency and is consistent with the goals of the Neighborhood Stabilization Program.

SECTION 3. That funds are available in the fiscal year 2009 – 2010 budget in NSP Account No. 1674-80-0000-4770 in the amount of $136,682.00

SECTION 4. 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

#6.

ATTEST:

____
CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

STATE OF CALIFORNIA
CITY 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

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 THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AND WELLS FARGO BANK, N.A., AS MORTGAGE LOAN SERVICER AND ATTORNEY IN FACT FOR THE OWNER, FOR THE ACQUISITION OF 615 WEST CRESSEY STRET, AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP)**

Michael Antwine	**3/30/2010 5:15:17 PM**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

Craig Cornwell	**4/8/2010 3:26:04 PM**
CITY ATTORNEY	DATE
Willie Norfleet	**4/8/2010 4:40:22 PM**
CITY CONTROLLER	DATE
Charles Evans	**4/8/2010 3:01:04 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.

April 13, 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 THE EXECUTIVE SECRETARY TO ACCEPT A PROPOSAL, ISSUANCE OF A PURCHASE ORDER AN ENTER IN AN AGREEMENT WITH IMAGE MANAGEMENT SYSTEMS (IMS) FOR DOCUMENT IMAGING SERVICES

SUMMARY

Staff is respectfully requesting that the commission authorizing the Executive Secretary to accept the proposal, issuance of a purchase order and enter into an agreement with Image Management Systems (IMS) to perform document imaging services for the Community Redevelopment Agency.

BACKGROUND

Since 1988 Image Management Systems has been providing document imaging services for various large corporations, organizations, and municipalities. Although, agreements for professional services do not require a formal bidding process, Agency staff requested informal bids from various competitors companies, such as Royal Imaging, Record Storage System, and Capitol Image Systems. Although some companies were non-responsive to the Agency bid request; IMS submitted the most competitive and cost effective proposal.

STATEMENT OF ISSUE

The Community Redevelopment Agency generates innumerable amounts of documents within a fiscal year through the implementation of various Agency programs such as: First Time Homebuyer Program, Neighborhood Stabilization Program (NSP), REHAB program, and Redevelopment Agreements, these documents contain confidential, personal and financial information, Grant Trustee Deeds, Loan Agreements, and various reports for Development Projects. This presents an onsite storage capacity problem because most of these documents must remain physically retrievable for years.

#7.

Image Management Systems currently has technology that allows digital images of scanned documents to be stored in a permanent location on a server and retrieved on desktops. IMS proposal provides the Agency with the greatest amount of services, with cost effective price offering data pickup, scanning, indexing, retrieval and storage, as well as providing Agency staff with Dedicated External Drive (DED) in addition a second DED located at IMS will safeguard the Agency with off-site security and protection from catastrophic failure or disaster.

FINANCIAL IMPACT

Funds are available in the Agency's FY 2009/2010 budget in the amount of $50,000.00 in account #1200-80-0000-4262.

RECOMMENDATION

It is recommended that the Commission authorize the Executive Secretary to accept the proposal, issue a purchase order and enter into an agreement with Image Managing Systems in an amount not to exceed $50,000.00.

DR. 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 ACCEPT A PROPOSAL, ISSUANCE OF A PURCHASE ORDER AN ENTER INTO AN AGREEMENT WITH IMAGE MANAGEMENT SYSTEMS (IMS) FOR DOCUMENT IMAGING SERVICES

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 Community Redevelopment Agency of the City of Compton (the "Agency") generates innumerable amounts of documents within a fiscal year through the implementation of various Agency programs such as: First Time Homebuyer Program, Neighborhood Stabilization Program (NSP), REHAB program, and Redevelopment Project; and

WHEREAS, these documents contain confidential, personal and financial information, Grant Trustee Deeds, Loan Agreements, and various reports for Development Agreements. This presents an onsite storage capacity problem because most of these documents must remain physically retrievable for years; and

WHEREAS, Image Management Systems, a local vendor, currently has technology that allows digital images of scanned documents to be stored in a permanent location on a server and retrieved on desktops; and

WHEREAS, IMS proposal provides the Agency with the greatest amount of services, with cost effective price offering data pickup, scanning, indexing, retrieval and storage, as well as providing Agency staff with a Dedicated External Drive (DED) in addition a second DED located at IMS will safeguard the Agency with off-site security and protection from catastrophic failure or disaster; and

WHEREAS, funds are available in the Agency's FY 2009/2010 approved budget in the amount of $50,000 in account No. 1200-80-0000-4262 to cover this expenditure.

NOW, THEREFORE, THE UURBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That document for the Community Redevelopment Agency's First Time Homebuyer Program, Residential Rehabilitation Programs, Neighborhood Stabilization Program and various Development Projects and related agreements shall be converted to scanned images.

Section 2. That the Executive Secretary is authorized to accept the proposal, issue a purchase order and enter into an agreement with Image Management Systems in the amount of Fifty Thousand Dollars ($50,000.00) for this conversion.

Section 3. That the funds shall be taken from Account Number 1200-80-0000-4262.

Section 4. That a certified copy of this resolution shall be filed in the offices of the City Clerk, Executive Secretary, City Attorney, City Controller, and Community Redevelopment Agency.

#7.

Section 5. That the Chairman shall sign and the City Clerk shall attest to the adoption of this resolution.

ADOPTED this ____ day of _______________, 2010

____
CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

ATTEST:

____
CITY CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing resolution was adopted by the City Council, signed by the Mayor and attested by the City 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-**

____
CITY CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **Community Redevelopement**

RESOLUTION TITLE: **A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THECOMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON ACCEPTING PROPOSAL AND ISSUE A PURCHASE ORDER TO IMAGE MANAGEMENT SYSTEMS (IMS) FOR DOCUMENT IMAGING SERVICES**

Kofi Sefa-Boakye	**3/20/2010 11:25:08 AM**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

Craig Cornwell	**4/8/2010 5:21:06 PM**
CITY ATTORNEY	DATE
Willie Norfleet	**4/8/2010 4:41:11 PM**
CITY CONTROLLER	DATE
Charles Evans	**4/8/2010 4:19:48 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.