

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 27, 2010

2:50 PM

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. April 6, 2010

EXECUTIVE SECRETARY'S REPORT

2. 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
(May 18, 2010 at 7:20 p.m.)

UNFINISHED BUSINESS

NEW BUSINESS

COMMISSION COMMENTS

ADJOURNMENT

APRIL 6, 2010

The Urban Community Development Commission meeting was opened at 7:03 p.m. in the Council Chambers of City Hall by Chairperson Pro-Tem Yvonne Arceneaux. The Moment of Silence and Pledge of Allegiance were both led 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

Benjamin Holifield, Compton resident, expressed a concern for the availability of public parking at City Hall. Mr. Holifield went on to state that there are some resources available to this Body that were not available to the previous Commission, further questioning this Body's will and capacity to address the concerns of the citizens.

William Kemp, Compton resident, requested a cost analysis, in regards to the bus trips to Citrus Heights for law enforcement research. Mr. Kemp went on to suggest that those funds would be better served, if they were allocated towards the efforts of the Sheriff's Department to solve crimes related to cold cases and homicides. Mr. Kemp charged that the voices of the citizens were not being heard and implied that they have no representation.

Lorraine Cervantes, Compton resident, maintained that she has been a community activist expressing her personal opinions and beliefs for over 40 years. Ms. Cervantes clarified that her personal opinions are not an attack on anyone, but merely her beliefs voiced through her freedom of speech. Ms. Cervantes acknowledged the redevelopment project signs posted in other cities and asked that this Body consider investing in those signs, as well.

Gwen Patrick, Compton resident, spoke in regards to a meeting held last week concerning the future development of the Compton Creek. Ms. Patrick went on to question if this Commission had considered allocating funds towards the organization of an "Earth Day Celebration." Ms. Patrick also asked that this Commission announce any plans that they may have, in relation to the vacant buildings located throughout the Northern Downtown Plaza.

Joyce Kelly, Compton resident, questioned the decision of this Body to conduct a special Commission meeting last Thursday. Ms. Kelly made mention of the proposed resolutions and warrants posted under the City Council agenda, further questioning if the Agency would repay the City the 4.5 million dollars they were loaned to satisfy the Residential Rehabilitation and First Time Homebuyer's programs.

#1.

Lynn Boone, Compton resident, made reference to the Agency's Mitigated Negative Declaration study and its relation to tax allocation bond funding. Ms. Boone cited that after contacting the Governor's Office of Planning and Research, she resolved that the study was not related to the use of tax allocation bonds. Ms. Boone maintained that many of the projects had already been completed or funded by other sources and subsequently questioned the Agency's need to utilize tax allocation bonds.

APPROVAL OF MINUTES

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

On motion by Dobson, seconded by Jones, 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 Calhoun contended the allegations that this Body does not attend NAJEA Crime Committee meetings. Ms. Calhoun asserted that she attends NAJEA meetings, citing them as insightful platforms for the citizens to address their concerns. Ms. Calhoun further commented on the guest speakers and the conduct of the audience members at those meetings.

Commissioner Calhoun went on to request that the Executive Secretary address the speaker's comments regarding property assessments and an "Earth Day Celebration."

Charles Evans, Executive Secretary, explained that the Agency assesses and purchases all property designated for development in the City of Compton to ensure that the market value and the property itself meets certain standards.

Chairperson Pro-Tem Arceneaux confirmed that the City would be hosting an "Earth Day Celebration" this month, in addition to hiring approximately 40 youth from the community to work in the Compton Creek.

Commissioner Calhoun asked that the Executive Secretary address the vacant buildings located within the Northern Downtown Plaza. Mr. Evans explained that it is the responsibility of the building owners to attract business owners to their sites.

Commissioner Calhoun asked if the City had the ability to instruct the Sheriff's Department in their efforts at crime solving. Mr. Evans explained that the City has no authority to direct the Sheriff's Department in any of their law enforcement efforts.

Commissioner Calhoun ascertained that she participates in countless community meetings and events as humanly possible, regardless of the political season.

Chairperson Pro-Tem Arceneaux asked that the Executive Secretary clarify why the special meeting was held last Thursday. Mr. Evans explained that the regularly scheduled meeting was cancelled due to a lack of a quorum. Consequently, there was an item on the agenda that pertained to a California Environmental Quality Act document that required immediate approval. Therefore, a special meeting was scheduled to ensure that there were no delays in the project development.

Chairperson Pro-Tem Arceneaux mentioned that there were fourteen projects approved for the tax allocation funding, noting that the special meeting was amply notified to the community.

Chairperson Pro-Tem Arceneaux asked that the Director of the Agency explain why the parks were sold back to the City.

Kofi Sefa-Boakye, Director of the Agency, explained that there were certain parcels purchased in 1989 to build homes on park property, however after a number of years, it was determined that it would not be legally appropriate for the Agency to acquire those parks and utilize them to compliment housing needs, given the City's need for parks and open-space. Mr. Sefa-Boakye stated that it was determined by the Bond Council and the City Attorney's Office that those parks should be conveyed back to the City to provide recreational facilities to its citizens. Mr. Sefa-Boakye went on to mention that it is a requirement of the State of California's Housing of Urban Development and other agencies that the City allocate adequate open space and parks for recreational use.

Chairperson Pro-Tem Arceneaux inquired about the purchase of project management signs to keep the citizens abreast of any/all existing renovations and upcoming projects.

Mr. Evans confirmed that approximately fifty signs were ordered to be posted throughout the City, notifying the residents of any park renovations and upcoming redevelopment and public works' projects.

#1.

ADJOURNMENT

On motion by Dobson, seconded by Jones, the meeting was adjourned at 7:52 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

April 27, 2010

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: 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.

SUMMARY

Staff respectfully requests that the Commission schedule a joint public hearing for **Tuesday, May 18, 2010, at 7:20 p.m.** to request authorization to the sale, issuance and delivery of the 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 SECRETARY

