

NOTICE

The Urban Community Development Commission (UCDC) was established by Ordinance No. 1,479, adopted on July 15, 1975. The Commission functions as the governing body for the Community Redevelopment Agency (CRA) and the Local Housing Authority (LHA) and exercises the power, authority, jurisdiction and functions of redevelopment agencies, housing authorities and federal surplus property authorities granted under the Marks Foran Residential Rehabilitation Act to charter cities.

URBAN COMMUNITY DEVELOPMENT COMMISSION AGENDA Tuesday, September 21, 2010 6:50 PM

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. September 7, 2010

UNFINISHED BUSINESS

NEW BUSINESS

COMMISSION COMMENTS

ADJOURNMENT

SEPTEMBER 7, 2010

The Urban Community Development Commission meeting was called to order at 7:02 p.m. in the Council Chambers of City Hall by Chairperson Eric Perrodin. The Pledge of Allegiance and 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

Lynn Boone, Compton resident, made comments in reference to the July 27, 2010 council meeting, in which Lowe's Enterprises Real Estate Group and the North Downtown Plaza LLC. were addressed. She referenced the sale of the Gateway Towne Center property and the cost of the Gospel Festival. She asserted that the Gospel Festival would cost the City one million dollars with no accountability to how many tickets would be sold or printed.

William Kemp, Compton resident, expressed a concern for the use of the lease revenue bonds and the sale of the Compton Downtown Plaza property to Lowe's Real Estate Group.

Benjamin Holifield, Compton resident, stated that he was in attendance at the meeting to address the "Trade Mission trip to China" and was not allowed to speak. He charged that no one on the trip was qualified to go and that it had nothing to do with business. He asserted that the Commission was not qualified to run the City and insisted that it was mandatory for the Executive Secretary to have a degree in City Planning.

Joyce Kelly, Compton resident, referenced the proposed resolution authorizing and establishing the base year assessment role to use for the allocation of taxes in the Compton redevelopment project area, citing a concern for too many changes. She also questioned the validity of the "Trade Mission Trip to China" to look for manufacturers. She stated that there were plenty of manufacturers here in the United States and demanded the resignation of the Commission and other City officials.

Lorraine Cervantes, Compton resident, made comments in reference to the articles published by the editor-in-chief in the Compton Bulletin. She stated that she would continue to support law enforcement in the City of Compton regardless of the designated agency. She mentioned an anonymous letter that she received that contained racy photos of the Compton Bulletin's editor-in-chief, Allison Jean Eaton. She stated that Ms. Eaton is biased in her editorials regarding the Compton Police Department and cannot be trusted, because of her romantic relationship with a high ranking Sheriff's official at the Carson Station.

#1.

APPROVAL OF MINUTES

1. July 20, 2010
July 27, 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

EXECUTIVE SECRETARY'S REPORT

2. **ORAL PRESENTATION - Michelle Ballard/Tom Wulf -** Lowe Enterprises - Update on the North Downtown Master Plan (Sr. Activity Center, Community Center and Parking Structure)

Tom Wulf, representative of Lowe Enterprises, provided an update of the Senior Activity Center, Community Center and parking structure. Mr. Wulf mentioned that there would be approximately 200 temporary construction jobs with 96 permanent jobs on an ongoing basis throughout the program. Mr. Wulf noted that the development would be completed around the middle of 2012.

Michelle Smith-Ballard, Community Affairs Director for Turner Construction, announced that Turner Construction would be hiring locally through community outreach and ancillary work.

The Community Affairs program was created to educate the youth on construction careers and train minority men and women in the field of construction. Ms. Smith-Ballard mentioned that Turner Construction is a member of the ACE Mentoring program and has received awards for their efforts in recognizing the minority community.

Mr. Wulf stated that he would return quarterly to provide updates on progress.

3. **ORAL PRESENTATION - Verel (Van) Wilson -** Update on the MLK Project

Verel Wilson, Construction Manager, presented a brief presentation of the ongoing construction of the Martin Luther King, Jr. Transit Center.

Mayor Perrodin questioned if a contingency was put in place for change orders. Mr. Wilson replied affirmatively.

THE MEETING WAS RECESSED AT 7:59 P.M.

On motion by Dobson, seconded by Calhoun, the meeting was recessed at 7:59 p.m., by the following vote on roll call:

AYES: Commissioners - Calhoun, Dobson, Jones, Perrodin

NOES: Commissioners - None

ABSENT: Commissioners - Arceneaux

THE MEETING WAS RECONVENED AT 9:42 P.M.

On motion by Calhoun, seconded by Dobson, the meeting was reconvened at 9:42 p.m., by the following vote on roll call:

AYES: Commissioners - Calhoun, Dobson, Jones, Perrodin

NOES: Commissioners - None

ABSENT: Commissioners - Arceneaux

7:20 P.M. - JOINT PUBLIC HEARING - ADOPTING AN AMENDMENT TO THE EXISTING COMPTON REDEVELOPMENT PROJECT AREA; AUTHORIZING THE BASE YEAR OF THE LAST EQUALIZED ASSESSMENT ROLE; DESIGNATING THE LEAD AGENCY FOR THE ENVIRONMENTAL IMPACT REPORT (Items #2/3)

On motion by Dobson, seconded by Calhoun, the joint public hearing was opened at 9:42 p.m., by the following vote on roll call:

AYES: Commissioners/Council Members - Calhoun, Dobson, Jones, Perrodin

NOES: Commissioners/Council Members - None

ABSENT: Commissioners/Council Members - Arceneaux

Kofi Sefa'boayke, Director of the Community Redevelopment Agency (Agency), announced that this hearing was being held to receive public comments to assist the Commission/City Council in adopting several actions in connection with the redevelopment amendment plan. In order to advance the amendment process, Staff is requesting that the Commission/Council approve the Preliminary Plan for the proposed Amendment and the establishment of a lead agency to assist in the environmental impact study.

AUDIENCE COMMENTS ON THE HEARING

Rudolfo Ruval, Compton resident, questioned if the vacant buildings along Alameda, Santa Fe and Long Beach Boulevard were being considered for adoption. Mr. Sefa'boayke stated that many of those buildings have already been adopted, or are in the process of being adopted.

Benjamin Holifield, Compton resident, expressed a concern for the joblessness rate in the City of Compton. He also asked that mandates be placed on hired contractors to ensure that they hire locally.

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Lynn Boone, Compton resident, charged that the proposed resolution to adopt a procedure for Project Area Committee (PAC) formation was a ploy to hire another consultant.

William Carter, Compton resident, expressed a concern for citizens being notified of these hearings to ensure that their full participation is solicited.

Keisha Woods, asked that the Commission/City Council consider redevelopments that improve the conditions for existing residents.

Tomas Carlos, Compton resident, requested the locations of these new properties.

William Kemp, Compton resident, questioned if there was one specific development that would employ the citizens of Compton.

Mike Chattam, business owner, asked that the City consider his agency for employment opportunities.

On motion by Dobson, seconded by Calhoun, the hearing was closed at 10:05 p.m., by the following vote on roll call:

AYES: Commissioners/Council Members - Calhoun, Dobson, Jones, Perrodin

NOES: Commissioners/Council Members - None

ABSENT: Commissioners/Council Members - Arceneaux

COMMISSION/COUNCIL COMMENTS ON THE HEARING

Commissioner/Councilperson Calhoun questioned if these were the same nine properties that were submitted to the Commission/City Council in January 2010. Mr. Sefa'boayke replied affirmatively.

Commissioner/Councilperson Calhoun stated that the documentation implies that there are nine new properties for the amendment area.

Justin (Unknown last name), representative of the redevelopment Team, explained that the properties that were preliminarily approved in January, represent an amendment to the existing project areas.

Douglas Sanders, City Treasurer, questioned the need for a Project Area Committee (PAC). Mr. Sefa'boayke stated that PAC's are a component required by redevelopment law. Mr. Sefa'boayke stated that he was a part of the PAC in 1991, in which citizen comments were received and added to the improvements of specific areas.

UNFINISHED BUSINESS - There was no Unfinished Business.

NEW BUSINESS

4. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON SETTING THE PUBLIC HEARING DATE FOR THE PAC FORMATION AND ELECTION

On motion by Dobson, seconded by Jones, **Resolution # 1,818** entitled "**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON SETTING THE PUBLIC HEARING DATE FOR THE PAC FORMATION AND ELECTION (October 19, 2010 at 7:15 p.m.)**" was approved, by the following vote on roll call:

AYES: Commissioners - Calhoun, Dobson, Jones, Perrodin

NOES: Commissioners - None

ABSENT: Commissioners - Arceneaux

5. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING AND ESTABLISHING THE BASE YEAR ASSESSMENT ROLE TO USE FOR THE ALLOCATION OF TAXES IN THE COMPTON REDEVELOPMENT PROJECT

On motion by Calhoun, seconded by Jones, **Resolution # 1,819** entitled "**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING AND ESTABLISHING THE BASE YEAR ASSESSMENT ROLE TO USE FOR THE ALLOCATION OF TAXES IN THE COMPTON REDEVELOPMENT PROJECT**" 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.

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ADJOURNMENT

On motion by Dobson, seconded by Jones, the meeting was adjourned at 10:17 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