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, July 26, 2011
5:30 PM

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. July 12, 2011

   ACTION APPROVED

CLOSED SESSION

UNFINISHED BUSINESS

NEW BUSINESS

2. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMPTON HOUSING AUTHORITY, AUTHORIZING A LEASE AGREEMENT BETWEEN THE COMPTON LOCAL HOUSING AUTHORITY AND THE CITY OF COMPTON

   RESOLUTION 1,864

COMMISSION COMMENTS

ADJOURNMENT

JULY 12, 2011

The Urban Community Development Commission meeting was called to order at 5:48 p.m. in the Council Chambers of City Hall by Chairperson Pro-Tem Janna Zurita.

ROLL CALL

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

Other Officials Present: **C. Cornwell, A. Godwin, W. Norfleet**

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

Robert Ray, Compton resident, asked that a developer be sought immediately to finish the multi-residential property located at 950 West Alondra Boulevard. Mr. Ray questioned the status on the proposed development at the corner of Compton Boulevard and Central Avenue. **Commissioner Arceneaux** requested the status from the Agency.

Kofi Sefa'boayke, Director of the Agency, explained that the Agency had recently purchased the property approximately two months ago, and is currently in negotiations with several developers for exclusive negotiation agreements for various properties. He stated that the Agency is in exclusive negotiation agreements with major retail tenants for the site located at the corner of Central Avenue and Compton Boulevard.

William Kemp, Compton resident, requested the total cost of the Gospel Festival. He also questioned how the 19.4 million dollars ended up in the expenditure account without coming before the Commission. He mentioned the 3.3 million dollars in invoices he had that were spent on police equipment. He stated that the City is in debt and laying off employees because of this Body's actions.

Commissioner Arceneaux stated that it is her intent to obtain a report with the answers to his request in writing.

Benjamin Holifield, Compton resident, expressed his confidence in Chairperson Pro-Tem Zurita's ability to bring about a great change in the City of Compton. He commented on the vacant and blighted property located at 1020 West Compton Boulevard. He asked that Commissioner Arceneaux address this issue immediately. He stated that his questions regarding the costs of the community events are never answered.

Joyce Kelly, Compton resident, stated that the City has turned into blight with the millions of dollars spent to buy properties and develop pocket parks. She stated that this commission is the least profitable and questioned why the commission goes dark in August.

Commissioner Arceneaux asked the City Attorney to explain the compensation for the month of August.

#1.

Craig Cornwell, City Attorney, stated that full compensation for the other commissions continues through the month of August, with the exception of this commission.

Lynn Boone, Compton resident, referenced Item Number Two; and questioned how the Agency employees are paid. She also questioned why the City Manager would propose the dismantling of the department that operates Enterprise Zone Program when there's a possibility that the City could lose a revenue generating program with the reduction in staffing. She suggested that the decreases and increases in the general Fund for the previous and proposed fiscal years do not balance. She also questioned the information provided in the budget comparisons by fund and estimated budget revenues from 2008-2009 to 2011-2012 and asked that the budget be denied.

APPROVAL OF MINUTES

1. June 21, 2011
   June 28, 2011

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

AYES: Commissioners - Dobson, Arceneaux, Jones
NOES: Commissioners - None
ABSENT:Commissioners – Perrodin
ABSTAIN: Commissioners – Zurita

UNFINISHED BUSINESS - There was no Unfinished Business.

NEW BUSINESS

***Chairperson Perrodin in at 6:11 p.m.**

2. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON ADOPTING THE COMBINED BUDGET FOR FISCAL YEAR 2011-2012

On motion by Dobson, seconded by Perrodin, **"A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON ADOPTING THE COMBINED BUDGET FOR FISCAL YEAR 2011-2012"** failed, by the following vote on roll call:

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

Chairperson Perrodin stated that it is imperative that the budget be passed soon, in order for employees and vendors to be paid. Chairperson Perrodin stated that certain commissioners have contacted the Executive Secretary and requested information and have received it, however they have decided to continue to vote "no" on the proposed budget.

COMMISSION COMMENTS

Commissioner Arceneaux stated that she was one of the commissioners that requested information from the Executive Secretary, however she determined that the information was unsatisfactory. Ms. Arceneaux expressed a concern for any potential litigation being brought against the City, with regard to the dissolution of department head positions, job families and the process of collaborating departments. She stated that the Executive Secretary's answers towards the contingency budget and Careerlink were unclear and unsatisfactory for her, therefore she indicated that she could not support the proposed budget.

Commissioner Dobson stated that the City cannot sustain itself in its current condition without sufficient revenue. Ms. Dobson stated that it is unrealistic to assume that everyone would be happy with the proposed budget because the money isn't there.

Councilperson Dobson urged everyone to focus on taking care of the business of the City, its employees and working on the budget.

Commissioner Dobson asked the City Treasurer if the City can pay the employees without a budget.

Douglas Sanders, City Treasurer, indicated that the employees will not be paid if the budget is not adopted. He mentioned that the Commissioners were not paid on the first of the month.

Commissioner Dobson stated that she would never vote against something that she didn't like if it would prohibit the employees from getting paid.

Commissioner Zurita stated that she met with the Executive Secretary and that she was not satisfied with the information she received concerning the contingency fund.

Commissioner Zurita stated that she has an obligation to the residents that elected her, therefore she'd like to get the City back on track and move it forward.

Commissioner Zurita indicated that in reality lay-offs are across the board worldwide. Ms. Zurita stated that she could not support the budget as is, due to the contingency funds going up while the number of employees is going down.

Commissioner Zurita asked that the Commission work together for the benefit of the citizens, employees and this Body.

#1.

Commissioner Arceneaux stated that the budget needs to be clear and precise to ensure that no one is laid off without a reason. Ms. Arceneaux agreed that the budget needs to be adopted soon to continue the daily operations of the City, however she advocated for a clear and balance budget, complete with funding for employees at Careerlink and youth employment services.

Councilperson Jones stated that he anticipated receiving alternatives during the last week with the intent to vote on the proposed budget tonight, however he indicated that he did not receive any information regarding any amendments to the proposed budget.

Councilperson Jones stated that he had concerns regarding the City's revenue projections, the contingency fund, an unbalanced budget and any plans on how the departments would operate without a department head. He reiterated that he was awaiting this information, but never received a response.

Councilperson Arceneaux acknowledged that it takes four votes to amend the budget, and that does anyone receive that support. Ms. Arceneaux stated that she is very cautious about supporting something she has questions about.

Councilperson Jones questioned if any alternatives to the proposed budget of June 28, 2011 were identified.

Chairperson Perrodin stated that there will be no pay reductions, furloughs or lay-offs in the Compton Fire Department. He cited the lay-offs in Costa Mesa and Upland and indicated that they would include department head positions.

Chairperson Perrodin stated that he was notified that once the $600,000 is dispersed and empty, then the Careerlink would have to be subsidized which could result in a permanent employee being laid off. He suggested that the commission present a separate budget if they were not pleased with this budget.

Douglas Sanders, City Treasurer, requested an estimate on the City s deficit.

Chairperson Perrodin asserted that the budget is balanced due to the proposed lay-offs and a more liberal forecast for the revenue projections from the City Manager. He stated that it is impossible for the City to avoid lay-offs when 60% of the General Fund pays for personnel costs.

Chairperson Perrodin indicated that it is not the responsibility of the City to employ people, on the contrary it is the mission of the City to carry on the basic functions for the citizens of the City.

Commissioner Arceneaux agreed with Chairperson Perrodin regarding the City s mission, however she recognized that this mission requires employees. She stated that she was told by the Executive Secretary that the forecast was much too conservative and therefore the lay-offs were based on those projections. She noted that she was also told by the Executive Secretary that the City would receive more revenues than projected, which is why there should be no lay-offs. She reiterated that employees are needed to carry out the mission and the services of the City.

Chairperson Perrodin stated that it was City Controller who predicted the conservative forecasts, however the Executive Secretary avoided furloughs and pay reductions with his liberal forecast.

Mr. Sanders requested the changes to the budget as of June 28 that would or would not affect his office.

Willie Norfleet, Executive Secretary, pronounced the changes to the proposed 2011-2012 Fiscal Year budget as of last week. He indicated that there was a shortfall of $3,778,940 in the General Fund. He provided an overview of the changes to the budget through a combination of revenues and reductions in certain expenditures:

- No firefighters will be laid off.
- No furloughs.
- Auto allowances
- Overtime
- Seven floating holidays
- Dental at HMO rate
- Vision for one year
- Fire worker sacrifice

Union concessions totaling at: $1,259,389

Expenditure reductions proposed by the City Manager - $584,929

Agreed Upon revenue increases - $1,220,000

Non-Agreed upon revenue increases (City Manager & City Controller) - $714,622

*Executive Secretary indicated that he would increase certain revenues and in the event that they are short, it will become his responsibility.

Total Amount - $3,778,940

Mr. Norfleet stated that services can be maintained and indicated that most of the offers submitted by the unions were taken, i.e. no additional lay-offs or furloughs.

Commissioner Jones requested the number of proposed lay-offs. Mr. Norfleet indicated that 91 employees are scheduled to be laid off, however if the employees that qualify, accept the “Golden Handshake" then 50 employees will be brought back.

Commissioner Zurita made a motion to pay the City employees through July 31, 2011.

Craig Cornwell, City Attorney, stated that all unencumbered funds shall lapse at the end of the fiscal year.

Mr. Sanders requested the City’s contingency plan if revenues are not received as expected.

#1.

Chairperson Perrodin requested the implementation of the "Trigger Clause" which allows the City to lay-off employees, in the event that projected revenues are not received.

Chairperson Perrodin stated that it is inconceivable for the union presidents to present proposals to the Executive Secretary before they confer with their members before making any agreements with the City.

Chairperson Perrodin also commented on the "Golden Handshake Program" and questioned why eligible retirees should receive a pay raise for retiring.

Chairperson Perrodin noted that maybe, the leadership is working independent of their membership.

Commissioner Arceneaux stated that she was told by the unions that there was a unanimous vote taken by the membership in attendance.

Mr. Sanders asked if his office would be affected by this budget. Mr. Norfleet indicated that there would be no additional personnel changes in the City Treasure's Office.

Mr. Sanders requested the Executive Secretary's response in writing.

Commissioner Arceneaux asked if the employees who are scheduled to be laid off will receive pay for work performed. Mr. Norfleet replied affirmatively.

ADJOURNMENT

On motion by Arceneaux, seconded by Dobson, the meeting was adjourned at 7:18 p.m., by the following vote on roll call:

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

Clerk of the Urban Community Development Commission

Chairman of the Urban Community Development Commission

#2.

July 26, 2011

TO: HONORABLE CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMPTON HOUSING AUTHORITY, AUTHORIZING A LEASE AGREEMENT BETWEEN THE LOCAL HOUSING AUTHORITY AND THE CITY OF COMPTON

BACKGROUND

The Local Housing Authority of the City of Compton ("Authority" or "LHA") was established pursuant to the laws of the State of California. The Authority is authorized to transact business and exercise those powers within its area of operation as defined by said laws. The purpose of the Local Housing Authority is to carry out housing and housing related activities in support of low-income families.

STATEMENT OF THE FACT

The United States Department of Housing and Urban Development (HUD) requires evidence of a lease agreement when utilizing rental space to conduct the Section 8 Housing Choice Voucher Program. Such documentation to support the evidence will be provided to HUD financial analyst during annual audits. The sum of Thirty Five Thousand Dollars ($35, 000) will be paid to the City of Compton for annual rental fee, beginning July 1, 2011 and concluding June 30, 2012. The location of the Section 8 Housing Choice Voucher Program will be at 600 North Alameda Street, Room numbers 17, 18, 19, 21, 29, 30, 31, 32, and 33, Server room, and Supply closet, Compton California 90221.

FINANCIAL IMPACT

Fiscal Impact to Fiscal Year 2011-12 budget is cost of $35,000 in rental payments to the City. The total amount will not exceed Thirty Five Thousand Dollars ($35, 000). Funds are available in the LHA's 2011/2012 fiscal year budget in account number 2820-790-000-4286.

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution authorizing a Lease Agreement by and between the Local Housing Authority of the City of Compton and the City of Compton.

Delmonsha Green	**Willie Norfleet**
Acting Housing Director	**City Manager**

#2.

RESOLUTION NO. _________

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMPTON LOCAL HOUSING AUTHORITY, AUTHORIZING A LEASE AGREEMENT BETWEEN THE LOCAL HOUSING AUTHORITY AND THE CITY OF COMPTON

WHEREAS, the United States Department of Housing and Urban Development has executed a Consolidated Annual Contribution Contract (CACC) Section 8 Housing Choice Voucher Program with the Compton Local Housing Authority; and

WHEREAS, the Urban Community Development Commission finds that the housing program the Housing Authority administers are advantageous and necessary for unemployed and underemployed residents of the City to achieve safe, decent, sanitary, and affordable living accommodations; and

WHEREAS, the Compton Housing Authority has budgeted appropriate funds to pay the obligations under this lease for the entire term of the lease; and

WHEREAS, the Lease Agreement is for office space located at 600 North Alameda Street, Compton, California and will be for the Fiscal Year 2011-12.

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 Executive Secretary is hereby authorized to enter into a Lease Agreement with the City of Compton for the lease of office space from the City at 600 North Alameda Street, Compton.

Section 2. That the term of the Lease Agreement shall be for the Fiscal Year 2011-12 (July 1, 2011 through June 20, 2012) at an annual rental rate payable to the City of Compton of Thirty Five Thousand Dollars ($35,000).

Section 3. That the funds are appropriated in the Fiscal Year 2011-12 budget in account number 2820-790-000-4286.

Section 4. That a certified copy of this Resolution shall be filed in the offices of the Executive Secretary, Commission General Counsel, City Controller and Compton Local Housing Authority.

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

ADOPTED this _______day of ______________, 2011.

____

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

I, Alita Godwin, Clerk of the Urban Community Development Commission, hereby certify that the foregoing 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 ______________, 2011.

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.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **Housing Authority**

RESOLUTION TITLE: **A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMPTON HOUSING AUTHORITY, AUTHORIZING A LEASE AGREEMENT BETWEEN THE COMPTON LOCAL HOUSING AUTHORITY AND THE CITY OF COMPTON**

Delmonsha Green
DEPARTMENT MANAGER'S SIGNATURE

7/11/2011 3:02:06 PM
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<CityManager>
CITY MANAGER

<CityManagerDate>
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.