

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.

URBAN COMMUNITY DEVELOPMENT COMMISSION AGENDA

**Tuesday, February 12, 2008
2:50 PM**

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

ORAL AND WRITTEN COMMUNICATION

EXECUTIVE SECRETARY'S REPORT

1. REQUEST FOR A PUBLIC HEARING TO ADOPT A RESOLUTION OF NECESSITY TO INITIATE CONDEMNATION PROCEEDINGS TO ACQUIRE PARCEL 6183-004-005, LOCATED AT 2000 WEST COMPTON BOULEVARD, COMPTON, CALIFORNIA FOR A MIXED USE PROJECT IN THE CITY OF COMPTON REDEVELOPMENT PROJECT AREA - MARCH 4, 2008 AT 6:50 PM

UNFINISHED BUSINESS

NEW BUSINESS

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

February 12, 2008

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: REQUEST FOR A PUBLIC HEARING TO ADOPT A RESOLUTION OF NECESSITY TO INITIATE CONDEMNATION PROCEEDINGS TO ACQUIRE PARCEL 6183-004-005, LOCATED AT 2000 WEST COMPTON BOULEVARD, COMPTON, CALIFORNIA FOR A MIXED USE PROJECT IN THE CITY OF COMPTON REDEVELOPMENT PROJECT AREA

SUMMARY

That the Community Redevelopment Agency of the City of Compton (hereinafter, the "Agency") set a public hearing for the adoption of a Resolution of Necessity ("RON") to initiate condemnation proceedings to acquire parcel 6183-004-005 (including all tenant interest in the parcel), which site is also identified as 2000 West Compton Boulevard ("Subject Parcel").

BACKGROUND

In 2006, the Agency authorized the Project's development at the corner of Compton Boulevard and Central Avenue in the City of Compton. On July 24, 2007, the Commission authorized an Exclusive Negotiation Agreement (ENA) with CIM Group Inc., a Hollywood-based equity investment firm, the terms and conditions for acquisition and development of certain parcels inclusive of the Subject Parcel in the Project Area. CIM Group Inc., has been instrumental in designing mixed-use developments throughout the nation. Subsequent to the Commission's action, the Agency began to assemble parcels including the Subject Property in connection with the proposed development.

In August 2007, the owner of the Subject Parcel was provided with an opportunity to participate in this redevelopment. On September 27, 2007, the Agency executed an ENA with CIM. The Project will be located on an approximately 2.20 acre site within the Project Area and will be developed with approximately 21 townhomes on 43,560 square feet of land, and 12,000 square feet of retail space with 48 surface parking stalls.

The proposed RON will sets forth four findings to be made by the Commission: 1) whether the public interest and necessity requires the Project; 2) whether the Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury; 3) whether the Subject Parcel is necessary for the Project; and 4) whether the offer required to be made by Section 7267.2 of the Government Code has been made to the owner or owners of record, or the offer has not been made because the

1.

owner (s) cannot be located with reasonable diligence. A two thirds vote of the members of the Commission is required to adopt the proposed RON.

Project Benefits

In addition to creating residential developments to augment the supply of affordable housing, other tangible benefits of the Project include increased retail sales tax revenues and improved employment opportunities for residence in the surrounding neighborhood. The Project will facilitate creating a safe, modern and attractive community serving commercial facility in place of the current blighted land uses. As a result of the Project, the current physical blighting conditions would be eliminated. Additionally, the Project will stabilize local business, provide local shopping opportunities for residents, and provide new employment opportunities.

The special eminent domain counsel selected for this action is David S. Cunningham III, of Meyers Nave. There is no conflict of interest known that exists with regard to any Agency officer or employee concerning this action.

RECOMMENDATION

That the Commission by minute motion set a public hearing for March 4, 2008 at 6:50 pm to consider the adoption of the Resolution of Necessity to initiate condemnation proceedings.

**KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT**

**CHARLES EVANS
EXECUTIVE SECRETARY**