

NOTICE

SPECIAL

COMPTON CITY COUNCIL AGENDA

**Monday, November 25, 2013
3:00 PM**

HEARING(S)

OPENING

ROLL CALL

INTRODUCTION OF SPECIAL GUESTS

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed.

APPROVAL OF MINUTES

REPORTS OF OFFICERS AND COMMISSIONS

CITY MANAGER/CITY ATTORNEY/CITY TREASURER REPORTS

1. PARK VILLAGE REHABILITATION PROJECT: STATUS REPORT
(Receive/File)

END CONSENT AGENDA

REGULAR AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES AND CITY COUNCIL

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORTS

UNFINISHED BUSINESS

NEW BUSINESS

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO WRITE A LETTER OF SUPPORT FOR THE CRYSTAL PARK CASINO TO THE CALIFORNIA GAMBLING CONTROL COMMISSION TO ADD 5 ADDITIONAL GAMING TABLES

APPROVAL OF WARRANTS

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: Tuesday, December 03, 2013 @ 5:45 PM.

Visit our website at <http://www.comptoncity.org>

View Meetings Live at <mms://livemedia.comptoncity.org:8080>

November 25, 2013

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: CITY MANAGER

**SUBJECT: PARK VILLAGE REHABILITATION PROJECT:
STATUS REPORT**

BACKGROUND

On October 23, 2012, the City Council pursuant to resolution #23,629, approved a proposal submitted by ROEM Development Corporation to finance the acquisition and rehabilitation of Jasmine Gardens (formerly known as Park Village Apartments) a 164 unit multifamily housing rental facility located at 799 Corregidor Street. This report is a brief summary of progress that ROEM Development Company has made.

PROGRESS REPORT

In March 2013, ROEM obtained a reservation of Housing Tax Credits from the California Tax Credit Allocation Committee for acquisition and rehabilitation of the project federal tax credits Secured Planning and Public Works approval for project improvements. In July 2013 Planning and Public Works approval for project improvements and subsequently acquired subject property and reorganized on-site management/operations staff in August 2013.

As October 22, 2012, ROEM Development has undertaken the following:

- Secured 97% Signature support from current tenants recommending HUD to process a long term rental assistance contract with ROEM (Minimum 50% required) – October 2012
- Held group and individual meeting to review change in ownership, new project name, new rules and enforcement procedures, and renovation plans with 100% of tenants – September 2013
- Building permits for commencement with renovations – October 2013

IMPLEMENTATION PLAN

ROEM will proceed with construction and improvements in the coming weeks. Rehabilitation project is expected to last 18 months and would require the phased vacation of units by tenants for a two week period on a sequential basis. As a full listing of project scope, building and site plans has been submitted previously and is on file with the respective City departments.

In short, ROEM will be investing approximately \$12M in direct costs to improve site accessibility, security, amenities, aesthetics, and longevity to ensure the development will be indefinitely sustainable. In addition to physical improvements, we are also implementing a supportive services program to provide after school programs for youth as well as personal finance and English as Second Language courses for adults. These improvements and services

#1.

come at no cost to tenants are 100% financed by ROEM. Lastly, the company is implementing a new property management structure through our third party property management firm which will have a zero tolerance for disregarding rules or compromising the safety of others. This structure is being rolled out in phases and will be completed alongside rehabilitation completion in 2015. The Housing Authority of the County of Los Angeles advocates our approach and is partnering with us in our efforts to strictly enforce the opportunity to live at Jasmine Garden Apartments.

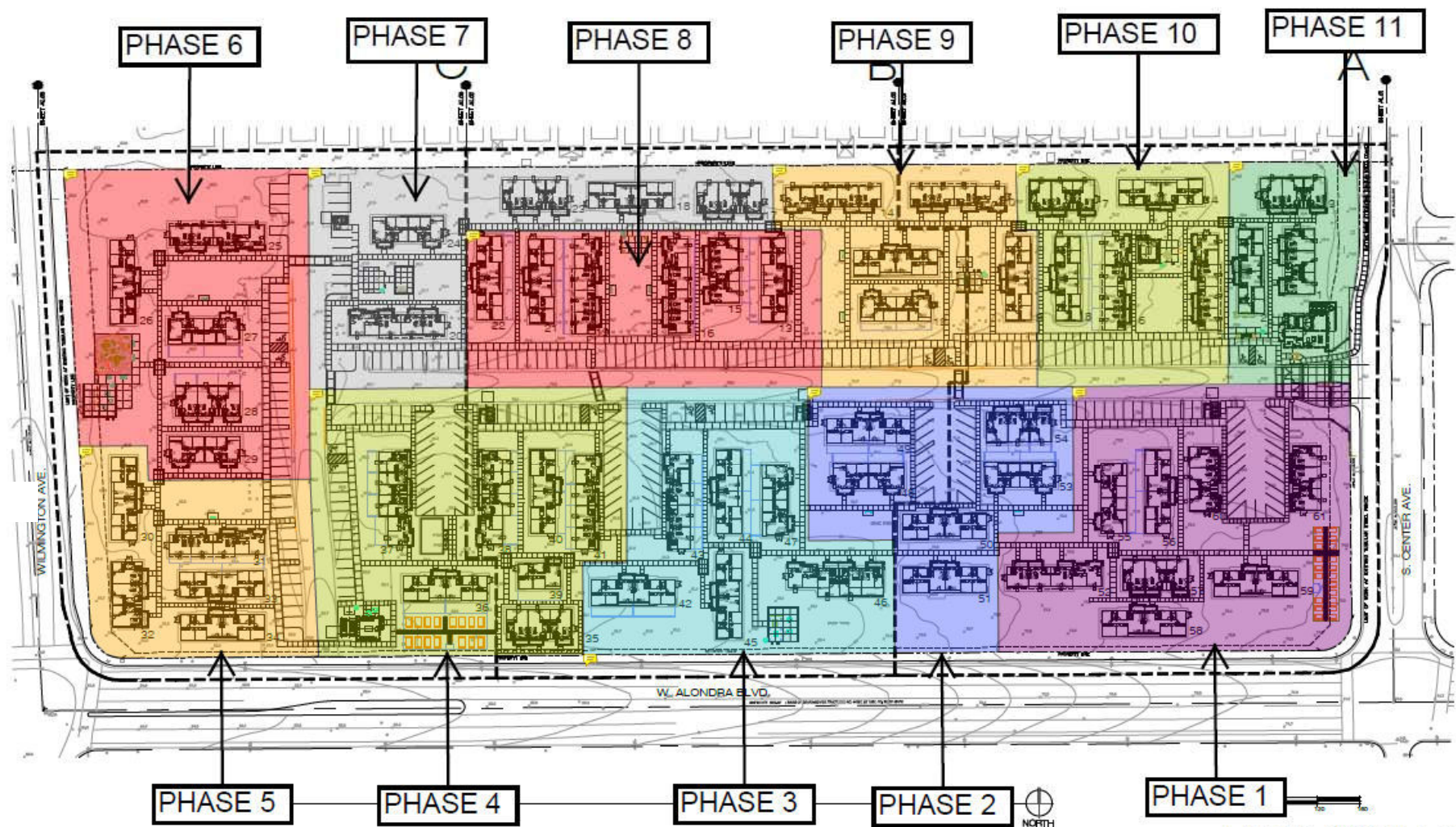
RECOMMENDATION

That this report be received and filed.

DR. KOFI SEFA-BOAKYE
DIRECTOR
SUCCESSOR AGENCY

APPROVED FOR FORWARDING:

G. HAROLD DUFFEY
CITY MANAGER



JASMINE GARDENS PHASING PLAN 10/11/13

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Community Redevelopment

RESOLUTION TITLE: PARK VILLAGE REHABILITATION PROJECT: STATUS REPORT (Receive/File)

Kofi Sefa-Boakye
DEPARTMENT MANAGER’S SIGNATURE

11/5/2013 11:17:21 AM
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

Stephen Ajobiewe
CITY CONTROLLER

11/13/2013 3:15:31 PM
DATE

G. Harold Duffey
CITY MANAGER

11/6/2013 1:14:28 PM
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.

November 25, 2013

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

**RE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO WRITE A LETTER OF
SUPPORT FOR THE CRYSTAL PARK CASINO TO THE CALIFORNIA
GAMBLING CONTROL COMMISSION TO ADD 5 ADDITIONAL
GAMING TABLES**

SUMMARY

The Crystal Park Casino has seen a dramatic increase in business over the last year. Revenues increased from a low of \$800,000 to an average this fiscal year of approximately \$1,400,000. Crystal Park Casino would like to increase the number of tables from 25 to 30. The increase in tables is far below the permitted amount of 300 tables.

BACKGROUND

The City of Compton is one of approximately 10 cities within Los Angeles County with a local card club operating within its borders. Card clubs provide significant revenue for local jurisdictions. Card clubs also generate jobs and increase hotel stays and food and beverage sales. Accordingly, cities can see a significant increase in their General Fund:

City	Percentage
Bell Gardens	51%
City of Commerce	35%
Gardena	18%
Hawaiian Garden	80%
City of Compton	3%

Crystal Park Casino's permit with the City of Compton allows it to have up to 300 gaming tables. Currently the card club only has 25 and would like to increase the number to 30. Crystal Park Casino would like the City to write a letter to the California Gaming Control Commission to support the addition of 5 new tables. The letter would expedite the process and allow the tables to be added sooner than the 45 day waiting process.

FINANCIAL IMPACT

The five additional tables could generate approximately \$30,000 per month more in General Fund revenue for the City of Compton.

#2.

**Staff Report – Resolution Authorizing City Manager
Letter of Support for Additional Gaming Tables at
Crystal Park Casino, Compton
November 25, 2013, page 2**

RECOMMENDATION

It is recommended that Council adopt the attached Resolution to authorize the City Manager to write a letter to the California Gaming Control Commission indicating the City's support in adding 5 new tables for the Crystal Park Casino.

**G. HAROLD DUFFEY
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO WRITE A LETTER OF SUPPORT FOR THE
CRYSTAL PARK CASINO TO THE CALIFORNIA GAMBLING CONTROL
COMMISSION TO ADD 5 ADDITIONAL GAMING TABLES

WHEREAS, the Crystal Park Casino is a card club operating in the City of Compton; and

WHEREAS, the City receives a percentage of the Crystal Park Casino’s gaming revenue; and

WHEREAS, the Crystal Park Casino seeks to request 5 additional gaming tables from the California Gaming Commission; and

WHEREAS, the Crystal Park Casino has requested that the City write letter to the California Gaming Commission in support for their request for the 5 additional gaming tables; and

WHEREAS, if granted, the 5 additional gaming tables would result in approximately \$30,000 in additional gaming revenue for the City of Compton.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Manager is authorized to write a letter of support fr the Crystal Park Casino to the California Gaming Commission to support the Casino’s request for 5 additional gaming tables.

SECTION 2. That a duly certified copy of this Resolution shall be filed with the offices of the City Manager, City Controller, and City Attorney, and City Clerk.

SECTION 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2013.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

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

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 _____, 2013.

#2.

RESOLUTION NO. _____
PAGE 2

That said Resolution was adopted by the following vote, to wit:

AYES: Council Members-
NOES: Council Members-
ABSENT: Council Members-
ABSTAIN: Council Members-

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION SIGN-OFF FORM

DEPARTMENT: City Management

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO WRITE A LETTER OF SUPPORT FOR THE CRYSTAL PARK CASINO TO THE CALIFORNIA GAMBLING CONTROL COMMISSION TO ADD 5 ADDITIONAL GAMING TABLES

Terrance C. Davis
DEPARTMENT MANAGER’S SIGNATURE

11/14/2013 10:40:06 AM
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

Terrance C. Davis
CITY MANAGER

11/14/2013 10:40:56 AM
DATE

Use when:	
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