

# **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, November 24, 2009**

**2:50 PM**

### **WORKSHOP(S)**

### **HEARING(S)**

### **OPENING**

### **ROLL CALL**

### **PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS**

### **APPROVAL OF MINUTES**

1. November 17, 2009

**EXECUTIVE SECRETARY'S REPORT**

2. REQUEST FOR A PUBLIC HEARING TO CONSIDER AMENDMENT #1 TO THE FIVE-YEAR IMPLEMENTATION PLAN (2008 - 2014) FOR THE MERGED REDEVELOPMENT PROJECT AREA, CONSISTING OF THE ROSECRANS PROJECT AREA, WALNUT INDUSTRIAL PROJECT AREA, WALNUT INDUSTRIAL 1976 ANNEX PROJECT AREA, WALNUT INDUSTRIAL 1980 ANNEX PROJECT AREA AND PROEJCT AREA A-1  
**(December 15, 2009 at 7:15 p.m.)**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**COMMISSION COMMENTS**

**ADJOURNMENT**

**NOVEMBER 17, 2009**

The Urban Community Development Commission meeting was called to order at 7:14 p.m. in the Council Chambers of City Hall by Chairperson Eric Perrodin.

**ROLL CALL**

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

**Commissioners Absent:** Calhoun

**Other Officials Present:** C. Cornwell, A. Godwin, C. Evans

**PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS**

**Gwen Patrick**, Compton resident, felt it was unfortunate that the Burlington Coat Factory would not be open during the holiday season. Ms. Patrick also expressed a concern for the façade of the Northern Downtown Compton Plaza, in comparison to the Gateway Towne Center.

**Lynn Boone**, Compton resident, commented on the lease agreement between the City of Compton and the Compton Local Housing Authority; citing that there were contractors within the city who do not pay for equipment or office space. Ms. Boone also commented on the resolution that advances \$5,000,000 from the City of Compton to the Community Redevelopment Agency (CRA); citing that the city previously allocated 4.5 million dollars to CRA last year, which was never paid back. Ms. Boone stated that the city does not have the money to cover any loans or advances to CRA.

**William Kemp**, Compton resident, commented on the façade of the city and questioned the ability of the city to loan money to developers and CRA. Mr. Kemp requested an audit of the city's finances, because he felt earmarked funds were being inappropriately deposited into the general fund.

**Joyce Kelly**, Compton resident, corrected the November 3, 2009 minutes, citing that she was referring to the "Safe Passages" organization and not the "Safe Paths" organization. Ms. Kelly commented on various resolutions published under the City Council meeting, citing discrepancies and inconsistencies. Ms. Kelly stated that the 4.5 million dollars that was allocated to CRA on December 9, 2008 was never paid back and questioned when the \$5,000,000 advance would be paid back.

**Benjamin Holifield**, Compton resident, commended Chairperson Perrodin for approving the Sheriff's Department's contract last week and expressed a concern for the Commission reflecting the diversity of ethnic groups in the City of Compton. Mr. Holifield further suggested that the city designate a specific account for the Water Department to ensure that those issues that involve the city's sewer and water main bonds are handled separately. Mr. Holifield also requested the development of a 15 million gallon water reservoir in each district, in the event of a disaster.

#1.

## APPROVAL OF MINUTES

1. November 3, 2009

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

**AYES: Commissioners - Dobson, Arceneaux, Jones, Perrodin**

**NOES: Commissioners - None**

**ABSENT: Commissioners - Calhoun**

**UNFINISHED BUSINESS** - There was no Unfinished Business.

## NEW BUSINESS

2. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING A LEASE AGREEMENT WITH THE CITY OF COMPTON AND THE COMPTON LOCAL HOUSING AUTHORITY

On motion by Arceneaux, seconded by Dobson, **Resolution # (1,772)** entitled “**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING A LEASE AGREEMENT WITH THE CITY OF COMPTON AND THE COMPTON LOCAL HOUSING AUTHORITY**” was adopted, by the following vote on roll call:

**AYES: Commissioners - Dobson, Arceneaux, Jones, Perrodin**

**NOES: Commissioners - None**

**ABSENT: Commissioners - Calhoun**

3. A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING AN ADVANCE OF \$5,000,000 FROM THE CITY OF COMPTON TO THE COMMUNITY REDEVLOPMENT AGENCY OF THE CITY OF COMPTON

Commissioner Arceneaux inquired as to why \$5,000,000 is being loaned to a developer through CRA.

**Charles Evans**, Executive Secretary, informed Commissioner Arceneaux that the funds within the CRA are categorized (e.g. housing development, first time homebuyers) therefore in order to complete this project, the city is requesting that the Commission authorize a loan to CRA. Mr. Evans affirmed that the funds would be paid back to the city within this fiscal year.

**Chairperson Perrodin** clarified that the city and CRA are one in the same. Chairperson Perrodin explained that the Community Redevelopment Agency was created by the State to redevelop blighted areas, in an effort to create jobs, sales tax revenues and property tax revenues. Chairperson Perrodin also spoke concerning the successes of the Gateway Towne Center, in spite of a lawsuit and delayed construction of the second phase of the Gateway Towne Center.

On motion by Arceneaux, seconded by Dobson, **Resolution # (1,773)** entitled “**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING AN ADVANCE OF \$5,000,000 FROM THE CITY OF COMPTON TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON**” was adopted, by the following vote on roll call:

**AYES: Commissioners - Dobson, Arceneaux, Jones, Perrodin**

**NOES: Commissioners - None**

**ABSENT: Commissioners - Calhoun**

#### **COMMISSION COMMENTS**

**Chairperson Perrodin** stated that there is a clause within the United States Constitution which states that the government cannot treat one group of individuals different than any other group of individuals. Chairperson Perrodin stated that private entities have the ability to do such things, however he stated that he would follow the law, clarifying that the Commission could not authorize a discount on water bills to any one group of residents.

#### **ADJOURNMENT**

On motion by Dobson, seconded by Arceneaux, the meeting was adjourned at 7:50 p.m., by the following vote on roll call:

**AYES: Commissioners - Dobson, Arceneaux, Jones, Perrodin**

**NOES: Commissioners - None**

**ABSENT: Commissioners - Calhoun**



November 24, 2009

**TO: CHAIRMAN AND COMMISSIONERS**

**FROM: EXECUTIVE SECRETARY**

**SUBJECT: REQUEST A PUBLIC HEARING OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, CALIFORNIA TO CONSIDER AMENDMENT #1 TO THE FIVE-YEAR IMPLEMENTATION PLAN (2008 - 2014) FOR THE MERGED REDEVELOPMENT PROJECT AREA, CONSISTING OF THE ROSECRANS PROJECT AREA, WALNUT INDUSTRIAL PROJECT AREA, WALNUT INDUSTRIAL 1976 ANNEX PROJECT AREA, WALNUT INDUSTRIAL 1980 ANNEX PROJECT AREA AND PROEJCT AREA A-1**

### **SUMMARY**

Requesting the Commission to hold a public hearing and consider an amendment of the Agency's Five-Year Implementation (2008-2009 through 2013-2014) Plan for the Merged Redevelopment Project Area, Walnut Industrial Project Area, Walnut Industrial 1976 Annex Project Area, Walnut Industrial 1980 Project Area and Project Area A-1.

### **BACKGROUND**

In accordance with Section 33490 of the California Redevelopment Law, redevelopment agencies are required to produce implementation plans every five (5) years. The implementation plan is one of several requirements aimed at making sure that redevelopment activities contribute to the elimination of blight in the respective project areas.

### **STATEMENT OF THE ISSUE**

Currently, the Agency has determined a need to amend the Implementation Plan in order to incorporate additional projects into the Plan. The proposed projects to be incorporated into the Five-Year Implementation Plan are scheduled to be carried out through the various methods of redevelopment financial techniques including Tax Allocation Bonds, Public-Private Partnerships and tax increment revenues during the time period of the Implementation Plan. Furthermore, the amendment will contain an explanation of how these goals, objectives, programs, projects, and expenditures will be carried out to eliminate blight within the Redevelopment Project Area.

#2.

**RECOMMENDATION**

Staff is requesting that the Commission to set a public hearing for **Tuesday, December 15, 2009 at 7:15 pm** to consider an amending the Agency's Five-Year Implementation Plan for the Agency's Merged Redevelopment Project Area, consisting of the Rosecrans Project Area, Walnut Industrial Project Area, Walnut Industrial 1976 Annex Project Area, Walnut Industrial 1980 Annex Project Area and Project Area A-1.

**KOFI SEFA-BOAKYE  
DIRECTOR OF REDEVELOPMENT**

**CHARLES EVANS  
EXECUTIVE SECRETARY**