

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, January 05, 2010

6:50 PM

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. December 8, 2009
December 22, 2009

UNFINISHED BUSINESS

NEW BUSINESS

COMMISSION COMMENTS

ADJOURNMENT

DECEMBER 8, 2009

The Urban Community Development Commission meeting was called to order at 3:37 p.m. in the Council Chambers of City Hall by Chairperson Eric Perrodin.

ROLL CALL

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

Commissioners Absent: None

Other Officials Present: C. Cornwell, D. Bennett, C. Evans

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

Rudolfo Ruval, Compton resident, requested additional information concerning the city's Employment and Training Commission. Mr. Ruval also asked that the Commission create a committee to address the families who are losing their homes, as a result of the recession.

William Kemp, Compton resident, requested a report regarding the state of the city's bridges.

Lynn Boone, Compton resident, suggested that the Commission develop procedural guidelines that direct all infrastructure allocations to an isolated account away from general funds.

Joyce Kelly, Compton resident, asked that the city address the city's ills of youth unemployment, homelessness and pot holes.

Lorraine Cervantes, Compton resident, voiced her approval of the current developments being constructed throughout the City of Compton. Ms. Cervantes further described the increasing number of unreported crimes near the Blueline Train Station; citing that there is little to no visibility, due to the green tarp surrounding the construction areas of the Transit Center.

APPROVAL OF MINUTES

1. November 24, 2009

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

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

NOES: Commissioners - None

ABSENT: Commissioners - None

#1.

On motion by Arceneaux, seconded by Calhoun, the meeting was recessed at 3:55 p.m., by the following vote on roll call:

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

NOES: Commissioners - None

ABSENT: Commissioners - None

On motion by Arceneaux, seconded by Jones, the meeting was reconvened at 4:51 p.m., by the following vote on roll call:

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

NOES: Commissioners - None

ABSENT: Commissioners - None

UNFINISHED BUSINESS - There was no Unfinished Business.

NEW BUSINESS

3:15 P.M. - JOINT PUBLIC HEARING - TO CONSIDER AN ORDINANCE EXTENDING THE EXISTING TIME LIMITS FOR RECEIPT OF TAX INCREMENT AND THE PLAN LIFE EFFECTIVENESS FOR THE ROSECRANS AND THE WALNUT INDUSTRIAL PARK REDEVELOPMENT PLANS

On motion by Arceneaux, seconded by Dobson, the hearing was opened at 4:52 p.m., by the following vote on roll call:

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

NOES: Commissioners/Council Members - None

ABSENT: Commissioners/Council Members - None

Kofi Sefa'boayke, Director of the Community Redevelopment Agency, stated that the purpose of this hearing is for the Commission/Council to consider an amendment and extension of the existing time limits for receipt of tax increment and the plan life effectiveness for the Rosecrans and Walnut Industrial Park Redevelopment plans, in conformance with Redevelopment law. In 2003, the state's legislature passed a bill that mandated all redevelopment agencies to make payments to the Los Angeles County Educational Revenue Augmentation Fund (ERAF). Subsequently, the state realized the impact that this bill was having on the redevelopment agency's ability to perform in areas of providing economic development opportunities. As a result, the state passed Assembly Bill 1290 to enable redevelopment agencies the opportunity to extend the time limits on redevelopment plans and the receipts on tax increments. Mr. Sefa'boayke further explained that Assembly Bill 1290 enabled the redevelopment agencies to meet the obligations of ERAF and carry out their daily activities and bonded indebtedness.

Mr. Sefa'boayke informed the Commission/Council that the ordinances in question, would allow the Agency to collect tax increment and repay indebtedness over a longer period of time through the extension of time limitations for the various redevelopment project areas. Therefore, staff is recommending that the Commission/Council approve the agency's request to amend and extend the time limits placed on the effectiveness of the Redevelopment Plan and the time limit(s) to repay indebtedness.

Chairperson/Mayor Perrodin recognized Cazzi Burns, liaison for Senator Roderick-Wright and Moses Romero, liaison for Congresswoman Laura Richardson.

AUDIENCE COMMENTS ON THE HEARING

Gwen Patrick, Compton resident, questioned if there would be an additional tax levy on property taxes, if the time limits are approved. Ms. Patrick also requested the amount the agency is required to pay to the ERAF.

Mr. Sefa'boayke assured Ms. Patrick that there would be no additional financial impacts on the residents, adding that this is merely administrative measure for Redevelopment project areas to enable the agency to recoup funds that could have gone to other cities. Mr. Sefa'boayke stated that the agency is required to pay three million dollars to the ERAF.

William Kemp, Compton resident, requested the funding source of the city's tax increments. Mr. Sefa'boayke stated that the funds are acquired through an assessment from property taxes.

Joyce Kelly, Compton resident, requested additional information concerning the extended time limitations and the one percent allocation from properties in the redevelopment areas.

Mr. Sefa'boayke stated that the agency is requesting a three year extension, in which the agency will assess the value of properties located in redevelopment project areas, which is approximately 20 million dollars annually.

Lynn Boone, Compton resident, inquired as to whether the agency has ever paid any money to the ERAF. Mr. Sefa'boayke stated that there are approximately 340 redevelopment agencies within the State of California, of which each agency is required to make payments to the ERAF to help the State of California.

Douglas Sanders, City Treasurer, clarified that based upon the State's last budget negotiations, the State of California will be taking the funds previously allocated to all redevelopment agencies and as a result, the State is allowing all redevelopment agencies the opportunity to extend their time limits to repay the State's mandatory ERAF payments.

#1.

**COMMISSION/COUNCIL
COMMENTS ON THE HEARING**

Commissioner/Councilperson Arceneaux inquired as to who would be responsible for making the payments to the ERAF, in the event the city did not have a redevelopment agency. Mr. Sefa'boayke stated that the responsibility would fall upon the city.

Mr. Sanders conceded that the commercial properties are assessed differently for those cities that do not have redevelopment agencies.

Chairperson/Mayor Perrodin requested the areas encompassed within the Rosecrans project area. Mr. Sefa'boayke explained that the Rosecrans territory is approximately 500 acres, encompassing Rosecrans on the South, Willowbrook on the East and Central on the West in the form of a trapezoid.

Chairperson/Mayor Perrodin requested the original Limit on Effectiveness time frame for the Rosecrans project area. Mr. Sefa'boayke stated that the original Limit on Effectiveness was scheduled to expire in 2012.

Chairperson/Mayor Perrodin requested the areas in Compton that are not located within a redevelopment project area. Mr. Sefa'boayke stated that approximately 60% of the city is not located in the redevelopment project areas, noting that these areas are predominantly residential.

Chairperson/Mayor Perrodin informed the citizens that the Walnut Industrial Park area was used to hunt jack rabbits many years ago, however in an effort to bring businesses into the city, the city negotiated a deal with the industrial parks, in which they would not have to pay property taxes to build factories and warehouses in the City of Compton. Chairperson/Mayor Perrodin explained that the city lost valuable property taxes and land as a result of this decision. Hence, he stated redevelopment project areas were created to generate investment income for the city.

On motion by Dobson, seconded by Arceneaux, the hearing was closed at 5:13 p.m., by the following vote on roll call:

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

NOES: Commissioners/Council Members - None

ABSENT: Commissioners/Council Members - None

COMMISSION COMMENTS - There were no Commission Comments.

ADJOURNMENT

On motion by Arceneaux, seconded by Dobson, the meeting was adjourned at 5:28 p.m., by the following vote on roll call:

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

NOES: Commissioners - None

ABSENT: Commissioners - None

Clerk of the Urban Community Development Commission

Chairman of the Urban Community Development Commission

#1.

DECEMBER 22, 2009

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

ROLL CALL

Commissioners Present: Dobson, Jones, Arceneaux

Commissioners Absent: Calhoun, Perrodin

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

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

Lynn Boone, Compton resident, commented on the report that was conducted by the City Attorney concerning the First Time Homebuyers and Residential Rehabilitation programs. Ms. Boone mentioned that the report was received and filed last year under the Public Finance Authority. Ms. Boone went on to express concerns for the city's contractors and community lighting. Ms. Boone also thanked Chairperson Pro-Tem Arceneaux for her efforts to address the lighting in her neighborhood.

William Kemp, Compton resident, spoke concerning the unemployment rate in the Compton community and allocations authorized to the developers of the Burlington Coat Factory and the Gateway Towne Center. Mr. Kemp suggested that those allocations be redirected to youth programs.

Joyce Kelly, Compton resident, spoke concerning the use of Facade Improvement Program funds being expended on the businesses located on Compton Boulevard. Ms. Kelly also questioned why the city's community organizations were not called upon to organize the Compton Christmas parade.

APPROVAL OF MINUTES

1. December 1, 2009

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

AYES: Commissioners - Dobson, Jones, Arceneaux

NOES: Commissioners - None

ABSENT: Commissioners - Calhoun, Perrodin

EXECUTIVE SECRETARY'S REPORT

2. **REQUEST TO RE-NOTICE AND RESCHEDULE AMENDMENT#1 TO THE FIVE-YEAR IMPLEMENTATION PLAN FOR THE REDEVELOPMENT PROJECT AREA**

On motion by Dobson, seconded by Jones, the hearing was scheduled for January 26, 2010 at 2:55 p.m., by the following vote on roll call:

AYES: Commissioners - Dobson, Jones, Arceneaux

NOES: Commissioners - None

ABSENT:Commissioners - Calhoun, Perrodin

UNFINISHED BUSINESS - There was no Unfinished Business.

NEW BUSINESS - There was no New Business.

COMMISSION COMMENTS - There were no Commission Comments.

ADJOURNMENT

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

AYES: Commissioners - Dobson, Jones, Arceneaux

NOES: Commissioners - None

ABSENT:Commissioners - Calhoun, Perrodin

Clerk of the Urban Community Development Commission

Chairman of the Urban Community Development Commission

