

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, March 16, 2010

6:50 PM

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. March 2, 2010

UNFINISHED BUSINESS

NEW BUSINESS

2. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO SELL AND CONVEY THE PROPERTIES COMMONLY KNOWN AS BURRELL-MCDONALD PARK, TRAGNIEW PARK, SOUTH PARK, AND RAYMOND STREET PARK LOCATED IN THE CITY OF COMPTON FOR THE CONTINUOUS USE AS PARKS AND RECREATIONAL SPACE

COMMISSION COMMENTS

ADJOURNMENT

MARCH 2, 2010

The Urban Community Development Commission meeting was called to order at 7:05 p.m. in the Council Chambers of City Hall by Chairperson Eric Perrodin. The Moment of Silence and Pledge of Allegiance were led by Chairperson Eric Perrodin.

ROLL CALL

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

Commissioners Absent: None

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

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

William Kemp, Compton resident, stated that he was under the impression that Mr. Bakewell would be present to address the impending development of the Burlington Coat Factory. In view of that presumption, Mr. Kemp requested a copy of an off-site contract that authorizes the street improvements along Willowbrook Avenue, north of the McDonalds restaurant located on Compton Boulevard. Mr. Kemp requested a copy of the contract's bid list and the account type that the contract would be deducted from. Mr. Kemp further questioned if the amount of the off-site contract would be deducted from the total to be loaned to Mr. Bakewell for the development of the Burlington Coat Factory.

Lynn Boone, Compton resident, commented on the media's response to the "Compton Cookout" and questioned if this issue was being addressed by the City Council. Ms. Boone expressed her approval of the Wilmington Avenue Beautification Project, however she felt the project was long overdue. Ms. Boone went on to speak in reference to the contractor hired to complete the project, nevertheless she cited concerns for the project's beginning and completion dates.

Gwen Patrick, Compton resident, voiced a concern for the status of the parking areas designated to the development of the Burlington Coat Factory, citing the apparent delay in the fruition of the development. Ms. Patrick also made mention of the discussions she's had with the business owners renting the buildings located along Long Beach Boulevard. Ms. Patrick inquired about the requirements of the Commercial Facade Improvement Program and subsequently asked that the city publish a statement in the local newspaper to clarify those requirements.

Benjamin Holifield, Compton resident, expressed a concern for the safety of the pedestrians waiting for the bus at Metro Bus Route 205, insisting that the city address this area immediately. Mr. Holifield complained about the property located at Dwight and Compton Boulevard and stated that he is aware of at least five vacant lots in disrepair in the 3rd District that should be addressed immediately. Mr. Holifield went on to inquire about the departmental agency responsible for monitoring the state of the vacant lots located throughout the city. Mr. Holifield further requested that the city designate a representative to go to the City of San Diego to address the backlash of the "Compton Cookout" fraternity party.

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Joyce Kelly, Compton resident, made comments in regards to the requirements of the Commercial Façade Improvement program and the status of the Burlington Coat Factory development. Ms. Kelly made mention of the contract to Victory Outreach to revitalize the vacant lots in the city. Ms. Kelly stated that the money that was allocated towards the maintenance of the Compton Creek should have been allocated towards the salaries to employ Compton residents. Ms. Kelly also asked that the Commission refrain from hosting community events and address the racist remarks about Compton residents in the UC fraternity's invitation to a "Compton Cookout."

Lorraine Cervantes, Compton resident, recommended that this Commission create a report that announces the city's upcoming redevelopment projects to make certain the citizens are given accurate and timely information.

APPROVAL OF MINUTES

1. February 16, 2010

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

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 ACCEPTING A PROPOSAL AND AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AN AGREEMENT WITH ALL PRO FENCE TO INSTALL AN 8 FOOT BLOCK WALL ON WILMINGTON AVENUE FROM RAYMOND STREET TO GREENLEAF AVENUE IN CONJUNCTION WITH THE WILMINGTON AVENUE BEAUTIFICATION PROJECT WITHIN THE REDEVELOPMENT PROJECT AREA.

Commissioner Arceneaux affirmed that this project has been in the workings for a long time. Ms. Arceneaux stated that the execution of this project required a lengthy legal aspect, which involved a consensus of all the residents that would be affected. Ms. Arceneaux assured the residents that construction of this wall would enhance the façade of this area and protect the safety of the students attending Walton Middle School.

On motion by Arceneaux, seconded by Dobson, **Resolution # 1,776** entitled "**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON ACCEPTING A PROPOSAL AND AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AN AGREEMENT WITH ALL PRO FENCE TO INSTALL AN 8 FOOT BLOCK WALL ON WILMINGTON AVENUE FROM RAYMOND STREET TO GREENLEAF AVENUE IN CONJUNCTION WITH THE WILMINGTON AVENUE BEAUTIFICATION PROJECT WITHIN THE REDEVELOPMENT PROJECT AREA**" was approved, by the following vote on roll call:

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

NOES: Commissioners - None

ABSENT: Commissioners - None

COMMISSION COMMENTS

Commissioner Dobson agreed with Mr. Holifield in regards to comments concerning the ill-maintained property located at Dwight and Compton Boulevard. Ms. Dobson assured Mr. Holifield that she has already reported this property to the Executive Secretary. Ms. Dobson reiterated that the money to be loaned to Mr. Bakewell for the development of the Burlington Coat Factory has not been released and will not be released until the negotiations are completed.

ADJOURNMENT

On motion by Dobson, seconded by Arceneaux, the meeting was adjourned at 7:32 p.m., by the following vote on roll call:

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

NOES: Commissioners - None

ABSENT: Commissioners - None

March 16, 2010

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO SELL AND CONVEY THE PROPERTIES COMMONLY KNOWN AS BURRELL-MCDONALD PARK, TRAGNIEW PARK, SOUTH PARK, AND RAYMOND STREET PARK LOCATED IN THE CITY OF COMPTON FOR THE CONTINUOUS USE AS PARKS AND RECREATIONAL SPACE

SUMMARY

Staff requests that the Commission authorize the Executive Secretary to sell and convey certain Agency owned properties commonly known as Burrell-Mc Donald Park, Trangniew Park, South Park and Raymond Street Park for continuous use as parks and recreation space.

BACKGROUND

In 1999, the Compton Community Redevelopment Agency (Agency) acquired four (4) parks in the City known as Burrell-Mc Donald Park, Trangniew Park, South Park and Raymond Street Park from the City using resources from, Low and Moderate Income Housing Funds (“Housing Funds”). Section 33334.16 of the Community Redevelopment Law Health and Safety Code requires that the land be developed as low/moderate housing within 5 years. Section 33334.16 also requires the Agency to develop the subject parcels for low and moderate housing within a five year period. However in the event the Agency does not develop the site in accordance with the applicable provision of the law, the parks must be sold, and the proceeds deposited in the Community Redevelopment Agency’s Low and Moderate Income Housing Fund Account.

STATEMENT OF THE ISSUE

Agency staff in consultation with Agency Counsel has determined that utilization of the parcels for the development of low/moderate housing would pose significant legal and financial challenges due to the loss of park space in the community and inability to rezone the subject parcels for alternate development option. Consequently, the Agency in consultation with Counsel has deemed it necessary to sell the parks to the City for e \$5,328,000.00 which represents the Agency’s original acquisition cost for the subject parcels. Pursuant to the terms of a proposed Purchase and Sale Agreement, the City (“buyer”) will pay the Agency thru the general tax, license and fee revenues annually received during the City’s Fiscal Year budget 2009-2010, the City’s purchase of the properties pursuant to the proposed Purchase Agreement will (i) enable the Agency to be in

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compliance with Section 33334.16 of the CRL and; (ii) ensure that the subject sites remain dedicated for park/recreational use.

FISCAL IMPACT

The Agency shall receive from the City funds in the amount of Five Million Three-hundred and Twenty-Eight Thousand Dollars (\$5,328,000.00), for the purchase of the above referenced properties.

RECOMMENDATION

Staff requests that the Commission authorize the Executive Secretary to sell and convey the properties commonly known as Burrell-Mc Donald Park, Trangniew Park, South Park and Raymond Street Park for continuous use as park and recreational space.

DR. KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

RESOLUTION NO. _____

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO SELL AND CONVEY THE PROPERTIES COMMONLY KNOWN AS BURRELL-MCDONALD PARK, TRAGNIEW PARK, SOUTH PARK, AND RAYMOND STREET PARK LOCATED IN THE CITY OF COMPTON FOR THE CONTINUOUS USE AS PARKS AND RECREATIONAL SPACE

WHEREAS, the Agency and the City have consummated negotiations which will culminate into a Purchase Agreement for acquisition of certain real property identified as Assessor Parcel No. 6140-023-902 & 903, 6138-028-900 & 901, 6138-028-005, 6162-010-905, 6164-017-901 in the City of Compton; and

WHEREAS, the City has agreed to purchase the subject properties from the Agency in the amount of \$5,328,000.00; and

WHEREAS, the purchase of the subject property is not conditioned upon the City's approval of the physical conditions of the site including absence of environmental contaminations of the site, and that there will be no escrow for this sale transaction, only an execution of the Purchase and Sale Agreement, and related real estate documents; and

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, the Community Redevelopment Agency must comply with the Community Redevelopment Law Health and Safety Code Section 33334.16, which requires that acquired properties be developed within 5 years; and

WHEREAS, the Community Redevelopment Agency extended the 5 year period in accordance with Section 33334.16; and

WHEREAS, given the fact that the 5 year extension for "physical development" of the property has occurred, it is necessary for the Agency to sell the property and deposit the proceeds into the Community Redevelopment Agency's Low and Moderate Income Housing Fund;

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

#2.

RESOLUTION NO. _____

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Section 1. That the Urban Community Development Commission hereby approves the terms and conditions of the Purchase Agreement between the Community Redevelopment Agency and the City of Compton for the acquisition of certain real property identified as Assessor Parcel No. 6140-023-902 & 903, 6138-028-900 & 901, 6138-028-005, 6162-010-905, 6164-017-901 in the City of Compton.

Section 2. That the Commission hereby finds that the City's purchase of such property is consistent with Section 33334.16 of the Community Redevelopment Law

Section 3. That Funds in the amount of \$5,328,000.00 for the purchase of the subject parcels will be available in the City's 2009-10 Fiscal Year budget to consummate the sale transaction.

Section 4. That the Executive Secretary is hereby authorized and directed to execute any necessary documents upon the advice of Agency Counsel.

Section 5. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, Agency Counsel, City Controller, Community Redevelopment Agency, and City Clerk.

Section 6. That the Chairman shall sign and the City Clerk shall attest to the adoption of this resolution.

ADOPTED this ____ day of _____, 2010.

CHAIRMAN OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

ATTEST:

CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

RESOLUTION NO. _____
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STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the City Clerk at the regular meeting thereof held on the ____ day of _____, 2010.

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: Community Redevelopment

RESOLUTION TITLE: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECREATRY TO SELL AND CONVEY THE PROPERTIES COMMONLY KNOWN AS BURRELL-MCDONALD PARK, TRAGNIEW PARK, SOUTH PARK, AND RAYMOND STREET PARK LOCATED IN THE CITY OF COMPTON FOR THE CONTINUOUS USE AS PARKS AND RECREATIONAL SPACE

Michael Antwine
DEPARTMENT MANAGER'S SIGNATURE

3/2/2010 5:25:44 PM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

3/3/2010 7:29:09 PM
DATE

Willie Norfleet
CITY CONTROLLER

3/4/2010 11:14:40 AM
DATE

Dave Hewitt
CITY MANAGER

3/3/2010 4:11:35 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.