

# **NOTICE**

**The Urban Community Development Commission (UCDC) was established by Ordinance No. 1,479, adopted on July 15, 1975. The Commission functions as the governing body for the Community Redevelopment Agency (CRA) and the Local Housing Authority (LHA) and exercises the power, authority, jurisdiction and functions of redevelopment agencies, housing authorities and federal surplus property authorities granted under the Marks Foran Residential Rehabilitation Act to charter cities.**

**URBAN COMMUNITY DEVELOPMENT COMMISSION  
AGENDA  
Tuesday, September 07, 2010  
6:50 PM**

**WORKSHOP(S)**

**HEARING(S)**

**7:20 P.M. - JOINT PUBLIC HEARING - ADOPTING AN AMENDMENT TO THE EXISTING COMPTON REDEVELOPMENT PROJECT AREA; AUTHORIZING THE BASE YEAR OF THE LAST EQUALIZED ASSESSMENT ROLE; DESIGNATING THE LEAD AGENCY FOR THE ENVIRONMENTAL IMPACT REPORT (Items 4/5)**

**OPENING**

**ROLL CALL**

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

**APPROVAL OF MINUTES**

1. July 20, 2010  
July 27, 2010

**EXECUTIVE SECRETARY'S REPORT**

2. **ORAL PRESENTATION - Michelle Ballard/Tom Wulf** - Lowe Enterprises - Update on the North Downtown Master Plan (Sr. Activity Center, Community Center and Parking Structure)
3. **ORAL PRESENTATION - Verel (Van) Wilson** - Update on the MLK Project

**UNFINISHED BUSINESS**

**NEW BUSINESS**

4. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON SETTING THE PUBLIC HEARING DATE FOR THE PAC FORMATION AND ELECTION (**October 19, 2010 at 7:15 p.m.**)
5. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING AND ESTABLISHING THE BASE YEAR ASSESSMENT ROLE TO USE FOR THE ALLOCATION OF TAXES IN THE COMPTON REDEVELOPMENT PROJECT.

**COMMISSION COMMENTS**

**ADJOURNMENT**

**JULY 20, 2010**

The Urban Community Development Commission meeting was called to order at 9:57 p.m. in the Council Chambers of City Hall by Chairperson Eric Perrodin.

### **ROLL CALL**

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

**Commissioners Absent:** Arceneaux

**Other Officials Present:** R. Rugley, A. Godwin, C. Evans

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

**William Kemp**, Compton resident, stated that after researching the new residential water rates from 2008-2009 through 2013-2014, service charges would have increased from \$11.00 to \$35.90 in four years. Mr. Kemp expressed a concern for the senior citizen's ability to pay these charges in light of their food and medication costs. Mr. Kemp also questioned the purpose of meter charges in excess of \$15.00, noting that he's had the same meter since he moved in five years ago. Mr. Kemp requested an explanation of those charges and mentioned that he has yet to receive a report, in regards to the condition of the City's bridges and their maintenance schedules.

**Lynn Boone**, Compton resident, questioned when the Community Redevelopment Agency (Agency) would begin to address the blighted properties purchased with tax allocation bond funding. Ms. Boone went on to suggest that the tax allocation bonds would be depleted with no improvements to the City.

**Benjamin Holifield**, Compton resident, requested a report of the revenues received, in regards to the community events being held at the Compton Par 3 Golf Course. Mr. Holifield insinuated that Compton business owners didn't benefit from the local events being held at the Golf Course and further suggested that future events be held in a central location or at the Gateway Towne Center. Mr. Holifield informed the Commission that he was unhappy with the location of the speaker's podium and the jurisdiction of audience comments.

**Joyce Kelly**, Compton resident, proposed that the City of Compton adopt "term limits" into the City's policies, charging that it would deter overspending or the issuance of bonds. Ms. Kelly also asked that the Agency cease in its construction of closely built residential developments and questioned if a Fire Truck could travel through the residential community located at the corner of Alameda and Myrrh Avenue. Ms. Kelly went on to state that the development of the Compton Creek community gardens was a waste of money and that the Los Angeles Board of Supervisor's wants the Compton Creek Task force to work with the Army Corps of Engineers and the Heal The Bay organizations anyway. Ms. Kelly also articulated a concern for the numerical error within the Community Development Block Grant allocation, which referenced the Campfire organization. Ms. Kelly also charged that an individual on that Commission did not live in the City of Compton.

#1.

## **APPROVAL OF MINUTES**

1. June 22, 2010

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

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

**NOES: Commissioners - None**

**ABSENT: Commissioners - Arceneaux**

## **EXECUTIVE SECRETARY'S REPORT**

2. REQUEST TO SCHEDULE A JOINT PUBLIC HEARING BETWEEN THE CITY COUNCIL AND THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ADOPTING AN AMENDMENT TO THE EXISTING COMPTON REDEVELOPMENT PROJECT AREA; AUTHORIZING THE BASE YEAR OF THE LAST EQUALIZED ASSESSMENT ROLE; DESIGNATING THE LEAD AGENCY FOR THE ENVIRONMENTAL IMPACT REPORT; FINDING A PROJECT AREA COMMITTEE IS REQUIRED FOR THE AMENDMENT; AND SETTING THE PUBLIC HEARING DATE FOR THE PROJECT AREA COMMITTEE HEARING

On motion by Calhoun, seconded by Dobson, the joint public hearing was scheduled for July 27, 2010 at 3:30 p.m., by the following vote on roll call:

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

**NOES: Commissioners - None**

**ABSENT: Commissioners - Arceneaux**

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

## **NEW BUSINESS**

3. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND THOMAS HWANG, FOR THE ACQUISITION OF 107 NORTH SANTA FE AVENUE, LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE AGENCY'S 2010 TAX ALLOCATION BONDS

**Commissioner Calhoun** requested additional information regarding the Agency's intentions for this property.

**Kofi Sefa'boayke**, Director of Community Redevelopment Agency, stated that this property is being acquired with the intent to construct a mixed-use retail development. Mr. Sefa'boayke mentioned that this property was identified with the tax allocation bonds.

Commissioner Calhoun questioned if prospectiw business retailers were already identified. Mr. Sefa'boayke replied affirmatively.

**Commissioner Dobson** expressed her support for the Agency's plans to revitalize this area of the community.

Mayor Perrodin asked if the Agency would be purchasing the fast food restaurant west of this site and if so, how close is the Agency to securing the property. Mr. Sefa'boayke stated that the Agency has received commitments and subsequently will be presenting a series of properties from the fast food restaurant on the north and west sides to council for authorization in September 2010 to negotiate purchase agreements.

Chairperson Perrodin questioned if the Agency was in negotiations with the owners of various properties from Santa Fe to Alameda Street along Compton Boulevard. Mr. Sefa'boayke stated that the Agency was either in negotiations or had acquired the properties referred to by Chairperson Perrodin.

Chairperson Perrodin questioned if this project apart of the Smartgrowth Implementation Plan. Mr. Sefa'boayke replied affirmatively and in addition to the overall master plan for Downtown Compton and beyond.

On motion by Dobson, seconded by Jones, **Resolution # 1,807** entitled "**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND THOMAS HWANG, FOR THE ACQUISITION OF 107 NORTH SANTA FE AVENUE, LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE AGENCY'S 2010 TAX ALLOCATION BONDS**" was approved, by the following vote on roll call:

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

**NOES: Commissioners - None**

**ABSENT:Commissioners - Arceneaux**

4. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE BUDGET ALLOCATION FOR THE 2010 TAX ALLOCATION BOND PROJECTS IN THE COMPTON REDEVELOPMENT PROJECT AREA

#1.

**Charles Evans**, City Manager, announced that the City would be selling the Alameda Industrial Park Project to the Agency for \$4.5 million dollars. Mr. Evans affirmed that the total cost of the project would remain the same, however he noted that the following projects would be reduced by one million dollars:

Long Beach Boulevard Revitalization Project  
Alameda Corridor Revitalization Project  
Central Avenue Revitalization Project  
West Rosecrans Avenue Revitalization Project

**Chairperson Perrodin** questioned if nine million dollars of the Series "A" Bonds were scheduled to be allocated towards the First Time Homebuyers program. Mr. Sefa'boayke replied affirmatively.

Chairperson Perrodin also requested the status of development for numerous vacant sites located along Alondra Boulevard. Chairperson Perrodin subsequently addressed the Executive Secretary and ordered him to ensure that the department head's responsible for maintaining and/or mandating compliance on those sites, do their jobs.

On motion by Dobson, seconded by Jones, **Resolution # 1,808** entitled "**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE BUDGET ALLOCATION FOR THE 2010 TAX ALLOCATION BOND PROJECTS IN THE COMPTON REDEVELOPMENT PROJECT AREA**" was approved, by the following vote on roll call:

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

**NOES: Commissioners - None**

**ABSENT: Commissioners - Arceneaux**

5. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF COMPTON AMENDING SECTIONS 5 AND 9 OF ARTICLE III OF THE BY-LAWS OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION.  
**(Removed)**

#### **COMMISSION COMMENTS**

Chairperson Perrodin announced that since the Housing Development Commission, Public Finance Authority and Gaming Commission are special meetings and that their prospective items of business were removed, they will be held at their regularly scheduled time on Tuesday, July 27, 2010 at 3 p.m.

**ADJOURNMENT**

On motion by Dobson, seconded by Calhoun, the meeting was adjourned at 10:37 p.m., by the following vote on roll call:

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

**NOES: Commissioners - None**

**ABSENT: Commissioners - Arceneaux**

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Clerk of the Urban Community Development Commission

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Chairman of the Urban Community Development Commission

#1.

**JULY 27, 2010**

The Urban Community Development Commission meeting was called to order at 3:56 p.m. in the Council Chambers of City Hall by Chairperson Pro-Tem Willie Jones.

**ROLL CALL**

**Commissioners Present:** Calhoun, Dobson, Jones

**Commissioners Absent:** Arceneaux, Perrodin

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

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

**William Kemp**, Compton resident, charged that this Commission authorized a \$900,000 loan to a man without verifying his financial background or non-profit status. Mr. Kemp also charged that the issues taking place on the grounds of one of the City's residential communities could have been avoided if the Commission would have listened to his concerns.

**Joyce Kelly**, Compton resident, expressed a concern for the proposed amount of tax allocation bond resolutions on the agenda. Ms. Kelly also asked about the distribution of information regarding the Residential Rehabilitation and First Time Homebuyers' programs. Ms. Kelly stated that the residents have expressed that they want something done with their tax dollars instead of giving it to the Director of the Community Redevelopment Agency (Agency) to launder.

**Lynn Boone**, Compton resident, alleged that the Director of the Agency is proposing to lease the Downtown Compton Plaza property to a company in Delaware that does not exist. Ms. Boone questioned the stipulations of the ground lease agreement between the Agency and Lowe's and alleged that the Martin Luther King, Jr. Transit Center project would be paid for with another funding source, whilst the tax allocation bonds be expended on the re-establishment of the Compton Police Department. Ms. Boone went on to allege that the tax allocation bond project list had been changed five times under the same resolution.

**Lorraine Cervantes**, Compton resident, stated that the Commissioners are legislators who authorize expenditures, based upon staff's recommendations. Ms. Cervantes went on to mention that the commissioner's phones are being flooded with complaints concerning the negative comments conveyed at the podium. Ms. Cervantes urged the citizens of Compton to uplift the City, in an effort to eradicate the lies and manipulation of certain individuals.

**Benjamin Holifield**, Compton resident, spoke in opposition to the project labor agreements, citing that this contract would not bring employment opportunities to the City of Compton. Mr. Holifield stated that no one working on the development of the Burlington Coat Factory resembles a resident from Compton and that what happened in Bell, can happen in Compton.

**APPROVAL OF MINUTES**

1. May 25, 2010
- June 22, 2010
- July 13, 2010

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

**AYES: Commissioners - Calhoun, Dobson, Jones**

**NOES: Commissioners - None**

**ABSENT: Commissioners - Arceneaux, Perrodin**

**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 AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND OSCAR M. CAMARENA, FOR THE ACQUISITION OF CERTAIN PROPERTY LOCATED AT 601-605 EAST COMPTON BOULEVARD IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE REDEVELOPMENT 2010 TAX ALLOCATION BONDS

**Commissioner Dobson** questioned if appraisals were performed on the aforementioned properties and if so, she requested that they be made available to the Commission and the public.

**Kofi Sefa'boayke**, Director of the Agency, affirmed that the appraisals were conducted and that he would submit a copy to her at the close of this meeting.

**Commissioner Calhoun** agreed with Commissioner Dobson's concerns for appraisals.

On motion by Calhoun, seconded by Dobson, **Resolution # 1,809** entitled "A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND OSCAR M. CAMARENA, FOR THE ACQUISITION OF CERTAIN PROPERTY LOCATED AT 601-605 EAST COMPTON BOULEVARD IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE REDEVELOPMENT 2010 TAX ALLOCATION BONDS" was approved, by the following vote on roll call:

#1.

**AYES: Commissioners - Calhoun, Dobson, Jones**

**NOES: Commissioners - None**

**ABSENT: Commissioners - Arceneaux, Perrodin**

3. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND ALFONSO MONRAZ TRUST, FOR THE ACQUISITION OF CERTAIN PROPERTY LOCATED AT 607 EAST COMPTON BOULEVARD IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE REDEVELOPMENT 2010 TAX ALLOCATION BONDS

**Commissioner Calhoun** expressed further concerns for the significance of the appraisals.

**Craig Cornwell**, City Attorney, stated that the law allows real property negotiations to be held in closed session, so that the Commission understands the bargaining plan, authorizes it and then goes forward. Mr. Cornwell noted that the approval of these matters would ultimately authorize a sale for the ceiling price or lower.

On motion by Dobson, seconded by Calhoun, **Resolution # 1,810** entitled “**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND ALFONSO MONRAZ TRUST, FOR THE ACQUISITION OF CERTAIN PROPERTY LOCATED AT 607 EAST COMPTON BOULEVARD IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE REDEVELOPMENT 2010 TAX ALLOCATION BONDS**” was approved, by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Jones**

**NOES: Commissioners - None**

**ABSENT: Commissioners - Arceneaux, Perrodin**

4. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND UNITED GROCERS, INC. FOR THE ACQUISITION OF CERTAIN PROPERTY LOCATED AT 1051 WEST ROSECRANS AVENUE IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE REDEVELOPMENT 2010 TAX ALLOCATION BONDS

On motion by Dobson, seconded by Calhoun, **Resolution # 1,811** entitled “**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND UNITED GROCERS, INC. FOR THE ACQUISITION OF CERTAIN PROPERTY LOCATED AT 1051 WEST ROSECRANS AVENUE IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE REDEVELOPMENT 2010 TAX ALLOCATION BONDS**” was approved, by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Jones**

**NOES: Commissioners - None**

**ABSENT: Commissioners - Arceneaux, Perrodin**

5. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND MI CASA HOLDINGS LTD. FOR THE ACQUISITION OF CERTAIN PROPERTY LOCATED AT 1501 SOUTH ALAMENDA STREET IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE REDEVELOPMENT 2010 TAX ALLOCATION BONDS

On motion by Calhoun, seconded by Dobson, **Resolution # 1,812** entitled “**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND MI CASA HOLDINGS LTD. FOR THE ACQUISITION OF CERTAIN PROPERTY LOCAED AT 1501 SOUTH ALAMENDA STREET IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE REDEVELOPMENT 2010 TAX ALLOCATION BONDS**” was approved, by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Jones**

**NOES: Commissioners - None**

**ABSENT: Commissioners - Arceneaux, Perrodin**

6. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND SAMUEL QUEZADA, FOR THE ACQUISITION OF CERTAIN PROPERTY LOCATED AT 413 - 415 NORTH ALAMEDA STREET, IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE REDEVELOPMENT 2010 TAX ALLOCATION BONDS

**#1.**

On motion by Calhoun, seconded by Dobson, **Resolution # 1,813** entitled “**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PURCHASE AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND SAMUEL QUEZADA, FOR THE ACQUISITION OF CERTAIN PROPERTY LOCATED AT 413 - 415 NORTH ALAMEDA STREET, IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE REDEVELOPMENT 2010 TAX ALLOCATION BONDS**” was approved, by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Jones**

**NOES: Commissioners - None**

**ABSENT:Commissioners - Arceneaux, Perrodin**

7. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PROJECT LABOR AGREEMENT WITH THE LOS ANGELES/ORANGE COUNTIES BUILDING & CONSTRUCTION TRADE COUNCIL

On motion by Calhoun, seconded by Dobson, **Resolution # 1,814** entitled “**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO A PROJECT LABOR AGREEMENT WITH THE LOS ANGELES/ORANGE COUNTIES BUILDING & CONSTRUCTION TRADE COUNCIL**” was approved, by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Jones**

**NOES: Commissioners - None**

**ABSENT:Commissioners - Arceneaux, Perrodin**

8. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AN AGREEMENT WITH SWN SOILTECH CONSULTANTS, INC. FOR SPECIAL INSPECTIONS AT THE MARTIN LUTHER KING JR. TRANSIT CENTER PROJECT LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE AGENCY'S 2010 TAX ALLOICATION BONDS

On motion by Calhoun, seconded by Dobson, **Resolution # 1,815** entitled “**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AN AGREEMENT WITH SWN SOILTECH CONSULTANTS, INC. FOR SPECIAL INSPECTIONS AT THE MARTIN LUTHER KING JR. TRANSIT CENTER PROJECT LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE AGENCY'S 2010 TAX ALLOICATION BONDS**” was approved, by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Jones**

**NOES: Commissioners - None**

**ABSENT:Commissioners - Arceneaux, Perrodin**

9. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AN AGREEMENT WITH TWINING, INC. FOR SPECIAL INSPECTIONS AT THE MARTIN LUTHER KING JR. TRANSIT CENTER PROJECT LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE AGENCY’S 2010 TAX ALLOCATION BONDS

On motion by Calhoun, seconded by Dobson, **Resolution # 1,816** entitled “**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING THE EXECUTIVE SECRETARY TO ENTER INTO AN AGREEMENT WITH TWINING, INC. FOR SPECIAL INSPECTIONS AT THE MARTIN LUTHER KING JR. TRANSIT CENTER PROJECT LOCATED IN THE COMPTON REDEVELOPMENT PROJECT AREA AS PART OF THE AGENCY’S 2010 TAX ALLOCATION BONDS**” was approved, by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Jones**

**NOES: Commissioners - None**

**ABSENT:Commissioners - Arceneaux, Perrodin**

**3:15 P.M. - JOINT PUBLIC HEARING - AUTHORIZING THE GROUND LEASE AND DEVELOPMENT OF CERTAIN REAL PROPERTY TO LOWE ENTERPRISES REAL ESTATE GROUP AND MAKING CERTAIN FINDINGS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 33431 (Item #10)**

#1.

On motion by Calhoun, seconded by Dobson, the hearing was opened at 4:42 p.m., by the following vote on roll call:

**AYES: Commissioners/Council Members - Calhoun, Dobson, Jones**

**NOES: Commissioners/Council Members - None**

**ABSENT: Commissioners/Council Members - Arceneaux, Perrodin**

**Kofi Sefa'boayke**, Director of the Community Redevelopment Agency (Agency), announced that this hearing was being held for the Commission/Council to consider a ground lease agreement between the Agency and the Compton Downtown North Community LLC. (Lowe Enterprises Real Estate Group as the Development Manager.) In November 2009, the Commission/Council granted an exclusive negotiation agreement between the Agency and Lowe Real Enterprises Estate Group for the development of the Downtown Compton site. The Agency is proposing to develop the following facilities:

- 30,000 square-foot Senior Activity Center
- 20,000 square-foot Community Center
- 600 Stall Parking Structure

Mr. Sefa'boayke stated that the developer is proposing to expend their own financing to develop the abovementioned facilities. Mr. Sefa'boayke stated that the Agency would be leasing its own property and not contributing any funds to the project with no impact on the general fund.

**Tom Wulf**, representative of Lowe Enterprise Real Estate Group, introduced his company and stated that they were in no way affiliated with the Bakewell companies, whatsoever.

Mr. Wulf presented a brief outline of the development site and announced that the renderings for the Senior Activity Center are complete and ready for construction. Mr. Wulf explained that the approval of related activities by this Commission/Council would finalize and document the financing structures and the planning and review process for the buildings through the next few months until the closing and ground-breaking, which is expected to be in November 2010. Mr. Wulf cited that the development should be completed by the middle of 2012.

Mr. Wulf mentioned that they would be utilizing New Market Tax Credits and Recovery Zone Facility Bonds. Mr. Wulf also mentioned that this transaction requires a separate independent entity structure, not Lowe, to serve as the ownership entity of the project. The total project costs are approximately \$59 million dollars. Mr. Wulf stated that there are committed allocation and Tax Credit investors who are ready to purchase those tax credits and noted that the lease back rate is a maximum of \$3.9 million dollars per year with a long-term 30-year Agency lease-back with no prepayment penalty after the first seven years.

#### **AUDIENCE COMMENTS ON THE HEARING**

**Benjamin Holifield**, Compton resident, expressed a concern for Compton residents working on the development of these sites. Mr. Holifield referenced the Gateway Towne Center and charged that outside agencies don't provide employment opportunities for the local community.

**William Kemp**, Compton resident, requested representation from the Compton Downtown North Community LLC. company. Mr. Kemp also questioned who the principle ownership of this corporation is. Mr. Wulf explained that Lowe's use of their New Markets Tax Credits requires them to create a separate independent entity.

Mr. Wulf also stated that Lowe's is committed to hiring locally and noted that this component of the development would document a part of the community subdivision.

**Michael Kiely**, representative of Sheppard, Mullin, Richter & Hampton LLP., explained that Lowe's formed the Compton Downtown North Community LLC. for the benefit of the City with no principle owners, other than the Board of Directors.

**Lynn Boone**, Compton resident, charged that it was illegal for Lowe's to create a separate entity to utilize the New Markets Tax Credits.

**Anna Flores**, Compton resident, stated that she has never seen any of the individuals who claim to love Compton at any of the events that she participates in to help the community. Ms. Flores expressed her support for this development and thanked the Commission/Council for all of their hard work and dedication to the residents of Compton.

**Michael Chattam**, suggested that the New Market Credits be directed towards those individuals who were formally incarcerated. He stated that the credits were designed specifically for people who were formally incarcerated. Mr. Chattam stated that as a representative of the "All of Us or None" organization, he would like to involve his organization in the hiring process.

**Lorraine Cervantes**, Compton resident, expressed her support for this development and noted that it was malicious and incorrect for one of the speaker's to state that the tax allocation bond project lists and amounts were changed five times.

**Joyce Kelly**, Compton resident, affirmed that she has proof that the project lists have been changed on several occasions.

**William Carter**, Compton resident, asked that the Commission/Council commit their due diligence before approving this lease agreement.

**David Irons**, Compton resident, suggested that the terms within the ground lease agreement be amended, due to the belief that Lowe's would lease the property back. Mr. Irons questioned if Lowe's would lease the property back, or buy it for themselves.

**Paula Parker**, former Compton resident, asked that things change for the better in the City of Compton.

**Ms. Woods**, concerned citizen, encouraged the viewing audience to be participants in the Commission/Council meetings to ensure that their voices are being heard.

**#1.**

On motion by Dobson, seconded by Calhoun, the hearing was closed at 5:17 p.m., by the following vote on roll call:

**AYES: Commissioners/Council Members - Calhoun, Dobson, Jones**

**NOES: Commissioners/Council Members - None**

**ABSENT: Commissioners/Council Members - Arceneaux, Perrodin**

#### **COMMISSION/COUNCIL COMMENTS ON THE HEARING**

**Commissioner/Councilperson Calhoun** asked the City Attorney if he was familiar with these proceedings.

**Craig Cornwell**, City Attorney, confirmed that he was familiar with the structure of this transaction and added that he has no legal concerns with how it's being structured. Mr. Cornwell stated that it is not unique for an entity to be created through a transaction to make the deal happen. Mr. Cornwell assured the Commission/Council that they are entering into a contract with Lowe's and not any other company.

Commissioner/Councilperson Calhoun questioned if the creation of a separate entity was done in other cities. Mr. Sefa'boayke stated that the City of Pasadena and the City of Carson have previously entered into these types of agreements. Mr. Sefa'boayke mentioned that this process is normally done in urban communities to provide the funds for public benefit facilities that are normally not funded by private institutions. Mr. Sefa'boayke stated that the tax credits provide the incentives for investors to use their money and obtain tax write-offs on those funds.

Commissioner/Councilperson Calhoun requested the terms of the local employment opportunities. Mr. Wulf maintained that this issue would be addressed with the construction contractor. Mr. Wulf added that there would be requirements for local hiring with the appropriate agencies, in addition to regular reporting.

**Charles Evans**, Executive Secretary/City Manager, mentioned that a project labor agreement would be entered into with the unions to develop this site. Mr. Evans noted that future contractors would be mandated to abide by those agreements, which would make certain that local residents are hired and trained by the unions through Careerlink.

**3:30 PM - JOINT PUBLIC HEARING - ADOPTING AN AMENDMENT TO THE EXISTING COMPTON REDEVELOPMENT PROJECT AREA; AUTHORIZING THE BASE YEAR OF THE LAST EQUALIZED ASSESSMENT ROLE; DESIGNATING THE LEAD AGENCY FOR THE ENVIRONMENTAL IMPACT REPORT; FINDING A PROJECT AREA COMMITTEE IS REQUIRED FOR THE AMENDMENT**

On motion by Calhoun, seconded by Dobson, the joint public hearing was re-scheduled for September 7, 2010 at 7:20 p.m., by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Jones**  
**NOES: Commissioners - None**  
**ABSENT:Commissioners - Arceneaux, Perrodin**

10. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION AUTHORIZING A LEASE AGREEMENT BETWEEN THE COMPTON DOWNTOWN NORTH COMMUNITY LLC. (LOWE ENTERPRISES REAL ESTATE GROUP AS THE DEVELOPMENT MANAGER) AND THE COMMUNITY REDEVELOPMENT AGENCY FOR THE DEVELOPMENT OF CERTAIN REAL PROPERTY LOCATED AT ASSESSORS PARCEL NOS. 6166-005-912, 906, 6166-010-900, 909, & 907, IN THE CITY OF COMPTON

On motion by Calhoun, seconded by Dobson, **Resolution # 1,817** entitled “**A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION AUTHORIZING A LEASE AGREEMENT BETWEEN THE COMPTON DOWNTOWN NORTH COMMUNITY LLC. (LOWE ENTERPRISES REAL ESTATE GROUP AS THE DEVELOPMENT MANAGER) AND THE COMMUNITY REDEVELOPMENT AGENCY FOR THE DEVELOPMENT OF CERTAIN REAL PROPERTY LOCATED AT ASSESSORS PARCEL NOS. 6166-005-912, 906, 6166-010-900, 909, & 907, IN THE CITY OF COMPTON**” was approved, by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Jones**  
**NOES: Commissioners - None**  
**ABSENT:Commissioners - Arceneaux, Perrodin**

**COMMISSION COMMENTS** - There were no Commission Comments.

**ADJOURNMENT**

On motion by Calhoun, seconded by Dobson, the meeting was adjourned at 5:29 p.m., by the following vote on roll call:

**AYES: Commissioners - Calhoun, Dobson, Jones**  
**NOES: Commissioners - None**  
**ABSENT:Commissioners - Arceneaux, Perrodin**

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Clerk of the Urban Community Development Commission

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Chairman of the Urban Community Development Commission



September 7, 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 SETTING THE PUBLIC HEARING DATE FOR THE PAC FORMATION AND ELECTION**

**SUMMARY**

Staff is requesting the Commission to adopt the attached resolution setting the Public Hearing for the PAC Formation and Election. Staff is requesting that the public hearing date be set for October 19, 2010 at 7:15 p.m.

**BACKGROUND**

The Agency adopted its original redevelopment plan in March 9, 1971, and has subsequently amended such plan from time to time. In 1991, the Agency merged and mended two project areas—the Rosecrans Redevelopment Project Area No. 1 and Walnut Industrial Park Project Area. Additionally, the Agency added 977 acres to the amendment resulting in a cumulative total of 2,635 acres. The amended area is known as Compton Redevelopment Project Area. The Commission and the City Council have initiated the process and proceedings pursuant to the California Community Redevelopment Law, Health & Safety Code §33000, *et seq.* (“CCRL”) to consider and establish a Redevelopment Plan Amendment (“Plan Amendment”) for a new redevelopment project.

**STATEMENT OF THE ISSUE**

As part of the process, the Agency commissioned The Davis Company (“Consultant”) to assist Agency in the proceedings relating to the Plan Adoption, including related documents and procedures. The Preliminary Plan for the proposed Amendment and boundaries have been adopted and approved by the City’s Planning Commission and all requirements of law for, and precedent to, the adoption and approval of said plan have been duly complied with pursuant to California Community Redevelopment Law (Health and Safety Code Sections 33327, 33328, 33385 (a), 33385 (b) (1)-(7)).

In order to advance the Amendment process, the Council approves the Preliminary Plan for the proposed Amendment, designate the Lead Agency for the Environmental Impact Report and establish Project Area Committee.

**RECOMMENDATION**

**#4.**

Staff is requesting the Commission to adopt the attached resolution setting the Public Hearing for the PAC Formation and Election. Staff is requesting that the public hearing date be set for October 19, 2010 at 7:15 p.m.

**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 SETTING THE PUBLIC HEARING DATE FOR THE PAC FORMATION AND ELECTION**

**WHEREAS**, the City Council of the City of Compton (“City Council”) adopted Resolution No. 23,022 on January 12, 2010 approving the adoption of a preliminary plan establishing a new project area amendment to the Compton Redevelopment Project and boundary and instructing the Planning Commission to prepare a preliminary report; and

**WHEREAS**, pursuant to the applicable provisions of the Community Redevelopment Law, Health & Safety Code, 33385, *et seq.* (“CRL”), the legislative body of a city or county shall call upon the residents and existing community organizations in a redevelopment project area to form a project area committee (PAC); and

**WHEREAS**, pursuant to the CRL Section 33385 (d) (1), *et seq.* (“CRL”), the election of a representative PAC shall be held in each project area within 100 days after the project area is selected; and

**WHEREAS**, pursuant to CRL Section 33385 (b) (1), the agency shall conduct a minimum of one public meeting to explain the establishment of, functions of, and opportunity to serve on, the PAC; and

**WHEREAS**, pursuant to applicable provisions of the CRL, the agency shall provide published notice of all meetings, hearings, or plebiscites conducted by the legislative body relative to the formation of the PAC; and

**WHEREAS**, the Clerk of the Commission shall publish this resolution setting this public hearing date, time and location.

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

**SECTION 1.** The above recitals are true and correct and are a substantive part of this resolution.

**SECTION 2.** The Urban Community Development Commission hereby approves the date of October 19, 2010, at 7:15 p.m. (to be held in the City Council Chambers located at 205 S. Willowbrook Avenue, Compton, Ca 90220) to be the date the Commission designates for the public hearing regarding the PAC formation election and requisite procedure.

**SECTION 3.** That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2010.

\_\_\_\_\_  
**CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION**

**#4.**

**RESOLUTION NO. \_\_\_\_\_**

**Page 2**

**ATTEST:**

\_\_\_\_\_  
**CLERK OF THE URBAN COMMUNITY  
DEVELOPMENT COMMISSION**

**STATE OF CALIFORNIA  
CITY OF LOS ANGELES  
CITY OF COMPTON**

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the forgoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at a 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**

**CITY OF COMPTON****PAC Election Procedures**

The legislative body shall adopt a procedure pursuant to this section for the formation of the project area committee. The procedure shall include, but not be limited to, all of the following:

1. Publicizing the opportunity to serve on the project area committee, by providing written notice by first-class mail to all residents, businesses, and community organizations, including religious institutions and other nonprofit organizations, within the project area at least 30 days prior to the formation of the project area committee.
2. The agency shall conduct a minimum of one public meeting to explain the establishment of, functions of, and opportunity to serve on, the project area committee. At the public meeting, the agency shall distribute copies of this article, copies of Sections 33347.5 and 33366, copies of the procedure adopted pursuant to this subdivision, copies of the redevelopment plan or preliminary plan or the pertinent portions thereof, and any other materials the agency determines would be useful.
3. Providing published notice of all meetings and hearings conducted by, or on behalf of, the agency or legislative body relative to the formation and selection of the project area committee in the same manner as specified in subdivision (a) of Section 65090 of the Government Code.
4. (A) Providing written notice to all residents, businesses, and community organizations in the project area of all meetings and hearings the agency or legislative body relative to the formation and selection of the project area committee. This mailed notice requirement shall only apply when mailing addresses to all individuals and businesses, or to all occupants, are obtainable by the agency at a reasonable cost. The notice shall be mailed by first-class mail, but may be addressed to "occupant." In lieu of providing separate notice for each meeting, hearing, or plebiscite, the agency may provide a single notice pursuant to this paragraph stating all dates, times, and locations of any meetings, hearings, and plebiscites relative to the formation and selection of the project area committee.  
  
(B) If the agency has acted in good faith to comply with the notice requirements of this paragraph, the failure of the agency to provide the required notice to residents or businesses unknown to the agency or whose addresses cannot be obtained at a reasonable cost, shall not, in and of itself, invalidate the formation or actions of the project area committee.

## #4.

5. Providing other forms of notice appropriate to the community in which the project area is to be established, as determined by the agency. Notice provided pursuant to this paragraph may include public service announcements, advertisements in foreign-language publications, or flyers.
6. The number of community organizations and the method of selection, which may include election, appointment, or both.
7. Any other forms of assistance which the legislative body requires in connection with the formation of the project area committee. The project area committee shall only include, when applicable, elected representatives of residential owner occupants, residential tenants, business owners, and existing organizations within the project area. Each group shall be adequately represented. Each organization represented pursuant to this subdivision shall appoint one of its members to the project area committee. No project area committee member may be appointed by the legislative body or the redevelopment agency or any member of either body. The members of the committee shall serve without compensation.
8. The project area committee shall only include, when applicable, elected representatives of residential owner occupants, residential tenants, business owners, and existing organizations within the project area. Each group shall be adequately represented. Each organization represented pursuant to this subdivision shall appoint one of its members to the project area committee. No project area committee member may be appointed by the legislative body or the redevelopment agency or any member of either body. The members of the committee shall serve without compensation.
9. The election of a representative project area committee shall be held in each project area within 100 days after the project area is selected. The legislative body shall adopt, after a duly noticed public hearing, communitywide procedures for filing for election, publicizing an election, holding an election, and for reviewing disputed elections, filling vacated seats, and other matters related to the electoral process. These procedures shall prohibit crossover voting between categories of residential owner occupants, residential tenants, and business owners to ensure, for example, that a business owner cannot vote for a tenant representative. However, if the legislative body determines that the method of selection of community organizations shall include election pursuant to subdivision (b), the legislative body shall determine the appropriate electorate and may authorize crossover voting in the election of community organizations.

September 7, 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 AND ESTABLISHING THE BASE YEAR ASSESSMENT ROLE TO USE FOR THE ALLOCATION OF TAXES IN THE COMPTON REDEVELOPMENT PROJECT**

**SUMMARY**

Staff is requesting the Commission to adopt the attached resolution establishing the base year assessment for allocation of taxes in the redevelopment project area.

**BACKGROUND**

The Agency adopted its original redevelopment plan in March 9, 1971, and has subsequently amended such plan from time to time. In 1991, the Agency merged and mended two project areas—the Rosecrans Redevelopment Project Area No. 1 and Walnut Industrial Park Project Area. Additionally, the Agency added 977 acres to the amendment resulting in a cumulative total of 2,635 acres. The amended area is known as Compton Redevelopment Project Area. The City Council and the Redevelopment Agency of the City of Compton (“Agency”) have initiated the process and proceedings pursuant to the California Community Redevelopment Law, Health & Safety Code §33000, *et seq.* (“CCRL”) to consider and establish a Redevelopment Plan Amendment (“Plan Amendment”) for a new redevelopment project.

**STATEMENT OF THE ISSUE**

As part of the process, the Agency commissioned The Davis Company (“Consultant”) to assist Agency in the proceedings relating to the Plan Adoption, including related documents and procedures. The Preliminary Plan for the proposed Amendment and boundaries have been adopted and approved by the Compton Planning Commission and all requirements of law for, and precedent to, the adoption and approval of said plan have been duly complied with pursuant to California Community Redevelopment Law (Health and Safety Code Sections 33327, 33328, 33385 (a), 33385 (b) (1)-(7)).

In order to advance the Amendment process, the Commission is required to approve the establishment of the base year assessment role for Allocation of taxes in the redevelopment project area.

#5.

**RECOMMENDATION**

Staff recommends the Commission to approve the attached establishing the base year assessment role for the allocation of taxes in the redevelopment project area.

**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 AND ESTABLISHING THE BASE YEAR ASSESSMENT ROLE TO USE FOR THE ALLOCATION OF TAXES IN THE COMPTON REDEVELOPMENT PROJECT**

**WHEREAS**, the City Council of the City of Compton (“City Council”) adopted Resolution No. 23,022 on January 12, 2010 approved the adoption of a preliminary plan establishing a new project area amendment to the Compton Redevelopment Project and boundary and instructing the Planning Commission to prepare a preliminary report; and

**WHEREAS**, after receipt of any preliminary redevelopment plan pursuant to Section 33325 of the Community Redevelopment Law, (“CRL”) Health & Safety Code, the redevelopment agency shall transmit to the county auditor and county assessor of the county in which the proposed project is located:

- (a) A description of the boundaries of the project area.
- (b) A statement that a plan for the redevelopment of the area is being prepared.
- (c) A map indicating the boundaries of the project area; and

**WHEREAS**, the redevelopment agency may include a listing, by tax rate area, of all parcels within the boundaries of the project area and the value used for each parcel on the secured property tax roll; and

**WHEREAS**, when it transmits the map of the project area to the county officials, taxing agencies, and the State Board of Equalization pursuant to Section 33327, the redevelopment agency shall also advise those officials and agencies of the last equalized assessment roll it proposes to use for the allocation of taxes that will comply with Sections 33670 and 33670.5 of the CRL Health & Safety Code; and

**WHEREAS**, that roll shall be known and referred to as the base year assessment roll; and

**WHEREAS**, the County officials charged with the responsibility of allocating taxes under Sections 33670 and 33670.5 of the CRL Health & Safety Code shall prepare and deliver to the redevelopment agency and each of the taxing agencies, a report which shall include all of the following:

- (a) The total assessed valuation of all taxable property within the project area as shown on the base year assessment roll.
- (b) The identifications of each taxing agency levying taxes in the project area.
- (c) The amount of tax revenue to be derived by each taxing agency from the base year assessment roll from the project area, including state subventions for homeowners, business inventory, and similar subventions.
- (d) For each taxing agency, its total ad valorem tax revenues from all property within its boundaries, whether inside or outside the project area.
- (e) The estimated first year taxes available to the redevelopment agency, if any, based upon information submitted by the redevelopment agency, broken down by taxing agencies.
- (f) The assessed valuation of the project area for the preceding year, or, if requested by the redevelopment agency, for the preceding five years, except for state assessed property on the board roll.

#5.

RESOLUTION NO. \_\_\_\_\_

Page 2

**NOW, THEREFORE, BE IT RESOLVED BY THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:**

**Section 1.** The above recitals are true and correct and are a substantive part of this resolution.

**Section 2.** The Commission hereby approves and establishes the year of 2010-2011 to be the base year for the base year assessment roll and the allocation of taxes for the Compton Redevelopment Project that will comply with Sections 33670 and 33670.5 of the CRL Health & Safety Code.

**Section 3.** The Clerk of the Commission is hereby instructed to certify 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**

**STATE OF CALIFORNIA  
CITY OF LOS ANGELES  
CITY OF COMPTON**

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the forgoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at a 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**

**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 AND ESTABLISHING THE BASE YEAR ASSESSMENT ROLE TO USE FOR THE ALLOCATION OF TAXES IN THE COMPTON REDEVELOPMENT PROJECT.

*Michael Antwine*  
DEPARTMENT MANAGER'S SIGNATURE

7/22/2010 8:50:41 PM  
DATE

**REVIEW / APPROVAL**

*Ruth Rugley*  
CITY ATTORNEY

8/10/2010 7:08:14 PM  
DATE

*Willie Norfleet*  
CITY CONTROLLER

8/14/2010 4:49:10 PM  
DATE

*Dave Hewitt*  
CITY MANAGER

8/9/2010 9:11:22 AM  
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.

