

AGENDA

**A REGULAR MEETING OF THE
COMMERCE COMMUNITY DEVELOPMENT COMMISSION
TO BE HELD ON TUESDAY, MAY 3, 2005 - 6:00 P.M.
COUNCIL CHAMBERS
5655 JILLSON STREET, COMMERCE**

ALL ITEMS FOR CONSIDERATION BY THE COMMUNITY DEVELOPMENT COMMISSION ARE AVAILABLE FOR PUBLIC VIEWING IN THE OFFICE OF THE CITY CLERK, COMMUNITY DEVELOPMENT DEPARTMENT AND THE CENTRAL LIBRARY.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT (TIME LIMITATION - 5 MINUTES)

Citizens wishing to address the Authority on any item on the agenda or on any matter not on the agenda may do so at this time. However, State law (Government Code Section 54950 et seq.) prohibits the Authority from acting upon any item not contained on the agenda posted 72 hours before a regular meeting and 24 hours before a special meeting. Upon request, the Authority may, in its discretion, allow citizen participation on a specific item on the agenda at the time the item is considered by the Authority. If you wish to address the Authority at this time, please complete a speaker's card and give it to the City Clerk prior to commencement of the Authority meeting. Please use the microphone provided, clearly stating your name and address for the official record and courteously limiting your remarks to five (5) minutes so others may have the opportunity to speak as well.

To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

No person shall make any remarks, which result in disrupting, disturbing or otherwise impeding the meeting.

RECESS TO CLOSED SESSION

1. The Commission will confer with its real property negotiators, Thomas Sykes, Stanley Smalewitz and John Yonai, with respect to real estate negotiations with the Commerce Casino, including the proposed price and other terms, concerning property located at 6051 Telegraph Road and 2331 Tubeway Avenue, pursuant to Government Code §54956.8.
2. The Commission will confer with its real property negotiators, Thomas Sykes, Stanley Smalewitz and John Yonai, with respect to real estate negotiations with J.H. Snyder Company, LLC. including the proposed price and other terms, concerning the proposed Urban Entertainment Center Project, located along Telegraph Road, south of Gaspar Avenue and north of the Commerce Casino [Tubeway Avenue], at 5809 Telegraph Road, 5819 Telegraph Road, 5823 Telegraph Road, 2240 Gaspar Avenue, 2311 Travers Avenue, 2322 Travers Avenue, 2366

Travers Avenue, 5901/5903 Telegraph Road, 5933 Telegraph Road, 5959 Telegraph Road, 6001 Telegraph Road, 6003 Telegraph Road, 6051 Telegraph Road, 2331 Tubeway Avenue, pursuant to Government Code §54956.8.

3. The Commission will confer with its real property negotiators, Thomas Sykes, Stanley Smalewitz and John Yonai, with respect to real estate negotiations with the Dennis F. Bethel of Commerce Hose & Industrial Products, Inc., George Almeida of All Phases, and Donald J. Wilden of Ark Community Management Services, Inc., including the proposed price and other terms, concerning Commission-owned property located at 4903-4909 Washington Boulevard, pursuant to Government Code §54956.8.
4. The Commission will confer with its legal counsel, and take the appropriate action, with respect to significant exposure to litigation in one potential case, pursuant to Government Code §54956.9(b).

CONSENT CALENDAR

Items under the Consent Calendar are considered to be routine and may be enacted by one motion. Each item has backup information included with the agenda, and should any Commission Member desire to consider any item separately he should so indicate to the Chairman. If the item is desired to be discussed separately, it should be the first item under Scheduled Matters.

5. Approval of Warrant Register No. 21 dated May 3, 2005.
6. Approval of Minutes – Regular Meeting of Tuesday, April 5, 2005, held at 6:30 p.m.; Concurrent Special Meeting of Monday, April 18, 2005, held at 6:30 p.m.; Regular Meeting of Tuesday, April 19, 2005, held at 6:00 p.m. and Concurrent Special Meeting of Wednesday, April 20, 2005, held at 6:30 p.m.

SCHEDULED MATTERS

7. Request for Appropriation of Funds and the First Amendment to the Owner Participation Agreement with Rafael and Martha Laredo – The Commission will consider authorizing the appropriation of funds for the development of property located at 2227 Atlantic Boulevard (former Esther Torrez property), and consider for approval, and authorizing the execution of, the First Amendment to the Owner Participation Agreement between the Commission and Rafael and Martha Laredo therefor, subject to Commission Counsel approval as to form.
8. Approval of Agreement for Attorney Services - The Commission will consider for approval the Agreement for Attorney Services with Olivo & Plascencia, to provide legal services to the Commission as Interim Commission Counsel.

ADJOURNMENT