

AGENDA

**A REGULAR MEETING OF THE
COMMERCE COMMUNITY DEVELOPMENT COMMISSION
TO BE HELD ON TUESDAY, MAY 17, 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 proposed price and other terms, concerning property located at 6051 Telegraph Road and 2331 Tubeway Avenue, Commerce, California, 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 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, 5819, 5823, 5901/5903, 5933, 5959, 6001, 6003 and 6051 Telegraph Road; 2240

Gaspar Avenue; 2311, 2322 and 2366 Travers Avenue and 2331 Tubeway Avenue, Commerce, California, 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 Majestic Realty, including proposed price and other terms, concerning property located at 6333 Telegraph Road, commonly referred to as the Firestone property, Commerce, California, pursuant to Government Code §54956.8.
4. The Commission will confer with its real property negotiators, Thomas Sykes, Stanley Smalewitz and John Yonai, with respect to real estate negotiations with King Woods, representative for Kenneth Lee, including proposed price and other terms, concerning property located at 2135 Atlantic Boulevard, Commerce, California, pursuant to Government Code §54956.8.
5. The Commission will consider personnel matters related to the appointment of a Special Commission Counsel for redevelopment matters, pursuant to Government Code §54957.

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.

6. Approval of Warrant Register No. 22 dated May 17, 2005.
7. Approval of Minutes – Regular Meeting of Tuesday, May 3, 2005, held at 6:30 p.m.
8. Disposition and Development Agreement with Craig Realty Group Citadel, LLC – The Commission will consider for approval, and authorizing the execution of, a Disposition and Development Agreement between the Commission and Craig Realty Group Citadel, LLC regarding property located at 5600 Flotilla Avenue, subject to Commission Counsel approval as to form.

SCHEDULED MATTERS

9. Update on Ayers Residential Survey – The Commission will receive an update regarding the Ayers Residential Survey.

This item will be considered at 7:00 p.m.

ADJOURNMENT