

AGENDA

A REGULAR MEETING OF THE COMMERCE COMMUNITY DEVELOPMENT COMMISSION TO BE HELD ON TUESDAY, JUNE 7, 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 legal counsel, and take the appropriate action, with respect to significant exposure to litigation in two potential cases, 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. 23 dated June 7, 2005.
6. Approval of Minutes – Regular Meeting of Tuesday, May 17, 2005, held at 6:30 p.m.

SCHEDULED MATTERS

7. Request for Appropriation of Funds and Services Agreement with HDR Engineering Inc. for the Preparation of an Environmental Impact Report for the Proposed Atlantic/Washington Boulevard Redevelopment Project (Kingston Cable Property) – The Commission will consider the appropriation of funds for the preparation of an Environmental Impact Report for the Proposed Atlantic/Washington Boulevard Redevelopment Project (Kingston Cable Property), and approve and execute a Services Agreement with HDR Engineering Inc. therefor, subject to Commission Counsel approval as to form.
8. Request for Appropriation of Funds and First Amendment to Services Agreement with HDR Engineering Inc. for the Preparation of a Program Environmental Impact Report for the Proposed Telegraph Corridor Projects – The Commission will consider the appropriation of funds for the preparation of a Program Environmental Impact Report for the proposed Telegraph Corridor Projects, and approve and execute the First Amendment to the Services Agreement with HDR Engineering Inc., therefor, subject to Commission Counsel approval as to form.

9. Request for Appropriation of Funds and Purchase and Sale Agreement with ANHCOM Investment Partnership for the Purchase of Property Located at 6300 Telegraph Road - The Commission will consider the appropriation of funds for the purchase of property located at 6300 Telegraph Road, and approve and execute a Purchase and Sales Agreement with ANHCOM Investment Partnership therefor, subject to Commission Counsel approval as to form.

10. Request for Appropriation of Funds and Proposal from Quiel Bros. for the Installation of a Monument Sign at the Corner of Greenwood Avenue and Gage Avenue (Vista Del Rio Housing Development) – The Commission will consider the appropriation of funds for installation of a monument sign at the corner of Greenwood Avenue and Gage Avenue (Vista Del Rio Housing Development), and approve design and accept the proposal by Quiel Bros. therefor.

ADJOURNMENT