

AGENDA

REGULAR MEETING OF THE COMMERCE COMMUNITY DEVELOPMENT COMMISSION TO BE HELD ON TUESDAY, JULY 5, 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 Randa Inc.; Sieroty Co. Inc.; and Commerce Harbor Sieroty LLC, including the proposed price and other terms, concerning properties located at 2300 and 2340 S. Eastern Avenue, and 5540 and 5550 Harbor Street, 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 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.

3. 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.
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. 25 dated July 5, 2005.
6. Financial Report – The Commission will consider for receipt and filing the financial report through May 31, 2005.
7. A Resolution of the Commerce Community Development Commission Adopting the Annual Budget for the Fiscal Year 2005-2006 – The Commission will consider for approval and adoption a proposed Resolution adopting the Annual Operating Budget for the fiscal year 2005-2006.

SCHEDULED MATTERS

8. Service Agreement with AGC Environmental for Phase I Environmental Assessment and Asbestos Survey for the property located at 6300 Telegraph Road: – The Commission will consider for approval a Services Agreement with AGC Environmental for the preparation of a Phase I Environmental Assessment and Asbestos Material Survey for Commissioned-owned real property located at 6300 Telegraph Road and authorizing the execution of the Service Agreement therefore.
9. Consulting Agreement for Audit of Legal Bills by Prior Commission Counsel and Appropriation of Funding Therefor: The Commission will consider for approval a Consulting Agreement with Kenneth M. Moscairet, dba Moscairet Consulting, to provide consulting and expert witness services in connection with the review and audit of legal fees

charged by the Commission's prior legal counsel, Leal & Dominguez, LLP, and appropriating funding therefor.

10. Update on Ayers Residential Area Survey and Brochure: The Commission will consider for receipt and filing an update on the Ayers Residential Area Survey and forthcoming question and answer brochure as a result of the survey efforts and responses to possible relocation efforts of the residential areas on Ayers Avenue, Connor Avenue, Leonis Street and Bedessen Avenue West of the Interstate 710, North of Washington Boulevard and South of the Union Pacific Railroad (UPRR) yard.

ADJOURNMENT