

AGENDA

**REGULAR MEETING OF THE
COMMERCE COMMUNITY DEVELOPMENT COMMISSION
TO BE HELD ON TUESDAY, JULY 19, 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 Meruelo Maddux California Future Fund LLC, including proposed price and other terms, concerning property located at 7316 E. Gage Avenue, 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 Minutes of the Joint Special Meeting of Saturday, June 4, 2005, held at 8:00 a.m., Joint Adjourned Regular Meeting of Friday, June 10, 2005, held at 6:00 p.m., Joint Adjourned Regular Meeting of Saturday, June 11, 2005, held at 8:00 a.m., Joint Adjourned Regular Meeting of Wednesday, June 15, 2005, held at 6:00 p.m., Regular Meeting of Tuesday, June 21, 2005, held at 6:00 p.m., Joint Adjourned Regular Meeting of Thursday, June 23, 2005, held at 6:30 p.m., Joint Adjourned Regular Meeting of Thursday, June 30, 2005, held at 6:30 p.m. and Regular Meeting of Tuesday, July 5, 2005, held at 6:00 p.m.
6. Approval of Warrant Register No. 25 (Parts C and D), dated July 5, 2005; No. 1, dated July 5, 2005; No. 26, dated July 19, 2005, and No. 2, dated July 19, 2005.

SCHEDULED MATTERS

7. 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. Moscaret, dba Moscaret 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.

This item will be considered at 7:00 p.m. during the July 19, 2005, regular meeting of the City Council.

8. Presentation by J.h Snyder Company on the Proposed Commerce Boardwalk (“Urban Entertainment Center”) - The Commission, jointly with the City Council, will receive a presentation by the J.h Snyder Company, and take appropriate action with respect to, the proposed Commerce Boardwalk (“Urban Entertainment Center”).

This item will be considered at 7:00 p.m. during the July 19, 2005, regular meeting of the City Council.

9. Update on Ayers Residential Area Community Meeting Workshop - The Commission will receive and file an update on the forthcoming Ayers Residential Area Community Meeting Workshop resulting from the survey efforts and responses from residents on Ayers Avenue, Connor Avenue, Leonis Street and Bedessen Avenue, west of Interstate 710, north of Washington Boulevard and south of the Union Pacific Railroad (UPRR) yard.

This item will be considered at 7:00 p.m. during the July 19, 2005, regular meeting of the City Council.

ADJOURNMENT

Adjourn to Monday, August 1, 2005 at 6:00 p.m. in the City Council Chambers.