

AGENDA

**A REGULAR MEETING OF THE
COMMERCE COMMUNITY DEVELOPMENT COMMISSION
TO BE HELD ON TUESDAY, SEPTEMBER 6, 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 Commerce Boardwalk (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, Tom Sykes, Stanley Smalewitz and John Yonai, with respect to real estate negotiations with Nederlander Organization, including proposed price and other terms, concerning property located at 6329 and 6355 Washington Boulevard (Stahl Property), Commerce, California, pursuant to Government Code §54956.8.
4. The Commission will confer with its real property negotiators, Tom Sykes, Stanley Smalewitz and John Yonai, with respect to real estate negotiations with Anthony Pei and Paul Yen, including proposed price and other terms, concerning property located at 6300 Telegraph Road (Commerce Plaza Hotel), Commerce, California, pursuant to Government Code §54956.8.
5. The Commission will confer with its real property negotiators, Tom Sykes, Stanley Smalewitz and John Yonai, with respect to real estate negotiations with Mayans Development, Inc., including proposed price and other terms, concerning property located at 2300 and 2340 S. Eastern Avenue and 5540 and 5550 Harbor Street, Commerce, California, pursuant to Government Code §54956.8.
6. 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.

7. Approval of Minutes - 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 6:30 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.; Regular Meeting of Tuesday, July 19, 2005, held at 6:00 p.m.; Joint Special Meeting of Monday, July 25, 2005, held at 7:30 p.m.; Adjourned Regular Meeting of Monday, August 1, 2005, held at 6:00 p.m.; Regular Meeting of Tuesday, August 2, 2005, held at 6:00 p.m.; Regular Meeting of Tuesday, August 16, 2005, held at 6:00 p.m. and Joint Special Meeting of Tuesday, August 23, 2005, held at 6:30 p.m.
8. Approval of Warrant Register No. 5, dated September 6, 2005.

9. Services Agreement with SoCal Appraisals, Inc. – The Commission will consider for approval, and authorizing the execution of, a Services Agreement with SoCal Appraisals, Inc. for the preparation of 10 appraisal reports for properties located in the Ayers Residential area, west of the I-710 Freeway and north of Washington Boulevard, Commerce, subject to Commission Counsel approval as to form.

SCHEDULED MATTERS

10. Presentation by Mythograph on Design Guidelines and Concepts Related to the Revitalization of Atlantic Boulevard (“Old Town Commerce”), and Adoption of Design Guidelines for the Revitalization of Atlantic Boulevard – The Commission will receive a presentation by Mythograph on, and thereafter consider for approval and adoption, the design guidelines for the revitalization of Atlantic Boulevard.

ADJOURNMENT