

AGENDA

**A REGULAR MEETING OF THE
COMMERCE COMMUNITY DEVELOPMENT COMMISSION
TO BE HELD ON TUESDAY, DECEMBER 6, 2005 - 6:00 P.M.
COUNCIL CHAMBERS
5655 JILLSON STREET, COMMERCE, CALIFORNIA**

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 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 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, Thomas Sykes 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, Thomas Sykes 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, Commerce, California, commonly referred to as the Firestone property, pursuant to Government Code §54956.8.
5. The Commission will confer with its real property negotiators, Thomas Sykes and John Yonai, with respect to real estate negotiations with Goudy Corporation, including proposed price and other terms, concerning property located at 5440 Telegraph Road, Commerce, California, commonly referred to as the Hertz property, pursuant to Government Code §54956.8.
6. The Commission will confer with its real property negotiators, Thomas Sykes and John Yonai, with respect to real estate negotiations with Zvi and Betty Ryzman, Co-Trustees of the Ryzman Family Trust, including proposed price and other terms, concerning property located at 5901 Telegraph Road, Commerce, California, pursuant to Government Code §54956.8.
7. 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.

8. Approval of Minutes - Regular Meeting of Tuesday, November 15, 2005, held at 6:00 p.m.
9. Approval of Warrant Register No. 11, dated December 6, 2005.
10. Acceptance of Washington Boulevard Pavement Resurfacing Project from I-5 Freeway to Fidelia Avenue - The Community Development Commission will consider accepting the work performed by E.C. Construction Co. of South El Monte, California, as named above, as being satisfactory and complete; and authorize staff to file the "Notice of Completion" with the County Recorder's Office and, thirty-five (35) days thereafter, make final payment of the 10% retention.

SCHEDULED MATTERS

11. Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions with Tufeld Corporation Regarding Property Located at 5809 Telegraph Road – The Commission will consider for approval, and authorizing the execution of, an Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions with Tufeld Corporation regarding the property located at 5809 Telegraph Road, commonly known as Western Office Interiors, subject to Commission Counsel approval as to form.
12. Request for Additional Appropriation of Funds and Services Agreement with Specialized Environmental Inc. Regarding Property Located at 6300 Telegraph Road (Commerce Plaza Hotel) - The Commission will consider for approval the additional appropriation of funds for the demolition of structures and abatement of asbestos-containing material and lead-based paint at the Commission-owned property located at 6300 Telegraph Road, and approval, and authorizing the execution of, a Services Agreement with Specialized Environmental Inc. therefor.
13. Request for Appropriation of Funds and Services Agreement with Converse Consultants Regarding Property Located at 6300 Telegraph Road (Commerce Plaza Hotel) – The Commission will consider for approval the appropriation of funds for air monitoring during demolition of structures and abatement of asbestos-containing material and lead-based paint at the Commission-owned property located at 6300 Telegraph Road, and approval, and authorizing the execution of, a Services Agreement with Converse Consultants therefor.

ADJOURNMENT