

## AGENDA

**A REGULAR MEETING OF THE  
COMMERCE COMMUNITY DEVELOPMENT COMMISSION  
TO BE HELD ON TUESDAY, APRIL 18, 2006 – 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 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.

2. 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.
3. The Commission will confer with its real property negotiators, Thomas Sykes and John Yonai, with respect to real estate negotiations with Thomas H. Cozzolino, John W. Hunter and Michael L. Roski of 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.
4. 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.
5. 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.
6. The Commission will confer with its real property negotiators, Thomas Sykes and John Yonai, with respect to real estate negotiations with Craig Realty, including proposed price and other terms, concerning property located at 5675 Telegraph Road, Commerce, California, commonly referred to as The Citadel, pursuant to Government Code §54956.8.
7. The Commission will confer with its legal counsel, and take the appropriate action, with respect to the pending litigation of Citizens Coalition to Preserve Telegraph Road v. City of Commerce Community Development Commission; City of Commerce, et al., Superior Court of the State of California, County of Los Angeles, Case No. BS101591, pursuant to Government Code §54956.9(a).
8. 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.

9. Approval of Minutes – Regular Meeting of April 4, 2006, held at 6:00 p.m.
10. Approval of Warrant Register No. 20, dated April 18, 2006.
11. Financial Report – The Commission will consider for receipt and filing the financial report through February 28, 2006.
12. Approval of a Resolution Requesting an Extension of the Terms of the Loan from the City of Commerce for Payment of Project Expenses for Project Area I – The Commission will consider for approval a Resolution for the Commerce Community Development Commission requesting an extension of the terms of the loan from the City of Commerce for Payment of project expenses for Project Area I.
13. Settlement Agreement with Western Office Interiors – The Commission will consider for approval, and authorizing the execution of, a Settlement Agreement with Western Office Interiors as part of the acquisition of property located at 5809 Telegraph Road.

## **ADJOURNMENT**