

A G E N D A

**A REGULAR MEETING OF THE
COMMERCE COMMUNITY DEVELOPMENT COMMISSION
HELD ON TUESDAY, JANUARY 6, 2004 - 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, Tom Sykes, Stanley Smalewitz and John Yonai, with respect to real estate negotiations with Costco, including the proposed price and terms, concerning property located at 6333 Telegraph Road, Commerce, California, pursuant to Government Code §54956.8.
2. The Commission will confer with its real property negotiators, Tom Sykes, Stanley Smalewitz and John Yonai, with respect to real estate negotiations with Tony Iskandar, including the proposed price and 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, Tom Sykes, Stanley Smalewitz and John Yonai, with respect to real estate negotiations with California Commerce Club, Inc., including the proposed price and terms, concerning property located near the southeast intersection of Smithway and Tubeway Avenue, 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 Glass TA and V Trust et al., including proposed price and other terms, concerning real property (commonly referred to as the Cable property and/or Cable Trust property), located in the vicinity of Atlantic and Washington Boulevards, Commerce, California, pursuant to Government Code Section 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 G.C. Cable Trust, including proposed price and other terms, concerning real property located at 5100 East Washington Boulevard, Commerce, California, pursuant to Government Code §54956.8.
6. The Commission will confer with its real property negotiators, Tom Sykes, Stanley Smalewitz and John Yonai, with respect to real estate negotiations with Arnold H. Meyerstein Co. Trust, including the proposed price and terms, concerning property located at 5959 & 6001 Telegraph Road, Commerce, California, pursuant to Government Code §54956.8.
7. The Commission will confer with its real property negotiators, Tom Sykes, Stanley Smalewitz, John Yonai and Vilko Domic, with respect to real estate negotiations with Ernest Papers, Inc. and FileKeepers, LLC, including the proposed price and terms, concerning Commission-owned real property located at 5777 Smithway Street, Commerce, California, pursuant to Government Code §54956.8.
8. 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.

9. Approval of Warrant Register No. 13 dated January 6, 2004.
10. Approval of Minutes – Regular Meeting of December 16, 2003, held at 6:00 p.m.

11. Third Amendment to the Disposition and Development Agreement With Vista Del Rio, LLC for the Vista Del Rio Housing Development – The Commission will consider for approval, and authorizing the execution of, the Third Amendment to the Disposition and Development Agreement with Vista Del Rio, LLC for the Vista Del Rio Housing Development, establishing prices for the eight single-family homes that constitute the final phase of the housing development, subject to Commission Counsel approval as to form.

ADJOURNMENT