SPECIAL MEETING
OF THE
WEST COVINA COMMUNITY DEVELOPMENT COMMISSION

TUESDAY – 5:45 P.M. SEPTEMBER 7, 2010
CITY MANAGER'S
CONFERENCE ROOM

A G E N D A

Agenda material is available for review before the meeting at the City Clerk's Office, Room 317 at City Hall, 1444 W. Garvey Avenue, West Covina. The City complies with the Americans With Disabilities Act (ADA). If you will need special assistance at this meeting, the City will try to accommodate you in every reasonable manner. Please call (626) 939-8433 (voice) or (626) 960-4422 (TTY) from 8 a.m. to 5 p.m. Monday through Friday for assistance. Please call at least one day prior to the meeting date to inform us of your particular needs and to determine if accommodation is possible. For sign language interpreter services at Council meetings, please request no less than four working days prior to the meeting.

I. CALL TO ORDER OF THE COMMUNITY DEVELOPMENT COMMISSION

Roll Call: Chairman Sanderson, Vice Chairman Herfert, Commissioners Hernández, Lane, Touhey

II. PUBLIC COMMENTS ON ITEMS ON THE AGENDA

III. RECESS TO CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8

Property:	AAA Pad – 2102 South Azusa Avenue
Agency Negotiators:	Pasmant, Alvarez-Glasman, Chung, Lee
Negotiating Parties:	Ashdon Development West Covina, Inc.
Under Negotiation:	Both price and terms

IV. RECONVENE FROM CLOSED SESSION

V. ADJOURNMENT

ACTION: Motion by_____2nd by

To **ADJOURN** the meeting at _____P.M.

REGULAR MEETING
OF THE
COMMUNITY DEVELOPMENT COMMISSION
WEST COVINA, CALIFORNIA

TUESDAY - 7:00 P.M. **SEPTEMBER 7, 2010**
COUNCIL CHAMBERS

A G E N D A

NOTICE TO PUBLIC

THOSE WISHING TO ADDRESS THE COMMUNITY DEVELOPMENT COMMISSION ON ALL ITEMS, EXCEPT PUBLIC HEARINGS, WILL BE HEARD AT THE SAME TIME AS THOSE ADDRESSING THE CITY COUNCIL UNDER ORAL COMMUNICATIONS.

ANY WRITINGS OR DOCUMENTS, NOT EXEMPT FROM PUBLIC DISCLOSURE, PROVIDED TO A MAJORITY OF THE CITY COUNCIL REGARDING ANY ITEM ON THIS AGENDA WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION IN THE CITY CLERK'S OFFICE, ROOM 317 OF CITY HALL LOCATED AT 1444 W. GARVEY AVENUE, WEST COVINA, DURING NORMAL BUSINESS HOURS.

ROLL CALL Chairman Sanderson, Vice Chairman Herfert, Commissioners, Hernández, Lane, Touhey

I. CONSENT CALENDAR

All items listed under the consent calendar may be enacted by a single motion without separate discussion. If, however, discussion or a separate vote on any item is desired by a Commission member, that item may be removed from the Consent Calendar and considered separately.

A. APPROVAL OF MINUTES

- Special Meeting, July 6, 2010
  scdc 07-06-10
- Regular Meeting, July 6, 2010
  cdc 07-06-10
- Special Meeting, July 20, 2010
  scdc 07-20-10

B. TREASURER'S REPORT FOR THE MONTHS OF JUNE & JULY 2010

Treasurer's report of cash balances and investments. (Receive and File)
CDC Jun Staff Rpt
CDC Jun Qtrly Bds Detail
CDC Jun Stmt
CDC Jul Staff Rpt
CDC Jul Stmt

C. LETTER OF CREDIT SUBSTITUTION FOR THE 1988 LEASE REVENUE REFUNDING BONDS (THE LAKES PUBLIC PARKING PROJECT)

It is recommended that the Community Development Commission approve the following resolution:

CDC I-C
CDC I-C Reso

Additional attachments are available for review at the City Clerk's Office.

RESOLUTION NO. _____ A RESOLUTION OF THE WEST COVINA COMMUNITY DEVELOPMENT COMMISSION AUTHORIZING THE EXECUTION AND DELIVERY BY THE COMMISSION OF A REMARKETING AGREEMENT, AUTHORIZING THE DISTRIBUTION OF A REMARKETING MEMORANDUM AND THE TAKING OF OTHER CERTAIN ACTIONS IN CONNECTION THEREWITH

(REFER TO CITY COUNCIL AGENDA ITEM NO. D-4f)

D. LETTER OF CREDIT SUBSTITUTION FOR THE WEST COVINA PUBLIC FINANCING AUTHORITY TAXABLE VARIABLE RATE DEMAND ALLOCATION BONDS, SERIES 1999

It is recommended that the Community Development Commission approve the following resolution:

CDC I-D
CDC I-D Reso

Additional attachments are available for review at the City Clerk's Office.

RESOLUTION NO. _____ A RESOLUTION OF THE WEST COVINA COMMUNITY DEVELOPMENT COMMISSION AUTHORIZING THE EXECUTION AND DELIVERY BY THE COMMISSION OF A REMARKETING AGREEMENT, AUTHORIZING THE DISTRIBUTION OF A REMARKETING MEMORANDUM AND THE TAKING OF OTHER CERTAIN ACTIONS IN CONNECTION THEREWITH

E. EXTENSION TO AN EXCLUSIVE NEGOTIATING AGREEMENT WITH ASHDON DEVELOPMENT WEST COVINA, INC.

It is recommended that the Community Development Commission Board ("CDC Board") approve a 60-day extension to the Exclusive Negotiating Agreement ("ENA") with Ashdon Development West Covina, Inc., ("Ashdon") in order to finalize the terms of sale and development of the AAA Pad located at the northeast corner of Azusa Avenue and Giambi Lane intersection, and authorize the Executive Director to prepare and execute the extension.

CDC I-E
CDC I-E Attach1

ACTION ON CONSENT CALENDAR ITEMS: _____

Motion by _____second by _____
To approve all items except: _____

ROLL CALL: Herfert, Hernández, Lane, Touhey, Sanderson

END OF CONSENT CALENDAR

ADJOURNMENT

Motion by _____second by_____ to **ADJOURN** the meeting at _____ p.m.

NEXT REGULAR MEETING IS SEPTEMBER 21, 2010