

CITY OF PASADENA
Community Development Commission Minutes
April 2, 2007 – 5:30 P.M.
Pasadena Senior Center, Multi-Purpose Room
85 East Holly Street

REGULAR MEETING

OPENING: Chair Bogaard called the regular meeting to order at 6:55 p.m.

ROLL CALL:
Commissioners:

Chair Bill Bogaard
Vice Chair Steve Madison
Commissioner Victor Gordo
Commissioner Steve Haderlein
Commissioner Chris Holden
Commissioner Paul Little
Commissioner Joyce Streater
Commissioner Sidney F. Tyler

Staff:

Chief Executive Officer Cynthia Kurtz
General Counsel Michele Beal Bagneris
Secretary Jane L. Rodriguez

**JOINT ACTION: RECOMMENDATION REGARDING MERGER
OF NORTHWEST PASADENA REDEVELOPMENT PROJECT
AREAS**

Recommendation of City Manager/Chief Executive Officer:

It is recommended that the Pasadena Community Development Commission ("Commission") and the City Council ("Council") direct staff to commence with the amendment/merger process to combine the five existing redevelopment project areas in Northwest Pasadena (Orange Grove, Lincoln Avenue, Fair Oaks Avenue, Villa-Parke and Lake Washington in accordance with the provisions and requirements of the California Redevelopment Law-Health and Safety Code 33000 et seq. It is further recommended that formation of a new 12-member Merged Area Advisory Body be commenced with as described in this staff report.

Recommendation of Northwest Commission: At their meeting of September 12, 2006, the Northwest Commission recommended the merger of the five subject redevelopment project areas and left the organizational structure of the PACs up to the staff to make a recommendation.

Recommendation of Fair Oaks Avenue and Lincoln Avenue Project Area Committees: At a special joint meeting of the Fair Oaks Avenue and Lincoln Avenue Project Area Committees ("PACs") held on August 30, 2006, the project area merger recommendation was presented. Following discussion, both PACs voted unanimously to support the merger of the redevelopment project areas, however, both PACs also voted to recommend remaining intact as separate advisory bodies for

each of the two redevelopment areas, and that their membership correspond to the number of members voted into office at the upcoming elections for each PAC.

Recommendation of the Community Development Committee: On June 12, 2003, the Community Development Committee recommended approval of the merger and the establishment of 17-member Merged Area Advisory Body which would be subject to evaluation in the future to determine if the number of representatives from each redevelopment area benefits the merged redevelopment area. Staff will work with the Committee as the merger process moves forward.

Commissioner Gordo summarized the agenda report; noted that this matter will be returning to the Economic Development and Technology Committee to review the Project Area Committees' (PACs) by-laws and guidelines and to evaluate the new system under the Merged Area Advisory Body; and reviewed a memorandum that was distributed by staff from the City Manager dated April 2, 2007 citing the following Committee recommendation:

Recommendation of Economic Development and Technology Committee:

At the April 2, 2007 Economic Development and Technology Committee ("Committee") meeting regarding the Northwest Pasadena Redevelopment Project Area Merger, the Committee developed the following additional recommendations concerning the merger:

- (1) The existing Lincoln Avenue and Fair Oaks Avenue Project Area Committees will remain for a minimum of 2 additional years, with staff support as currently provided. At that time, the process for project review (i.e. PAC, Merged Area Advisory Body, Northwest Commission, and Community Development Committee) will be considered further.
- (2) The Merged Area Advisory Body will consist of a total of 12 members.
- (3) For the appointments to the Merged Area Advisory Body, the existing Project Area Committees will designate 3 members from within the existing Fair Oaks and Lincoln PACs (total of 6 representatives).
- (4) For the appointments to the Merged Area Advisory Body from the remaining redevelopment areas (Villa-Parke and Lake/Washington), elections will be conducted in the manner currently employed by the existing PACs to elect the 3 representatives from those areas (total of 6 representatives).

John Andrews, Senior Project Manager, responded to questions regarding the tax increment funding sources for the PACs and the Merged Area Advisory Body and the continuation of the existing project area plans.

Richard Bruckner, Director of Planning and Development Department, explained the rationale for merging the PACs into the Merged Area Advisory Body and funding implications

resulting from the merger, and indicated staff would confirm the status of the indebtedness for the Orange Grove PAC.

The Chief Executive Officer confirmed that the Merged Area Advisory Body would be reviewing the various project area plans and bringing to the Council a list of priorities for projects to be implemented in the merged area.

It was moved by Commissioner Gordo, seconded by Commissioner Little, to approve the City Manager's/Chief Executive Officer's recommendation, as amended by the Economic Development and Technology Committee. (Motion unanimously carried) (Absent: None)

RECESS

On order of the Chair, the joint meeting with the City Council adjourned at 7:06 p.m. and the regular meeting of the Community Development Commission recessed at this time.

RECONVENED

On order of the Chair, the regular meeting of the Community Development Commission reconvened at 7:50 p.m. (Absent: Commissioner Holden, Vice Chair Madison)

PUBLIC COMMENT

No one appeared for public comment.

PUBLIC HEARING: APPROVAL AND SUBMITTAL OF THE PUBLIC HOUSING AGENCY ANNUAL PLAN (2007-2008) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Recommendation of Chief Executive Officer: It is recommended that the Pasadena Community Development Commission ("Commission"), after a public hearing, approve the Public Housing Agency Annual Plan (2007-2008) and authorize the Chief Executive Officer to execute any and all documents regarding its submission to the U.S. Department of Housing and Urban Development (HUD).

Recommendation of Advisory Bodies: The Public Housing Agency Annual Plan (2007-2008) (the "PHA Plan") was submitted to the Resident Advisory Board (RAB) on February 22, 2007, the Northwest Commission on February 27, 2007, Housing Sub-Committee on March 7, 2007, and the Community Development Committee (CDC) on March 22, 2007. Upon review, the advisory bodies concurred with recommending the Commission approve the PHA Plan and its submission to HUD.

The Chair opened the public hearing.

Commissioner Haderlein was excused at 7:50 p.m.

The Secretary reported the notice of public hearing was published on January 31, 2007 in the Pasadena Star-News and on February 1, 2007 in the Pasadena Journal; and no correspondence was received.

Brian Williams, Assistant City Manager, introduced the agenda item.

Commissioner Holden
returned at 7:51 p.m.

Myrtle Dunson, Housing Assistance Officer, reviewed the agenda report and responded to questions.

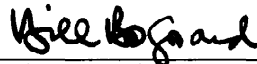
No one appeared for public comment.

It was moved by Commissioner Little, seconded by Commissioner Streater, to close the public hearing. (Motion unanimously carried) (Absent: Commissioner Haderlein, Vice Chair Madison)

Commissioner Haderlein
returned at 7:52 p.m.

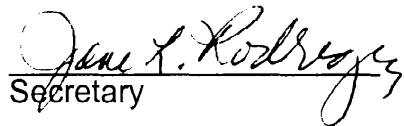
It was moved by Commissioner Little, seconded by Commissioner Streater, to approve the Chief Executive Officer's recommendation. (Motion unanimously carried) (Absent: Vice Chair Madison)

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 7:53 p.m.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Secretary