

CITY OF PASADENA  
Community Development Commission Minutes  
July 16, 2007 – 5:30 P.M.  
City Hall Council Chamber

REGULAR MEETING

**OPENING:** Chair Bogaard called the regular meeting to order at 8:19 p.m.

**ROLL CALL:**

Commissioners:

Chair Bill Bogaard  
Vice Chair Steve Haderlein  
Commissioner Victor Gordo  
Commissioner Chris Holden  
Commissioner Steve Madison  
Commissioner Margaret McAustin  
Commissioner Jacque Robinson  
Commissioner Sidney F. Tyler

Staff:

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

**PUBLIC COMMENT**

No one appeared for public comment.

**MINUTES APPROVED**

April 30, 2007  
May 7, 2007  
May 14, 2007  
May 28, 2007

It was moved by Commissioner Tyler, seconded by Commissioner Gordo, to approve the above minutes, as submitted. (Motion unanimously carried) (Absent: None)

May 21, 2007

The Chair commented on Page 7 of the May 21, 2007 minutes as to whether the text was reflective of the Commission action that was taken in regards to the Heritage Square project, and noted that he had reviewed the video of the meeting and had asked Commissioner Gordo to review the minutes (Page 7 in particular, since Mr. Gordo had requested and crafted the amendment to the motion). The Chair expressed concerns that clarification of the minutes language was needed in order to reflect that the Commission had requested certain work to be done during a 60-day period without any predisposition or preliminary approval of any kind regarding exclusive negotiations.

The Chair distributed a handout with several proposed changes to Page 7 of the draft minutes that he felt might more accurately reflect the action that was taken by the Commission, and requested the following changes be made:

“Mr. Danny Bakewell, Sr., spoke in support of the pending main motion and proposed amendment, and noted The Bakewell Company/Century Housing Corporation will work with staff if the Commission approves Mr. Gordo’s suggestion that staff conduct further review of the project configuration and financial feasibility before the Commission considers granting an exclusive negotiation agreement.”

~~“Following discussion, the vote was taken on the motion, as amended, to approve the Chief Executive Officer’s recommendation, as modified by the staff memorandum dated May 21, 2007 to provide a 120-day negotiation period and timeline, with staff to report back to the Commission at the 60th day with a progress report, at the 90th day with terms and conditions, and at the 120th day with a Disposition and Development Agreement, with the Commission’s economic contribution to the project to be equal to the appraised value of the land. Staff is further directed to direct staff to refine the original RFP project (configuration) to ensure the project meets the needs of the Commission, with The Bakewell Company/Century Housing Corporation to provide an amended proposal in response to the refined project within the 60-day period. During the 60-day pre-exclusive negotiation period, City staff and the developer shall provide a detailed analysis regarding the feasibility of the project, and include information on the financing of the project, both direct and indirect subsidies, and a list of potential sources and uses of funding. Staff to report back to the Pasadena Community Development Commission within 60 days. and prior to moving forward with exclusive negotiations. (Motion unanimously carried) (Absent: None)~~

Commissioner Gordo expressed support for the proposed changes to the minutes for purposes of clarity, and affirmed that the intent of the Commission’s action did not include entering into exclusive negotiations and that the 60-day period was an analysis period for the staff and developer prior to taking further action.

Commissioner Holden affirmed that the 60-day period was a pre-exclusive negotiation period with the staff and developer.

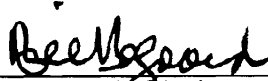
Brief discussion followed on clarification of the 60-day period approved by the Commission.

The City Clerk noted that she had reviewed the video of the meeting and it was clear in the Commission’s discussion that

the Commission was not entering into exclusive negotiations at that time, and that she concurred with the proposed changes to the minutes.

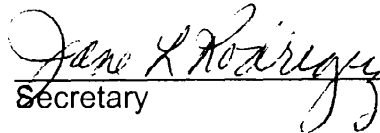
It was moved by Commissioner Gordo, seconded by Commissioner Tyler, to approve the minutes, as revised above. (Motion unanimously carried) (Absent: None)

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 8:29 p.m.



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Bill Bogaard, Chair  
Community Development Commission

ATTEST:



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Jane Rodriguez  
Secretary