

CITY OF PASADENA  
Community Development Commission Minutes  
July 26, 2010 – 6:30 P.M.  
City Hall Council Chamber

REGULAR MEETING

**OPENING:** Vice Chair Gordo called the regular meeting to order at 6:34 p.m.

**ROLL CALL:**

Commissioners:

Chair Bill Bogaard (Absent)  
Vice Chair Victor Gordo  
Commissioner Steve Haderlein  
Commissioner Chris Holden  
Commissioner Steve Madison  
Commissioner Margaret McAustin  
Commissioner Jacque Robinson  
Commissioner Terry Tornek

Staff:

Chief Executive Officer Michael J. Beck  
General Counsel Michele Beal Bagneris  
Secretary Mark Jomsky

PUBLIC COMMENT

No one appeared for public comment.

MINUTES APPROVED

July 12, 2010

It was moved by Commissioner McAustin, seconded by Commissioner Robinson, to approve the above minutes, as submitted. (Motion unanimously carried) (Absent: Chair Bogaard)

**AUTHORIZATION TO TRANSMIT THE PRELIMINARY REPORT FOR THE NORTHWEST REDEVELOPMENT MERGER AND VILLA-PARKE PLANS AMENDMENT**

**Recommendation:** It is recommended that the Pasadena Community Development Commission adopt a resolution authorizing the transmittal of the preliminary report for the proposed merger of the Northwest Redevelopment Project Areas and proposed Amendment No. 4 to the Villa-Parke Redevelopment Plan. (Resolution No. CDR-267)

**Recommendation of Community Development Committee:**

On July 22, 2010, the Community Development Committee recommended that the Community Development Commission approve a resolution that authorizes the transmittal of the Preliminary Plan to the affected taxing entities and responsible agencies for review and comment.

Steve Mermell, Assistant City Manager, introduced the agenda item, clarified the benefits of issuing bonds under a merged entity, and responded to questions.

Vincent Gonzalez, Project Manager, reviewed the agenda report as part of a PowerPoint presentation, and responded to questions.

Brad Fuller, Assistant City Attorney, clarified the tax increment cap limit for the Villa-Parke Project Area, and responded to questions regarding the merger.

The Chief Executive Officer discussed the various project areas and their project area committees (PACs), and responded to questions regarding the merger.

Commissioner McAustin expressed concerns regarding the need for a defined governance structure for the proposed merged area, along with a system/methodology for the prioritization of projects in the various geographical sections.

Vice Chair Gordo expressed concerns regarding the need to safeguard revenues that are generated in one area from being used in another area following any potential merger, as this relates to allowing blight conditions to continue to exist in the area that generates the revenues.

Michelle White, Affordable Housing Services representative, expressed concerns regarding the proposed merger and its impacts on the Villa-Parke Project Area.

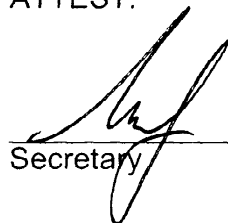
It was moved by Commissioner Robinson, seconded by Commissioner McAustin, to approve the staff recommendation, with the understanding that staff will clarify the governance structure for the proposed merged area when this matter returns to the Community Development Commission for consideration of the final action to complete the proposed merger. (Motion unanimously carried) (Absent: Chair Bogaard)

On order of the Vice Chair, the regular meeting of the Community Development Commission adjourned at 10:36 p.m.



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Bill Bogaard, Chair  
Community Development Commission

ATTEST:

  
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Secretary