

CITY OF PASADENA

Community Development Commission Minutes
April 17, 2000 - 5:30 P.M.
City Hall Council Chamber

REGULAR MEETING

OPENING: Chair Bogaard called the regular meeting to order at 7:45 p.m.

ROLL CALL:

Commissioners:

Chair Bill Bogaard
Vice Chair Joyce Streater
Commissioner Bill Crowfoot
Commissioner Steve Haderlein
Commissioner Holden
Commissioner Paul Little (Absent)
Commissioner Steve Madison
Commissioner Sidney F. Tyler, Jr.

Staff:

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

PUBLIC COMMENT

There was no public comment.

**APPROVAL OF EXCLUSIVE NEGOTIATION AGREEMENT
BETWEEN THE PASADENA COMMUNITY DEVELOPMENT
COMMISSION AND TRADEMARK DEVELOPMENT COMPANY,
L.L.C.**

Recommendation of Chief Executive Officer:

(1) Approve the terms and conditions of an Exclusive Negotiation Agreement ("ENA") with Trademark Development Company, L.L.C. ("Developer") for preparation of a Disposition and Development Agreement ("DDA") for the construction of two affordable housing units located at 459 N. Lincoln Avenue, Pasadena; and

(2) Authorize the Chief Executive Officer to execute, and the City Clerk to attest, the ENA with the Developer.

(Agreement No. CDC-358)

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

Mr. Richard Bruckner, Director of Housing and Development, summarized the agenda report.

Responding to concerns expressed by Commissioner Tyler, Mr. Bruckner stated it was staff's belief that this was a modest beginning (two unit development) for a new local development company, and noted the developer has put together a very experienced team which includes an architect and general contractor, both of whom are well know and have completed many projects. He further indicated staff will be bringing back a detailed analysis of the financial capabilities of the development team as a whole.

Commissioner Holden underscored this is a developer from the community who has come forward with a proposal. He stated this project would provide them with the experience needed to step up to larger projects.

The Chief Executive Officer assured the Commission members that the final agreement with the developer would come back to the Commission for approval, once negotiations are completed.

Mr. Joel Bryant and Mr. Dan Atkins noted they have formed a partnership -- Trademark Development -- and stated they looked forward to working with the City in developing this property.

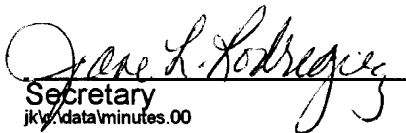
It was moved by Commissioner Holden, seconded by Vice Chair Streator, to approve the Chief Executive Officer's recommendation. (Motion unanimously carried) (Absent: Commissioner Little)

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 8:05 p.m.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Secretary
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