

CITY OF PASADENA
Community Development Commission Minutes
October 9, 2000 – 5:30 P.M.
City Hall Council Chamber

REGULAR MEETING

OPENING: Mayor Bogaard called the regular meeting to order at 9:24 p.m.

ROLL CALL:

Commissioners:

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

Staff:

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

PUBLIC COMMENT

No one appeared for public comment.

APPROVAL OF PROPOSED TERMS AND CONDITIONS AND AUTHORIZATION TO EXECUTE AN OWNER PARTICIPATION AGREEMENT WITH FOOTHILL VOCATIONAL OPPORTUNITIES FOR EXPANSION OF AN INDUSTRIAL AND TRAINING FACILITY AND APPROVAL OF PROJECT CONCEPTUAL DESIGN

Recommendation of Chief Executive Officer:

- (a) Find that the subject project is categorically exempt from assessment under the California Environmental Quality Act (Class 32- In-fill development projects);
- (b) Approve the proposed Terms and Conditions for an Owner Participation Agreement;
- (c) Authorize the Chief Executive Officer to execute an Owner Participation Agreement with Foothill Vocational Opportunities for expansion of existing industrial and training facilities located at 789 North Fair Oaks Avenue;
- (d) Approve the conceptual design for the subject project with the condition that adequate landscape planting be provided along Fair Oaks Avenue; and
- (e) Encourage the Developer to investigate the potential for joint use of the driveway at the south side of the project site with any future development that might occur at that location. (Agreement No. CDC-377)

Mr. John Poindexter, Principal Planner with the Planning and Permitting Department, briefly reviewed the report; highlighted the terms and conditions of the agreement; and responded to questions regarding concerns on landscaping and graffiti. Mr. Poindexter indicated that the agreement and conceptual design had been reviewed and approved by the Northwest

Commission, the Community Development Committee, and the Fair Oaks Project Advisory Committee, with conditions of approval included in the proposed agreement and design presented in the report.

It was moved by Commissioner Holden, seconded by Commissioner Haderlein, to approve the Chief Executive Officer's recommendation. (Motion unanimously carried) (Absent: None)

Commissioner Little commended the Foothill Vocational Opportunities on its proposal.

RECESS

On order of the Chair, the regular meeting of the Community Development Commission recessed at 9:30 p.m., to the regular meeting of the City Council.

RECONVENE

On order of the Chair, the regular meeting of the Community Development Commission reconvened 10:42 p.m. (Absent: Commissioners Holden, Streator)

REFINANCING OF IMPROVEMENTS BY ISSUANCE OF REVENUE BONDS BY THE PASADENA PUBLIC FINANCING AUTHORITY ("AUTHORITY") AND USE OF THE PROCEEDS OF THE BONDS TO PURCHASE TWO SERIES OF BONDS TO BE ISSUED BY THE PASADENA COMMUNITY DEVELOPMENT COMMISSION ("COMMISSION"); IMPROVEMENTS TO BE REFINANCED ARE LOCATED WITHIN, OR ARE OF BENEFIT TO, THE COMMISSION'S ORANGE GROVE REDEVELOPMENT PROJECT OR VILLA-PARKE REDEVELOPMENT PROJECT AND CONSIST OF VARIOUS PUBLIC FACILITIES, INCLUDING A COMMUNITY CENTER AND A FIRE STATION

APPROVAL OF A RESOLUTION AUTHORIZING THE ISSUANCE OF TWO SERIES OF TAX ALLOCATION REFUNDING BONDS AND THE SALE OF THE BONDS TO THE PASADENA PUBLIC FINANCING AUTHORITY RELATING TO THE COMMISSION'S ORANGE GROVE AND VILLA-PARKE REDEVELOPMENT PROJECTS, AND APPROVING RELATED DOCUMENTS AND ACTIONS

Recommendation of Chief Executive Officer: It is recommended that the Pasadena Community Development Commission approve a resolution authorizing the issuance of two series of tax allocation refunding bonds and the sale of the bonds to the Pasadena Public Financing Authority relating to the Commission's Orange Grove and Villa-Parke Redevelopment Projects, and approving related documents and actions. (Resolution No. CDR-198)

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

RECESS

On order of the Chair, the regular meeting of the Community Development Commission recessed at 10:46 p.m., to the regular meeting of the City Council.

RECONVENE

On order of the Chair, the regular meeting of the Community Development Commission reconvened at 10:52 p.m., to a joint meeting with the City Council. (Absent: Commissioner Holden)

JOINT ACTION: APPROVAL OF COMMUNITY BANK TERM CREDIT LOAN TO THE CITY OF PASADENA IN THE AMOUNT OF \$1,300,000 AND APPROVAL OF \$1,300,000 LOAN BY THE CITY OF PASADENA TO THE PASADENA COMMUNITY DEVELOPMENT COMMISSION

Recommendation of City Manager: It is recommended that the City Council adopt a Resolution:

(a) Approving the terms and conditions of a loan between the City and Community Bank, subject to the terms and conditions as contained in Exhibit "A" of the agenda report, and final documentation;

(b) Approving a loan to Pasadena Community Development Commission (the "Commission") from the City in the amount of \$1.3 million in accordance with a promissory note/reimbursement and repayment agreement which reflects the terms and conditions of Community Bank loan;

(c) Authorizing the City Manager to execute: (1) the requisite loan documents between Community Bank and the City, and (2) a promissory note/reimbursement and repayment agreement between the City and the Commission. (Resolution No. 7922; Agreement No. 17,462)

Recommendation of Chief Executive Officer: It is recommended that the Commission take the following actions:

(a) Approve a loan in the amount of \$1.3 million to the Commission from the City in accordance with a promissory note/reimbursement agreement which reflects the same terms and conditions of the Community Bank loan.

(b) Authorize the Chief Executive Officer to execute the promissory note/reimbursement repayment agreement between the City and the Commission.

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


On order of the Chair, the joint meeting with the City Council adjourned at 10:54 p.m., and reconvened to the regular meeting of the Community Development Commission at this time. (Absent: Commissioner Holden)

**APPROVAL OF
MINUTES**

August 21, 2000 (Canceled)
August 28, 2000 (Canceled)
September 4, 2000 (Canceled)
September 11, 2000

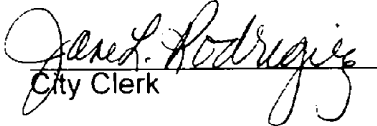
It was moved by Commissioner Little, seconded by Commissioner Haderlein, to approve the above minutes. (Motion unanimously carried) (Absent: Commissioner Holden)

On order of the Chair, the regular meeting of the Community Development Commission was adjourned at 10:55 p.m.



Bill Bogaard
Mayor

ATTEST:



Janet Rodriguez
City Clerk

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