

CITY OF PASADENA

Community Development Commission Minutes
February 26, 2001 - 5:30 P.M.
City Hall Council Chamber

REGULAR MEETING

OPENING:
ROLL CALL:
Commissioners:

Chair Bogaard called the regular meeting to order at 7:48 p.m.

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

Staff:

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

PUBLIC COMMENT

No one appeared for public comment.

On order of the Chair, the regular meeting of the Community Development Commission recessed at 7:48 p.m., to a joint meeting with the City Council.

JOINT ACTION: ARMORY CENTER FOR THE ARTS LEASE AGREEMENT AND GRANT FOR COMMISSION-OWNED PROPERTY AT 145 N. RAYMOND AVENUE AND SHORT-TERM LEASE OF CITY-OWNED PROPERTY AT 965 N. FAIR OAKS AVENUE

Commissioner Haderlein
was excused at 7:49 p.m.

Recommendation of Chief Executive Officer: It is recommended that the Pasadena Community Development Commission:

- (1) Affirm that the real property at 145 N. Raymond Avenue is serving a public purpose through its lease to the Armory Center for the Arts (ACA), which provides human, social and cultural services to the community.
- (2) Find and determine that the property at 145 N. Raymond Avenue with regard to the lease extension and improvements proposed by the Armory Center for the Arts is categorically exempt under the requirements of Sections 15301(a)(e)(1) and 15331 of the California Environmental Quality Act (CEQA).

(3) Find and determine that the new lease, conditionally extending the term to 30 years without competitive bidding, will achieve an extraordinary and overriding public benefit.

(4) Approve the terms and provisions of the new lease agreement, which includes conditions that the new 30-year term is subject to the Armory Center for the Arts obtaining all necessary entitlements for the proposed construction, and that the Armory Center for the Arts: 1) continue significant public benefits to the Pasadena community; 2) provide proper maintenance of the property for the term of the lease; and 3) provide proof that 75% of the estimated \$1,300,000 construction costs have been committed through donations, pledges or grants prior to commencement of construction, and that if funds are not raised by two years from the date of Council authorization for the lease, that the lease will revert to the current terms.

(5) Authorize the Chief Executive Officer to execute the Lease Agreement and all other documents pertaining thereto and to perform such other and further acts as required under the Lease Agreement. (Agreement No. CDC-438)

Recommendation of City Manager: It is recommended that the Pasadena City Council:

(1) Approve a journal voucher appropriation of \$146,762 from the Charter Capital Fund to Account No. 8114-101-952100 for the purpose of granting the Armory Center for the Arts \$146,762 for seismic work on the Commission-owned Armory building.

(2) Approve the terms and provisions of a short-term lease agreement of less than one year for the property at 965 N. Fair Oaks Avenue to be used by the Armory Center for the Arts while the Armory building undergoes renovation and rehabilitation provided the Armory Center obtains all entitlements for this use.

(3) Authorize the City Manager to execute the lease agreement and all other documents pertaining thereto and to perform such other and further acts as required under the lease agreement. (Journal Voucher No. 2001-75; Contract No. 17,543)

Councilmember Little, Chair of the Finance Committee, summarized the agenda report and stated the Committee unanimously supports the staff recommendations.

The following individuals spoke in support of this item:

Commissioner Haderlein
returned at 7:56 p.m.

Lindsay McAdoo, Pasadena High School/Armory Center student
Matthew Prieto, Pasadena High School/Armory Center student
Mr. Harvey Knell, Board of Directors Chair for Armory Center for
the Arts

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

On order of the Chair, the joint meeting with the City Council adjourned at 8:00 p.m.

On order of the Chair, the regular meeting of the Community Development Commission reconvened at 11:40 p.m. (Absent: Commissioners Holden, Streater, Vice Chair Crowfoot)

MINUTES APPROVED

It was moved by Commissioner Haderlein, seconded by Commissioner Madison to approve the minutes of December 18, and 25, 2000, January 1, 8, and 15, 2001, as submitted. (Motion unanimously carried) (Absent: Commissioners Holden, Streater, Vice Chair Crowfoot)

AMENDMENT TO OWNER PARTICIPATION AND LOAN AGREEMENT; INCREASE OF \$140,400 IN AMOUNT OF LOAN ASSISTANCE TO BUYERS OF 12 AFFORDABLE HOUSING UNITS IN THE HERITAGE WALK CONDOMINIUM PROJECT

Recommendation of Chief Executive Officer: Approve the terms and conditions of the First Amendment to the Second Amended and Restated Owner Participation and Loan Agreement between Encanto Walk, LLC and the Commission, and authorize the Chief Executive Officer to execute all documents and take all other actions as appropriate. (Contract No. CDC-253-2)

Mr. Richard Bruckner, Director of Housing and Development, and Mr. Jim Wong, Project Manager, reviewed the agenda report and responded to questions.

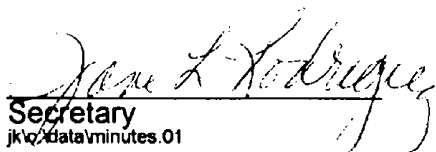
It was moved by Commissioner Little, seconded by Commissioner Tyler, to approve the Chief Executive Officer's recommendation. (Motion unanimously carried) (Absent: Commissioners Holden, Streater, Vice Chair Crowfoot)

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 11:51 p.m.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Secretary
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