

CITY OF PASADENA

Community Development Commission Minutes
May 20, 2002 - 5:30 P.M.
City Hall Council Chamber

REGULAR MEETING

OPENING: Chair Bogaard called the regular meeting to order at 9:22 p.m.

ROLL CALL:

Commissioners:

Chair Bill Bogaard
Vice Chair Paul Little
Commissioner Victor Gordo
Commissioner Steve Haderlein
Commissioner Chris Holden (Absent)
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

There was no public comment.

On order of the Chair, the regular meeting of the Community Development Commission recessed at 9:22 p.m. to a joint meeting with the City Council. (Absent: Commissioner Holden)

JOINT ACTION: TRANSFER OLD PASADENA TAX INCREMENT FUNDS IN THE AMOUNT OF \$300,000 FOR THE DEL MAR STATION PUBLIC PLAZA BETTERMENTS

Recommendation of City Manager and Chief Executive Officer:

It is recommended that the City Council and the Pasadena Community Development Commission take joint action to:

(1) Approve the transfer of Old Pasadena Project Tax Increment in the amount of \$300,000 originally appropriated in FY 2001 to Pasadena Light Rail at Del Mar (CIP Account No. 75442) to CIP Account No. 75011, Del Mar Station Public Plaza Betterments.

(2) Adopt, respectively, a resolution approving the funding of certain improvements by the Pasadena Community Development Commission on behalf of the Los Angeles to Pasadena Metro Blue Line Construction Authority and making certain findings in connection therewith. (Journal Voucher 2002-72; Resolution No. 8113; Resolution No. CDR-208)

Recommendation of City Manager: It is recommended that the City Council authorize the City Manager to execute a Betterment Agreement with the Los Angeles to Pasadena Metro Blue Line Construction Authority to construct the Betterments at the Del Mar Station Public Plaza. Competitive bidding is not required pursuant to City Charter Section 1002(H), contracts with other government entities. (Contract No. 17,957)

The Chief Executive Officer summarized the agenda report and responded to questions.

Commissioner Tyler noted it would be useful for the Finance Committee to see the fund balances in those accounts allocated tax revenues, as well as the proposed uses of those funds for the budget year, both in the Operating Budget as well as in the Capital Improvement Program.

Commissioner Holden returned at 9:29 p.m.

Mr. Robert Wittry, Pasadena resident, expressed support for the improvements, but expressed concern this was not the right use for these funds and concern that the betterments were not a condition for the housing development.

It was moved by Commissioner Madison, seconded by Commissioner Streater, to approve the City Manager/Chief Executive Officer's recommendation. (Motion unanimously carried) (Absent: None)

On order of the Chair, the joint meeting of the Community Development Commission and the City Council adjourned at 9:30 p.m.

On order of the Chair, the regular meeting of the Community Development Commission convened at 9:30 p.m. (Absent: None)

APPROVAL OF MINUTES

It was moved by Commissioner Streater, seconded by Commissioner Tyler, to approve the minutes of March 25, 2002, as submitted. (Motion unanimously carried) (Absent: None)

APPROVAL OF OWNER PARTICIPATION AND LOAN AGREEMENT ("OPLA") BETWEEN THE PASADENA COMMUNITY DEVELOPMENT COMMISSION AND BEACON SENIOR HOUSING CORP. ("BSH") FOR THE CONSTRUCTION OF A 65-UNIT APARTMENT AT 1880-1990 NORTH FAIR OAKS AVENUE, FOR VERY LOW-INCOME SENIOR CITIZENS

Recommendation of Chief Executive Officer: Adopt a resolution:

(1) Acknowledging that a Negative Declaration for the subject Project was approved by the City Council on February 28, 2002;

(2) Approving the terms and provisions of the Agreement between the Commission and Beacon Senior Housing Corporation ("BSH"), including the provision of Commission loan assistance for the Project in the amount of \$500,000 drawn from the Federal National Mortgage Association (Fannie Mae) American Communities Fund Credit Facility Loan program;

(3) Authorizing and directing the Chief Executive Officer of the Commission to execute and the Secretary to attest, the "OPLA"; and

(4) Approving a journal voucher entry appropriating \$500,000 from the Fannie Mae American Communities Funds Credit Facility Loan program account (Account No. 221-684110-52307) to the Beacon Senior Housing Project. (Resolution No. CDR-209; Contract No. CDC-485; Journal Voucher No. 2002-73)

Recommendation of Advisory Bodies: The subject recommendation was reviewed and approved by the Community Development Committee on May 9, 2002, and by the Northwest Commission on May 14, 2002.

Mr. Jim Wong, Project Manager, and Ms. Stella Lucero, Project Planner, summarized the agenda report and responded to questions.

Commissioner Gordo indicated he would like to see us target the marketing of the housing to local seniors who were already in the HUD program and were displaced because their units went market.

Mr. Robert Wittry, Pasadena resident, expressed concerns about the zoning change process that occurred, and concern regarding building/design issues pertaining to site wall heights.

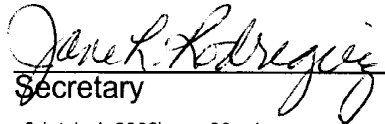
It was moved by Commissioner Streater, seconded by Vice Chair Little, to approve the Chief Executive Officer's recommendation. (Motion unanimously carried) (Absent: None)

On order of the Chair, the regular meeting of the Community Development Commission adjourned at 9:45 p.m.



Bill Bogaard, Chair
Community Development Commission

ATTEST:



Secretary

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