

CITY OF PASADENA
Community Development Commission Minutes
June 18, 2007 – 5:30 P.M.
City Hall Council Chamber

Teleconference Location:
Hotel Arts Barcelona, Room 210
Marina 19-21, Barcelona, Spain 8005

REGULAR MEETING

OPENING: Chair Bogaard called the regular meeting to order at 7:04 p.m.

ROLL CALL:

Commissioners:

Chair Bill Bogaard
Vice Chair Steve Haderlein
Commissioner Victor Gordo
Commissioner Chris Holden
Commissioner Steve Madison (Participated via
teleconference at 7:04 p.m.)
Commissioner Margaret McAustin
Commissioner Jacque Robinson
Commissioner Sidney F. Tyler

Staff:

Chief Executive Officer Cynthia Kurtz
General Counsel Michele Beal Bagneris
Acting Secretary Mark Jomsky

PUBLIC COMMENT

No one appeared for public comment.

RECESS/JOINT MEETING

On order of the Chair, the regular meeting of the Community Development Commission recessed at 7:04 p.m. to a joint meeting with the City Council. (Absent: None)

**JOINT ACTION: RECOMMENDATION REGARDING
CONVEYANCE AGREEMENT BY AND BETWEEN THE CITY
OF PASADENA AND THE MULTI MODAL OPERATION AND
DEVELOPMENT ENTITY FOR THE PURCHASE OF
DEL MAR GOLD LINE STATION PARKING**

Recommendation of City Manager/Chief Executive Officer:

It is recommended that City Council/Community Development Commission:

(1) Authorize the City Manager/Chief Executive Officer to enter into a Conveyance Agreement ("Agreement") by and between the City of Pasadena ("City") and the Multi-Modal Operation and Development Entity ("MODE") for the purchase of 600 parking spaces located in the existing parking structure at the Del Mar Gold Line Station for a purchase price not to exceed \$2,450,000, including the terms and conditions as identified in the agenda report;

(2) Authorize the City Manager/Chief Executive Officer to

amend the existing Contract No. 18,934 for parking operations with Modern Parking Incorporated to provide parking operations in the facility and increase the total not to exceed amount of the contract to \$5,007,933;

(3) Approve a journal voucher appropriating \$2,626,000 for: A) the purchase of the 600 parking spaces located in the Del Mar Gold Line Station parking facility for a total amount of \$2,450,000; and B) an appropriation for the one-time \$176,000 capital expenditure upgrade for the garage from the Old Pasadena (\$1,313,000) and Downtown (\$1,313,000) Redevelopment Project Area fund balances. This is a loan from Commission funds which is to be repaid in the future from the net receipts when they become available;

(4) Forgive the \$50,000 no interest loan provided to the MODE per City Council action of March 1, 2004;

(5) Direct the Finance Department to establish a separate Parking Garage Fund to account for revenues and expenses derived from garage operations. As part of the adoption of the FY 2008 operating budget, staff will bring forward recommended appropriations for the operation of the garage; and

(6) Establish the hourly transient rates as follows: first 90 minutes free, thereafter \$2 an hour or portion thereof, with a maximum charge of \$6 per day. A \$5 flat rate shall be charged for those vehicles entering the garage after 10:00 p.m. and before 5:00 a.m. Monthly unreserved parking shall be \$50 per month on a first-come, first-served month-to-month basis. (Agreement No. 19,376; Contract Amendment No. 18,934-3; Journal Voucher No. 2007-36)

Commissioner Tyler, Chair of the Finance Committee, summarized the agenda report.

Commissioner Madison, City representative on the governing board for the Multi-Modal Operation and Development Entity (MODE), reported that the MODE will be dissolving once this sale closes; and requested that, as part of the record, Council give him the authority to consent to the dissolution of the MODE Authority as the City's representative.

Vice Chair Haderlein noted that the Finance Committee had asked for an annual review of the usage of the 600 transit spaces that the City is acquiring to ensure that there is always capacity for Gold Line riders, and affirmed an understanding that Gold Line riders are the primary users of the facility and parking will always be made available to them.

The Chief Executive Officer reported the following findings are part of the record:

1. The Del Mar Gold Line Station Parking spaces that are being purchased by the Commission are of benefit to the Old Pasadena and Downtown Redevelopment Project Areas; and

2. There are no other reasonable means of financing the purchase of these parking spaces available to the City; and
3. The use of the Commission funds to purchase these parking spaces will assist in the elimination of one or more blighting conditions within the Old Pasadena and Downtown Redevelopment Project Areas.

It was moved by Commissioner Madison, seconded by Vice Chair Haderlein, to approve the City Manager's/Chief Executive Officer's recommendations, as amended to include: adoption of the findings cited above, the condition that Commissioner Madison is authorized to consent to the dissolution of the MODE Authority, an annual review of the usage of the 600 transit spaces will be conducted to ensure there is always capacity for Gold Line riders, and the understanding that Gold Line riders are the primary users of the facility and parking will be made available to them.

AYES: Commissioners Gordo, Holden, Madison, McAustin, Robinson, Tyler, Vice Chair Haderlein, Chair Bogaard

NOES: None

ABSENT: None

RECESS

On order of the Chair, the joint meeting with the City Council recessed at 7:10 p.m. and the regular meeting of the Community Development Commission recessed at this time to the regular meeting of the City Council.

RECONVENED

On order of the Chair, the regular meeting of the Community Development Commission reconvened at 7:54 p.m. (Absent: Commissioner Madison)

MINUTES APPROVED

April 9, 2007
April 16, 2007

It was moved by Commissioner Tyler, seconded by Vice Chair Haderlein, to approve the above minutes, as submitted. (Motion unanimously carried) (Absent: Commissioner Madison)

RECESS

On order of the Chair, the regular meeting of the Community Development Commission recessed at 7:55 p.m. to the regular meeting of the City Council.

RECONVENED

On order of the Chair, the regular meeting of the Community Development Commission reconvened at 8:15 p.m. (Absent: Commissioner Madison)

PUBLIC HEARING: ADOPT RESOLUTIONS APPROVING THE PASADENA COMMUNITY DEVELOPMENT COMMISSION'S FY 2008 ANNUAL OPERATING BUDGET AND FY 2008 WORK PLAN AND APPROVING PAYMENT BY

THE PASADENA COMMUNITY DEVELOPMENT COMMISSION FOR A PORTION OF THE COST OF THE SEISMIC REHABILITATION OF THE GLENARM STEAM PLANT FOR BENEFIT TO THE DOWNTOWN REDEVELOPMENT PROJECT AREA

Recommendation of Chief Executive Officer: It is recommended that the Community Development Commission continue the public hearing to June 25, 2007, 7:30 p.m.

Commissioner Tyler requested the background budget materials and workplan for the Community Development Commission be provided when the above item is presented for discussion and consideration.

The Chief Executive Officer indicated this material will be provided at the next joint meeting of the City Council and Finance Committee on June 20, 2007.

On order of the Chair, the public hearing was continued to June 25, 2007 at 7:30 p.m.

RECESS/JOINT MEETING

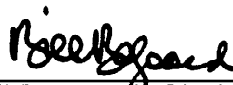
On order of the Chair, the regular meeting of the Community Development Commission recessed at 8:20 p.m. to a joint meeting with the City Council. (Absent: Commissioner Madison)

JOINT PUBLIC HEARING: DISPOSITION OF CITY-OWNED LAND AND PURCHASE OF PARKING EASEMENT IN THE MADISON COMPANY DEVELOPMENT PROJECT

Recommendation of City Manager/Chief Executive Officer: It is recommended that the City Council and Community Development Commission cancel the public hearing.

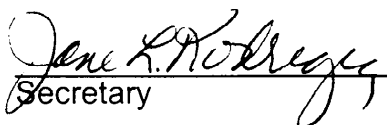
On order of the Chair, the above public hearing was cancelled.

On order of the Chair, the joint meeting with the City Council adjourned at 8:21 p.m. and the regular meeting of the Community Development Commission adjourned at this time.



Bill Bogaard, Chair
Community Development Commission

ATTEST:


Secretary