

**SAN FERNANDO REDEVELOPMENT AGENCY**

**MINUTES**

**MARCH 15, 2004 – 6:00 P.M.**

\*\*\*THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE REDEVELOPMENT AGENCY BOARD. AUDIO CASSETTE TAPES OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING IN THE CITY CLERK'S OFFICE\*\*\*

**CALL TO ORDER/ROLL CALL**

Chair José Hernández, Ph.D., called the meeting to order at 6:13 p.m.

The following persons were recorded as present:

PRESENT:

Agency:	Chair José Hernández, Vice-Chair Maribel De La Torre (arrived at 6:19 p.m.), Members Nury Martinez, Steven Veres, and Julie Ruelas
City Treasurer:	Elvira Orozco
Staff:	José E. Pulido, Executive Director; Michael Estrada, City Attorney; Elena G. Chávez, Secretary

**APPROVAL OF AGENDA**

Motion by Member Martinez, seconded by Member Ruelas, to approve the agenda. The motion carried unanimously.

**PUBLIC STATEMENTS**

None.

**CONSENT CALENDAR**

Motion by Member Ruelas, seconded by Member Martinez, to approve the Consent Calendar items. The motion carried unanimously.

- 1) APPROVAL OF MINUTES OF MARCH 1, 2004
- 2) APPROVAL OF RESOLUTION NO. 859

**PUBLIC HEARING**

3) DISPOSITION AND DEVELOPMENT AGREEMENT – ASZKENAZY  
DEVELOPMENT/SENIOR HOUSING PROJECT

Chair Hernández convened the City Council meeting in order to proceed with a joint Public Hearing.

Mr. Pulido presented the staff report.

Atty. Estrada reported that changes were made to Section 4 of the Resolution (due to technical difficulties with the consultant) and the new language provides clarification. He stated that the numbers on the agenda report regarding Sources Summary – Permanent and Through Construction are accurate and do not need to be updated in the DDA that was included in the agenda.

In response to Agency Members concerns, Atty. Estrada reported that staff met all legal requirements in notifying residents in the area and the relocation consultant met with those that will have to be relocated regarding the process, their benefits and rights.

Chair Hernández opened the Public Hearing.

Sev Aszkenazy, Developer, stated that he would be happy to answer any questions.

Beverly Di Tomaso, 718 N. Meyer St., believes that there should be another Public Hearing since last-minute changes were made.

Atty. Estrada explained that the agenda report was accurate and the wording that was changed on the Resolution would unlikely have any impact on her comments.

Mrs. Di Tomaso explained her understanding that the Agency will enter into a Ground Lease with the developer for 55 years with an annual lease of \$10 for all sites. At the end of 55 years, the developer has option to renew for 44 years or sell the property.

Ted Handel, Counsel for Aszkenazy Development, Inc., stated that he spoke with Atty. Estrada regarding changing the Ground Lease from 55 years (plus a 44 year renewal) to 57 years (plus 42 year renewal). He explained that the reason is that they will require a period of time for construction of the project before entering into an agreement.

Atty. Estrada explained that the change was reasonable (still 99 years total) and it is necessary because of the requirements of the funding source (bond allocation and related tax credits).

There being no further comments, Chair Hernández closed the Public Hearing.

Chair Hernández suggested that Mr. Pulido have a meeting with the residents in order to provide them with any information they need and assure them that their interests are of concern. Member Veres said he is very supportive and believes that this will be a tremendous benefit to

our senior citizens.

Vice-Chair De La Torre said that affordable housing is a very tough project to put together and state laws must be followed. She said this will eventually offer a better quality of life for the seniors in our community.

Member Ruelas explained that she still has relocation concerns regarding the Flores family and other families being relocated. She asked if \$300,000 was enough relocation money.

Mr. Pulido said that the Community Development Commission (CDC) required that a relocation consultant be hired to provide the estimates and this figure is based on the information they have and is approved by the CDC.

Member Martinez believes this was something long overdue in this community and that the Agency/Council did the very best in coming up with a balance between bringing in a good project and making sure that the City is holding on to its fair share. She asked that those to be relocated are taken care of and not negatively impacted.

Chair Hernández said that this project is a very good example of a great working relationship between a private enterprise and the City.

Motion by Vice-Chair Tem De La Torre, seconded by Chair Hernández, to adopt a joint Resolution of the City Council of the City of San Fernando and the Redevelopment Agency of the City of San Fernando making certain findings, adopting a mitigated negative declaration, approving a Disposition and Development Agreement between the San Fernando Redevelopment Agency and Aszkenazy Development, Inc., authorizing the sale of a portion of City-owned property to the Agency, and authorizing the lease of certain Agency-owned real property to the Developer. Also, change Ground Lease to 57 years, with option to extend to 42 years. The motion carried unanimously.

### **AGENCY DISCUSSION**

Member Ruelas reminded residents to stop by City Hall to pick up the new Service Guide.

### **STAFF COMMUNICATION**

Mr. Pulido thanked everyone for their support in helping to put together the senior housing project. He said that it was a long and tiring process but is finally something we can all be proud of.

**RECESS TO CLOSED SESSION – 6:44 P.M. (following the City Council Meeting)**

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Motion by Member Ruelas, seconded by Member Martinez, to recess to the following Closed Session, as announced by the City Attorney, thereafter to adjourn.

**CONFERENCE WITH LEGAL COUNSEL**

The Agency finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the local agency in the litigation.

Existing Litigation: G.C. 54956.9(a)

Name of Case and Case No.: Redevelopment Agency of the City of San Fernando vs.  
Vincent M. Carbone, et al, BC288351

Settlement Authority was given to the Agency's legal counsel.

**ADJOURNMENT**

By common consent, the meeting adjourned immediately following the Closed Session.