

SAN FERNANDO REDEVELOPMENT AGENCY

MINUTES

DECEMBER 3, 2007 - 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 Julie Ruelas called the meeting to order at 6:13 p.m.

The following persons were recorded as present:

PRESENT:

Agency: Chair Julie Ruelas, Vice-Chair Nury Martinez, Members Steven Veres, Maribel De La Torre, and Dr. José Hernández

Staff: José E. Pulido, Executive Director; Michael Estrada, City Attorney; and Elena G. Chavez, Secretary

APPROVAL OF AGENDA

Motion by Vice-Chair Martinez, seconded by Chair Ruelas, to approve the agenda. The motion carried unanimously.

PUBLIC STATEMENTS

Dr. James Lawson talked about the City's public parking lots which he said, if developed as proposed, would be owned and controlled by private parties.

CONSENT CALENDAR

Motion by Vice-Chair Martinez, seconded by Member De La Torre, to approve the following Consent Calendar items. The motion carried unanimously.

- 1) APPROVAL OF MINUTES OF MAY 21, 2007
- 2) APPROVAL OF RESOLUTION NO. 984 TO REIMBURSE THE CITY FOR REDEVELOPMENT EXPENSES

AGENCY BOARD MEMBER ITEMS

- 3) UPDATE ON THE EXCLUSIVE NEGOTIATION AGREEMENT (ENA) WITH CALMEX DEVELOPMENT, LLC AND WILSHIRE VENTURES CORP. REGARDING THE DOWNTOWN PARKING LOTS AND ENVIRONMENTAL IMPACT REVIEW PROCESS

Member Veres said that he placed this on the agenda in order to address major concerns he has including: lawsuits filed against the developer; a \$50,000 check returned for insufficient funds; the company has been suspended by the California Secretary of State as a corporation; their lateness in submitting monies due the City; the required financial reports (as specified in the contract) have not been submitted; and he is concerned about an advertising campaign launched by the developer despite the fact that the projects have not been approved by the Agency.

He requested that staff immediately issue a written notice to the developer demanding all of the outstanding items required under the Exclusive Negotiation Agreement (ENA), that the notice be sent by next-day mail, and that the \$17,000 check received earlier from the developer be deposited by tomorrow.

Agency Members expressed concern and asked that staff handle this situation immediately and report back as soon as possible (keep the Agency apprised of every single action).

City Attorney Estrada responded to questions and said that the status of the organization needs to be looked into immediately and Mr. Pulido stated that he will provide a full report explaining all the items and concerns brought up.

AGENCY DISCUSSION

None.

STAFF COMMUNICATION

Mr. Pulido reiterated that staff will follow up with a report regarding all of the issues that were brought up.

ADJOURNMENT (7:03 P.M.)

Motion by Vice-Chair Martinez, seconded by Chair Ruelas, to adjourn. The motion carried unanimously.