

**SPECIAL MEETING  
CALIFORNIA CITY REDEVELOPMENT AGENCY  
TUESDAY, November 6, 2007 5:30 p.m.  
Council Chambers, 21000 Hacienda Blvd.  
MINUTES**

**OPENING CEREMONIES:**

The meeting was called to order by Chairman Evans. Following the pledge of allegiance, the Agency Secretary called the roll.

**PRESENT** Lessenevitch, Schafer, Strong, Edmiston, Evans

**ABSENT:** None

Also Present:

Executive Director William Way, Agency special counsel Wayne Lemieux

**ADOPT AGENDA:**

Motion by Director Lessenevitch, second by Vice Chairman Edmiston to adopt the agenda. Motion carried.

**CONSENT CALENDAR/PUBLIC COMMENT:**

**CC 1.** Professional Services Agreement; Lemieux & O'Neill

**CC 2.** Check register dated 10/30/07

Director Schafer requested CC1 be pulled for discussion.

Motion by Director Lessenevitch, second by Director Schafer to approve item CC2 on the consent calendar. Roll call vote as follows:

**YES:** Lessenevitch, Schafer, Strong, Edmiston, Evans

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

Director Schafer voiced concern regarding the Professional Services Agreement where it stated that "Only the board may waive the attorney-client privilege". Mr. Lemieux explained that no individual board member may waive the privilege, only the board as a whole may.

Motion by Director Schafer, second by Director Lessenevitch to approve item CC1 on the consent calendar. Roll call vote as follows:

**YES:** Lessenevitch, Schafer, Strong, Edmiston, Evans

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**NEW BUSINESS 1:**

**RSG Consultant Proposal**

Mr. Way reported that staff had been requested to obtain information regarding the procedures and cost for extending the RDA's ability to incur debt. RSG was contacted to submit a proposal for such services. RSG were the principles who assisted in the initial establishment of the RDA.

Tara Howard, of RSG, outlined the company's proposal. She reviewed with the board Senate Bill 211 and its amendments. She explained that though the adoption of a simple ordinance is all it takes to eliminate the time limit to incur debt; agencies should use caution and look carefully at the benefits and costs of rescinding the debt time limit. An analysis must be conducted to evaluate the impacts of such an amendment upon the potential receipt of tax revenues and required amounts that would be made to various taxing agencies. Ms. Howard reviewed the scoop of services and timing of the project. The fee for their services will not exceed \$5000.00

Questions were taken and answered from the board as well as the public.

Motion by Director Schafer, second by Director Strong to approve the proposal with RSG. Roll call vote as follows:

**YES:** Lessenevitch, Schafer, Strong, Edmiston, Evans

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** None

**NEW BUSINESS 2:**

**Acquisition of Real Property**

Director Strong excused herself due to potential conflict of interest.

Mr. Way presented to the board a purchase agreement for approximately 152 acres of property adjacent to the California City Airport. (APN # 216-010-02, 216-170-01,302-062-24,302-062-48, 302-062-50)

He outlined the consideration and term as well as escrow instructions. After much discussion regarding potential environmental conditions of said property, it was concluded that an environmental site assessment would have to be completed prior to completing the transaction. This study would be done at the expense of the seller. Verb age within the draft agreement will be deleted which stated that the purchaser would be responsible to investigate and determine the soil environmental conditions.

Public comments and questions were taken.

Motion by Director Schafer, second by Vice Chairman Edmiston to approve the acquisition, with the stipulation that an environmental

assessment will be completed first and then authorize Executive Director  
Way to execute all necessary documents. Roll call vote as follows:

**YES:** Schafer, Edmiston, Evans

**NAYS:** Lessenevitch

**ABSENT:** None

**ABSTAIN:** Strong

**ADJOURNMENT:**

Motion by Director Strong, second by Vice Chairman Edmiston to adjourn  
at 6:18 pm. Motion carried.

Respectfully Submitted:

Denise Hilliker  
Agency Secretary