

**REGULAR MEETING  
CALIFORNIA CITY REDEVELOPMENT AGENCY  
TUESDAY, November 15, 2005, 5:30 p.m.  
Council Chambers, 21000 Hacienda Blvd.  
MINUTES**

**OPENING CEREMONIES:**

The meeting was called to order at 5.30 p.m. by Chairman Lessenevitch. Following the pledge of allegiance, the City Clerk called the roll.

**PRESENT:** Dempsey, Edmiston, Schafer, Adams, Lessenevitch

**ABSENT:** None

Also Present:

Finance Director Terry Hicks, Agency special counsel Wayne Lemieux, Agency Secretary Helen Dennis

**ADOPT AGENDA:**

Motion by Director Edmiston, second by Director Schafer, to adopt the agenda, carried

**STAFF ANNOUNCEMENTS:**

Finance Director Hicks announced that the amount for the ERAF shift is \$174,979. Amount budgeted for 05-06 was \$179,000.

**CIVIC/COMMUNITY ORGANIZATION ANNOUNCEMENTS:** None

**PUBLIC BUSINESS FROM THE FLOOR:** None

**PUBLIC HEARING:** None

**NEW BUSINESS 1:**

Board discuss revised procedures for Disposition and Development Agreements -

City Attorney Lemieux reviewed the reformatted DDA as presented to Council, noting the streamlining of the document down to a third of the pages of the former DDA format. This document was written by both the Executive Director and City Attorney to meet the needs of the Agency and City specifically. Rather than discuss the proposed DDA format at this meeting, the Attorney suggested the board members review the document

and there will be a line-by-line discussion at the next meeting, December 6, 2005. The Agency agreed. It will be placed on the next agenda.

**NEW BUSINESS 2:**

**Board consider granting of 9.15 acre parcel (APN # 208-080-12) to East Kern Health Care District for the purpose of Health Clinic -**

Finance Director Hicks reviewed the specific property as outlined in the agenda. The action before the Agency was to approve the proposed grant deed in the packet transferring the property to the East Kern Health Care District. The proposed consideration for that property is \$130,000, to be repaid at a rate of 3.3% interest, monthly amortization \$357.50. There will be a balloon payment at the end of the contract.

Vice Chairman Adams questioned the property as shown on the tentative parcel map; believed it was another property on the corner of Hacienda Blvd. and North Loop that was set aside for EKHCD development. He said all the planning discussions he has attended on this issue discussed property to the west and south, with discussions on egress/ingress off Hacienda Blvd. He said he has never attended a meeting discussing land to the east of the existing medical center. Chairman Lessenevitch agreed that if this was amenable to all parties, the Agency can go ahead with this property, but he recalls discussions of the need for access from Hacienda Blvd.

Bob Smith, President, EKHCD, said that since he has been on the board, three years now, it was his understanding that the property intended for them by Great Western Cities, was east of the present medical center.

Director Schafer asked if this property abuts the current medical center to the east? Yes, it is immediately east of and adjacent to the current medical center. He asked if there were a reference to build-out of the project; it states the agency shall regain the property if the District fails to build out the property according to schedule.

**Public Comment:**

Kim Collins asked about the payments and interest; 3.3%, 10 years.

**Motion by Vice Chairman Adams, second by Director Edmiston to approve the transfer of the property to the East Kern Health Care District, and approve the sales agreement as drafted by the Special Counsel to the RDA. Roll call vote as follows:**

**AYES:** Dempsey, Edmiston, Schafer, Adams, Lessenevitch

**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** None

**NEW BUSINESS 3:**

Board approve Original irrevocable offer of dedication for 45' right-of-way on North Loop Blvd. To the City of California City for the purpose of a public Access Easement -

City Engineer Helt explained the location of the property, continuing the public access to the property just dedicated to the Hospital district.

Motion by Director Edmiston, second by Director Schafer to approve the offer of dedication Roll call vote as follows:

**AYES:** Dempsey, Edmiston, Schafer, Adams, Lessenevitch  
**NAYS:** None  
**ABSENT:** None  
**ABSTAIN:** None

**CONSENT CALENDAR:**

**CC 1.** Approve Check Register 10-06-203 dated 10-31-05  
**CC 2.** Adopt Minutes of the regular meeting of October 18, 2005

Motion by Director Edmiston, second by Vice Chairman Adams, to approve the Consent Calendar. Roll call vote as follows:

**AYES:** Dempsey, Edmiston, Schafer, Adams, Lessenevitch  
**NAYS:** None  
**ABSENT:** None  
**ABSTAIN:** None

**CLOSED SESSION:** None

**ADDITIONAL PUBLIC COMMENT:**

**ADJOURNMENT:**

Motion to adjourn at 6:10 pm by Director Edmiston, second by Director Schafer; carried. Meeting adjourned.

Respectfully Submitted:

Helen Dennis  
Agency Secretary