

**REGULAR MEETING
CALIFORNIA CITY REDEVELOPMENT AGENCY
TUESDAY, November 21, 2006, 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 Edmiston, Dempsey, Schafer, Adams, Lessenevitch

ABSENT: None

Also Present:

Executive Director William Way, Finance Director Terry Hicks, Agency special counsel Wayne Lemieux, Agency Secretary Denise Hilliker

ADOPT AGENDA:

Motion by Director Edmiston, second by Director Schafer to adopt the agenda. Carried.

PRESENTATIONS: None

STAFF ANNOUNCEMENTS/REPORTS: None

CIVIC/COMMUNITY ORGANIZATION ANNOUNCEMENTS: None

PUBLIC BUSINESS FROM THE FLOOR: None

PUBLIC HEARINGS:

PH 1. Agency consider land exchange of APN #205-330-25 and APN # 205-330-3 with Grimcon, Inc.

Chairman Lessenevitch opened the public hearing at 5:35 pm.

Finance Director Hicks reported that this deal involves no exchange of cash. It is an exchange of land only. Per the DDA the Agency shall transfer the subject property to the developer and the developer shall acquire the subject property from the Agency. In exchange the certain developer owned property is to be conveyed to the Agency. Mr. Hicks went through the information provided to the Board in regards to the said properties and

their legal descriptions and locations. He also identified Larry Grimshaw as the party entering into this agreement.

Director Edmiston asked if the exchange was for equal amounts of property. It was explained the Agency owned property consisted of 5.79 acres, and the property owned by the proponent is 2.75 acres. Clarification was given to where said properties were located on the map.

Director Schafer questioned why this development stated that construction will commence within days. Other projects being looked at tonight by the Agency stipulate timeframes, i.e. 60-days, 90-days. Mr. Hicks replied that that information will be incorporated into the document. Also that there is an omission of the schedule of performance in the information provided.

Director Schafer also had questions in regards to why the local builder was being asked to carry a higher amount of liability insurance, compared to the out of town builders. The City attorney conveyed that there should be a consistent amount required across the board and if the property is being paid for outright, there is no need to require insurance.

There was no additional communications received by the Agency secretary.

There was no public testimony.

Motion by Director Edmiston, second by Vice Chairman Adams to close the public hearing. Carried at 5:52 pm.

Motion by Director Edmiston, second by Director Schafer to have this item as continued business on the 12/5/06 special meeting. Carried

PH 2. Agency consider sale of APN# 205-330-18,205-330-26 and 205-330-25 to Great California Developer One.

Executive Director Way recommended that the board continue this public hearing the actions on tonight's PH1 were necessary to occur in order for this item to be acted on.

Motion by Director Edmiston, second by Director Dempsey to continue this public hearing until the 12/05/06 special meeting. Carried.

PH 3. Agency consider sale of APN# 205-330-24 to Horn Investors Group, LLC.

Chairman Lessenevitch opened the public hearing at 5:58 pm.

Finance Director Hicks referred the board to the map provided for the location of said property. Horn Investors Group is proposing to acquire this property for \$219,000 for the 5.49 acres. The proposed development is for a co branded store, KFC and Taco Bell. Escrow is to be opened, with the amount of \$5000. no later than seven days after the approval of the DDA. 150 days following the approval Horn Investors Group will complete all of their due diligence. Escrow is to close no later than 30days after completion. Construction is to commence within 60 days of closing. A revised version of the DDA was given to the board prior to the meeting and was gone over in detail.

There was no additional communications received by the Agency secretary.

Al Gagnon, representing the Horn Group, was present. He reiterated that the developer is also the franchisee for KFC/Taco Bell and the site has already been approved.

Motion by Director Edmiston, second by Director Schafer to close the public hearing. Carried at 6:15 pm.

Motion by Vice Chairman Adams, second by Director Schafer to approve sale. Roll call vote as follows;

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

PH 4. Agency consider sale of APN# 302-510-11 to Paul Valencia, Corey M. Lyon and Robert Hepfler.

Chairman Lessenevitch opened the public hearing at 6:16 pm.

Executive Director Way explained that this property has been known in the past as the Matrix buildings. The purchase price, in regards to this DDA, is for a lump sum payment of \$300,000. cash. Staff recommends that the Agency approve this agreement. The proponent plans on doing various manufacturing activities. Paneling for module facilities is one of the planned activities. If there are modifications to the original plans, than they will have to back through the building department for approval. No major modifications are being anticipated. Director Schafer voiced his desire for the project to go back in front of the DRC, if needed.

Motion by Vice Chairman Adams, second by Director Edmiston to close the public hearing. Carried at 6:24 pm.

Motion by Vice Chairman Adams, second by Director Schafer to approve sale, with the stipulation of the project going back through the DRC process Roll call vote as follows;

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

AGENCY AGENDA:

Director Edmiston - Request for report regarding Ellison and the status of his exclusivity for obtaining a grocery store

CONSENT CALENDAR:

CC 1. Check register dated 9/30/06 and 10/31/06

CC 2. Minutes of the Regular meeting of 9/19/06 and Special Meeting of 10/03/06

Motion by Director Edmiston, second by Director Schafer to adopt 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: None

ADJOURNMENT:

Motion by Vice Chairman Adams, second by Director Edmiston to adjourn at 6:26 pm.; carried. Meeting adjourned.

Respectfully Submitted:

Denise Hilliker
Agency Secretary