

# EL CERRITO CITY COUNCIL EL CERRITO REDEVELOPMENT AGENCY

## MINUTES

### SPECIAL CITY COUNCIL MEETING

Monday, January 5, 2009 – 6:00 p.m.

Hillside Conference Room

### SPECIAL CONCURRENT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

Monday, January 5, 2009 – 8:00 p.m.

City Council Chambers

### SPECIAL REDEVELOPMENT AGENCY CLOSED SESSION

Monday, January 5, 2009 – Immediately Following the Special Concurrent City

City Council/Redevelopment Agency Meeting

City Council Conference Room

#### Meeting Location

El Cerrito City Hall – City Council Chambers

10890 San Pablo Avenue, El Cerrito

Sandi Potter – Mayor

Mayor Pro Tem Janet Abelson  
Councilmember Greg Lyman

Councilmember/Agency Chair William C. Jones, III  
Councilmember/Agency Vice-Chair Ann Cheng

#### 6:00 p.m. ROLL CALL

Councilmembers Abelson, Jones, Lyman and Mayor Potter all present.

Councilmember Cheng absent.

#### CONVENE SPECIAL CITY COUNCIL MEETING

Mayor Potter convened the Special City Council Meeting at 6:02 p.m.

**ORAL COMMUNICATIONS FROM THE PUBLIC** - No speakers.

#### COMMISSION INTERVIEWS, STATUS AND APPOINTMENTS

Conduct interviews of candidates for several city boards and commissions. Interviews may result in an announcement of appointment at the meeting. The Council may also discuss scheduling of future interviews and appointments to the WCCUSD School Consolidation and Closure Committee.

**Action:** Interviews conducted.

**SUPPLEMENTAL COMMUNICATIONS**

1. Candidate Spreadsheet – *Submitted by Mayor Pro Tem Abelson.*
2. Additional applications received post deadline – *Submitted by Cheryl Morse, City Clerk.*

**ADJOURNED SPECIAL CITY COUNCIL MEETING** at 8:06 p.m.

**ROLL CALL**

Councilmembers / Agency Members Abelson, Jones, Lyman and Potter all present.

Councilmember / Agency Member Cheng absent.

**8:00 p.m.**

**CONVENE SPECIAL CONCURRENT REDEVELOPMENT AGENCY/CITY COUNCIL MEETING**

Mayor Potter convened the Special Concurrent Redevelopment Agency/City Council meeting at 8:12 p.m.

1. **PLEDGE OF ALLEGIANCE TO THE FLAG** was led by Mayor Potter.
2. **COUNCIL / STAFF COMMUNICATIONS**

Mayor Potter announced the reappointment of Manish Doshi and the appointment of Steve Lipson to the Parks and Recreation Commission. Mayor Potter also announced the appointment of Amy Coty to the Planning Commission and the appointments of Todd Wolfe and Bill Breeding as representatives to the West Contra Costa Unified School District School Closure Committee. Mayor Potter also stated that additional appointments to the other commissions will be made after the City Council has had an opportunity to interview all candidates who have submitted applications for consideration.

Mayor Potter congratulated the El Cerrito High School Community on the opening of the new El Cerrito High and those who attended the new high school on its first day.

Mayor Pro Tem Abelson reported pursuant to AB1234 on her attendance at a workshop put on by the Public Policy Institute on emerging issues in climate policy. There were a number of speakers including Senator Hancock. Mayor Pro Tem Abelson stated that she also testified at an AB 32 hearing in Sacramento conducted by the Air Resources Board.

Councilmember Jones announced as Redevelopment Agency Chair, that the Redevelopment Agency will be meeting in closed session this evening pursuant to Government Code Section 54956.8 after the regular meeting.

3. **ORAL COMMUNICATIONS FROM THE PUBLIC**

Al Miller, El Cerrito, acknowledged the assistance of the El Cerrito Fire Department staff and volunteers who helped dismantle the Sundar Shadi Holiday Display. Mr. Miller also commented on the efficiency of the e-Waste event held over the weekend and commended the El Cerrito High PTSFA Safety effort and School Resource Officers Caputo and Jacala for their work and rapport with the kids.

Yue Wu, El Cerrito, expressed frustration regarding a personal financial matter.

4. **PRESENTATIONS** – None

5. **ADOPTION OF THE CONSENT CALENDAR – Items 5A through 5D**

Moved, seconded and carried (Abelson/Jones; Ayes – Abelson, Jones, Lyman and Mayor Potter; Absent – Cheng) to adopt the Consent Calendar in one motion.

**A. Minutes for Approval**

Approve the December 15, 2008 Special Redevelopment Agency Closed Session and Regular City Council Meeting minutes.

**Action:** Approved minutes.

**B. American Red Cross National Blood Donor Month Proclamation**

Approve a proclamation proclaiming the month of January as Red Cross National Blood Donor Month in the City of El Cerrito and urge all residents to pay tribute to those who donate for others in need, urge all residents in good health to donate regularly and urge all civic and service organizations and businesses, if they have not already done so, to form blood donor groups to provide blood for others.

**Action:** Approved proclamation.

**C. Claim Against the City**

Chris Pewquin, Claim No. GL-008842 – Reject claim per Claims Administrator.

**Action:** Rejected Claim No. GL-008842 per Claims Administrator.

**D. Proposition 1B Expenditure Plan for Fiscal Year 2008-2009**

Adopt a resolution approving the City's Proposition 1B expenditure plan for Fiscal Year 2008-09 and authorizing the City Manager to amend the Fiscal Year 2008-09 Capital Improvement Program to include the Proposition 1B funds.

**Action:** Adopted Resolution No. 2009-01.

6. **PUBLIC HEARINGS** – None

7. **POLICY MATTERS**

REDEVELOPMENT AGENCY ITEM

**Request for Housing Fund Assistance for Affordable Rental Development at 6431 and 6495 Portola Drive**

Staff is not requesting any Agency Board action at this time. Staff is currently considering the request by Resources for Community Development (RCD) and the Hatlen Center for the Blind (HCB), formerly the Living Skills Center for the Visually Impaired, for a \$3.5 million permanent loan to fund the housing portion of the proposed development at 6431 and 6495 Portola Drive. Staff anticipates coming before the Board with this request at the January 20th meeting. In advance of that request, staff would like to take this opportunity to present the proposed project, the developer's funding request, and the Housing Fund financing plan, and solicit the Board's questions and comments regarding the proposed project.

Presenters: Hilde Myvall, Senior Project Manager, Community Development Department.

Lisa Motovama, Director of Housing Development, Resources for Community Development.

Patricia C. Williams, Executive Director, Hatlen Center for the Blind.

Samir Shaibi, Living Skills Instructor.

Speakers: Robert Brower, El Sobrante, Trustee of the Astorgamo Trust and Scholarship Funds, stated that the Trust owns 6495 Portola which together with 6431 Portola is valued at \$2.9 million dollars. Mr. Brower stated that if the properties are not acquired then the project will fail. Mr. Brower encouraged the Redevelopment Agency to support the project as he believes the Hatlen Center engages in innovative, creative and responsible activities for independent living of the blind.

**Action:** Presentation heard.

## 8. COUNCIL ASSIGNMENTS/LIAISON REPORTS

A. Mayor Potter reported that the Human Relations Commission is not meeting because there are not enough people to obtain a quorum and encouraged residents to consider submitting an application for service on this commission to the City Clerk. Mayor Potter also announced that on January 10 the West Contra Costa County Board of Education will be holding a special joint meeting with the City Councils of El Cerrito, Hercules, Pinole, Richmond, San Pablo and Supervisors Gioia and Uilkema at the Lavonya DeJean Middle School Gym at 10:00 a.m. Additionally the School Closure Committee will meet on January 20 at the Portola Middle School Gymnasium. Mayor Potter encouraged all residents to attend the January 19 Martin Luther King, Jr. Parade and Celebration which will march to the new El Cerrito High School Gymnasium this year.

B. Councilmember Abelson – No report.

C. Councilmember Cheng – Absent, No report.

D. Councilmember Jones – No report.

E. Councilmember Lyman – No report.

## 9. SUPPLEMENTAL COMMUNICATIONS

### **Item No. 7 Request for Housing Fund Assistance for Affordable Rental Development at 6431 and 6495 Portola Drive**

1. Developing & Building Communities for the Future – *Submitted by Resources for Community Development*

2. The Hatlen Center for the Blind Fall 2008 Newsletter – *Submitted by Hatlen Center*

#### **Other**

3. Statement - Yue X. Wu

## 9. ADJOURNED SPECIAL CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

at 9:39 p.m.

**10. ROLL CALL**

Agency Members Abelson, Lyman, Potter and Chairperson Jones all present.

Agency Member Cheng absent.

**CONVENE SPECIAL REDEVELOPMENT AGENCY CLOSED SESSION MEETING**

Chairperson Jones convened the Special Redevelopment Agency Closed Session at 9:40 p.m.

**ORAL COMMUNICATIONS FROM THE PUBLIC** – No speakers.

**ANNOUNCEMENT OF REDEVELOPMENT AGENCY CLOSED SESSION**

**Conference with Real Property Negotiators**

*Pursuant to Government Code Section 54956.8*

**Property:** 11450 San Pablo Avenue  
El Cerrito, CA 94530

**Agency Negotiators:** Scott Hanin, Executive Director  
Mitch Oshinsky, Community Development Director  
Lori Treviño, Redevelopment Agency Manager  
Karen Tiedemann, Special Agency Counsel

**Negotiating Party:** Dayton Hudson Corporation


**Under Negotiation:** Terms

**RECESSED INTO REDEVELOPMENT AGENCY CLOSED SESSION** at 9:45 p.m.

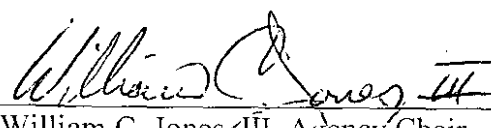
**POSSIBLE REPORT OUT OF CLOSED SESSION**

**11. ADJOURNED SPECIAL REDEVELOPMENT AGENCY CLOSED SESSION MEETING** at 11:00 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the Special City Council, Concurrent City Council and Redevelopment Agency and Redevelopment Agency Closed Session meetings of January 5, 2009 as approved by the El Cerrito City Council.

  
Cheryl Morse, City Clerk and Secretary to the Redevelopment Agency

  
Sandi M. Potter, Mayor

  
William C. Jones, III, Agency Chair