MINUTES
JOINT SPECIAL MEETING OF THE
LA PUENTE CITY COUNCIL AND
COMMUNITY DEVELOPMENT COMMISSION
AUGUST 2, 2007

A Joint Special Meeting of the City Council and the Community Development Commission of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on June 10, 2008, at 7:00 p.m.

CALL TO ORDER

Mayor/Chair Perez called the meeting to order at 7:12 p.m.

ROLL CALL

Council Members / Commissioners Present: Solis, Storing, Perez
Council Members / Commissioners Absent: Lujan, Chavez

Staff Members Present: City Manager/Executive Director Cowley, Assistant City Manager/Deputy Executive Director Yamachika, City Attorney/Commission Counsel Casso, Finance Director Kim, Acting City Clerk/Acting Secretary Giron

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Council Member/Commissioner Storing.

ORAL COMMUNICATIONS

Sarah M. Withers from the Charles Company gave an update on the leasing efforts and reported that their marketing efforts have been successful. They have contacted many retailers by showing the opportunities within the City of La Puente. Ms. Withers introduced Ron Holley and Milan L. Garrison.

Milan L. Garrison from M. G. Resolution, Inc., planning consultant for the Charles Company discussed the possibility of an extension on time frame for the sequel analysis of the redevelopment project at the La Puente Lane Site. They have looked at the development process and the timeframe to get to the next step, and have provided staff with a preliminary schedule that gives a detailed outline of the step by step process both for entitlement and sequel analysis. Mr. Garrison explained that the initial timeframe is for October of this year with a possible 90-day extension to January. Given the noticing requirements, public review period, the scoping sessions, and city policies in the hiring of consultants, they do not believe that is a reasonable timeframe and that they do not have full site control the property. Their planning schedule puts them out about another 5 months after January timeframe would end and that would get them hearing with the Agency Board by May.

Ron Holley, Development Consultant for the Charles Company, discussed their progress over the past 90 days and interested retail tenants. Target and Wal-Mart have both showed a strong interest in the City. They have also talked to retail tenants and their biggest problem is most of them already have existing facilities somewhere in the market place. The good new is that there are 36,000 people within a mile of the project site and 92,000 people within a 4 minute drive in any direction form the project site. They have been working hard to get tenants to make commitments indicating that Target and Wal-Mart do not easily make decisions when they are looking at spending $30 to $40 million. Mr. Holley indicated that this is a viable project and they are looking forward to getting this project done.

Ken Medeiros expressed his concerns regarding the closed session item. He also spoke about staff wearing three hats, the Agency Board borrowing money from the City, the redevelopment area and potential retailers.

A. NEW BUSINESS

A-1 COMMUNITY DEVELOPMENT COMMISSION CONSIDERATION OF LOAN REPAYMENT AND ACCEPTANCE OF NEW LOAN FROM THE CITY

Assistant City Manager/Deputy Executive Director Yamachika provided a staff report regarding a new loan from the City to the Agency. Mr. Yamachika explained the expenditure of the loan money would be used for the Agency's activities for the upcoming year, the acquisition of the Gudzunas property, and relocation costs for the tenants.

Mayor/Chair Perez moved that the Community Development Commission authorize the repayment of $430,000 to the City and adopt the Resolution accepting a new loan to the Agency in a like amount of $430,000; seconded by Councilmember/Board Member Solis. The motion carried the following roll call vote: AYES: Solis, Storing, Perez. ABSENT: Lujan, Chavez. NOES: None.

A-2 CITY COUNCIL CONSIDERATION OF ACCEPTANCE OF LOAN REPAYMENT FROM THE REDEVELOPMENT AGENCY AND ISSUANCE OF NEW LOAN TO THE REDEVELOPMENT AGENCY

Mayor/Chair Perez moved that the City Council accept the Redevelopment Agency's repayment of $430,000 to the City and adopt the Resolution approving the issuance of a new loan to the Agency in the amount of $430,000; seconded by Mayor Pro Tem/Vice Chair Storing. The motion carried the following roll vote: AYES: Solis, Storing, Perez. ABSENT: Lujan, Chavez. NOES: None.

ADJOURN THE CITY COUNCIL AND RECESS THE COMMUNITY DEVELOPMENT COMMISSION TO CLOSED SESSION

Mayor/Chair Perez adjourned the City Council meeting and recessed the Community Development Commission to closed session at 7:31 p.m.

B. CLOSED SESSION

At 7:31 p.m. Chair Perez announced that the Community Development Commission will recess to closed session pursuant to Government Code Section 54956.8 to conference with real property negotiators.

B-1 THE COMMUNITY DEVELOPMENT COMMISSION WILL RECESS TO CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.8 TO CONFERENCE WITH REAL PROPERTY NEGOTIATORS

PROPERTY: 1249 TO 1311 Hacienda Boulevard and 15125 Fairgrove Avenue

AGENCY NEGOTIATOR: Executive Director Carol Cowley and Deputy Executive Director Gregg Yamachika

NEGOTIATING PARTIES: Arman Gabay representing Charles Company

UNDER NEGOTIATION: Price and terms

RECONVENE THE COMMUNITY DEVELOPMENT COMMISSION TO OPEN SESSION

At 7:53 p.m. Commission Counsel Casso announced that the Commission recessed to closed session as to Item No. B-1. The Commission gave the Executive Director and Commission Counsel direction. No final action was taken and there was nothing further to report.

ADJOURNMENT

There being no further business to come before the Community Development Commission, Chair Perez adjourned the meeting at 7:53 p.m.

Approved this 12th day of August, 2008

Diana Gíron,
Acting City Clerk/Acting Secretary

Louis R. Perez, Mayor/Chair