

**MEETING OF THE HOUSING AND REDEVELOPMENT COMMISSION
OF THE CITY OF VACAVILLE
MINUTES
November 19, 2008**

The regular meeting of the Housing and Redevelopment Commission of the City of Vacaville was held at Vacaville City Hall, 650 Merchant Street, Conference Room A/B Vacaville, CA 95688. Commission Chair, Pat Gideon, called the meeting to order at 5:45 pm.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL:

Present: Pat Gideon, Chairperson
Benjamin Amos
Steve Kappel
Denise Suihkonen
Bob Meador

Absent: Suzanne Clark (Excused)

Cyndi Johnston, Director, informed the Commission that Dorothy Locke has resigned from the Commission and that applications for the vacated position are being accepted by the City Clerk, with the appointment to be made by the Mayor.

Staff Present: Cyndi Johnston, Director of Housing & Redevelopment
Terry Rogers, Deputy Director of Housing & Redevelopment
Brenda Clyma, Housing & Redevelopment Manager
Eric Luchini, Housing & Redevelopment Project Coordinator

3. APPROVAL OF MINUTES

Motion: To approve the minutes of the Housing and Redevelopment Commission meeting of October 22, 2008, as submitted. Approved: Suihkonen/Amos, unanimous.

4. APPROVAL OF AGENDA

Motion: To approve the agenda of the Housing and Redevelopment Commission Meeting of November 19, 2008, as amended. Approved: Kappel/Meador, unanimous.

5. CORRESPONDENCE None

6. BUSINESS FROM THE FLOOR None

7. PUBLIC HEARINGS

A. EXECUTION OF PROPERTY EXCHANGE AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND CCC ASSOCIATES AND A SALES/PURCHASE AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND THE CITY OF VACAVILLE TO ALLOW FOR THE CONSTRUCTION OF AN INTERMODAL TRANSPORTATION CENTER AND FUTURE DEVELOPMENT CONSIDERATIONS

Eric Luchini presented information to the Commission regarding the development of an intermodal transit center on Allison Drive. The Redevelopment Agency proposes to exchange an approximately nine acre parcel it owns on Harbison Drive for an approximately ten acre parcel owned by CCC Associates on Allison Drive. Six acres of the Allison Drive property would be transferred to the City and developed into an intermodal transit center. The remaining four acres would be retained by the Agency for future development. Any cost to the Agency for the exchange would be reimbursed by the City. Additionally, the City will agree to transfer a half-acre parcel at the corner of Allison Drive and Nut Tree Parkway to the Agency at no cost, which would be merged with the remaining four acres under Agency control to create one future 4.50-acre development site. The joint public hearing of the City Council and

Redevelopment Agency to approve the transactions would be held at the joint Council/Agency meeting to be held on December 9, 2008, beginning at 7:00 p.m.

In response to questions regarding the project, Mr. Luchini explained that the purpose of the transit center would be a place for people to park and use buses to commute to work or to catch charter buses to specific destinations, similar to the transit center in Fairfield. He stated that at this time no retail uses were planned and so there would be no income generated and that a planned parking garage would generate income to cover operations. The close proximity of the proposed transit center to the Ulatis Cultural Center would help free up parking at the Ulatis Cultural Center now used by commuters.

Motion: To recommend that the Council and Agency authorize the execution of a property exchange with CCC Associates and the purchase agreement with the City. Approved: Suihkonen/Meador, unanimous.

8. REPORTS

A. FORECLOSURE STRATEGY UPDATE

Cyndi Johnston, Director, reported on the progress made to address foreclosures in Vacaville. She explained that staff has been successful in securing private and public grant funds for pre-foreclosure counseling. There is new federal funding through the Neighborhood Stabilization Program. Although Vacaville would be required to partner with local entities to be eligible for the funding, approximately \$750,000 could be available for shared equity loans for buyers of foreclosed properties. Staff has counseled 181 property owners since January 1, 2008. Staff handles approximately 30 foreclosure counseling cases at any given time. In addition, Code Compliance is currently addressing 20 problem foreclosed properties with great success. The Commission members said that the staff was to be commended for their proactive work to stay ahead of this problem in Vacaville.

9. BUSINESS None

10. DIRECTOR'S REPORT

Ms. Johnston reported that the next meeting would be held on December 10, 2008.

Ms. Johnston also provided an update on the Agency's efforts to acquire the Vacaville Skating Center. Staff began studying the feasibility of retaining two ice surfaces once the Agency purchases the property and determined that a temporary floor over one of the ice surfaces to create a multipurpose area was not possible due to the construction of the ice rinks (which have sand rather than gravel foundations) and that a second floor to generate income through food and beverage sales could not be constructed in a manner that would leave the current ground floor available for recreation uses. At this time the Agency is no longer pursuing the sale because the seller could not secure an entity to lease one of ice rinks as originally proposed. Without lease proceeds from one of the rinks, the acquisition is not feasible.

Ms. Johnston reminded the Commission that the two new Council Members will be seated on December 9 and that City Manager David Van Kirk will be retiring on December 31. Commission members are invited to the DVVID holiday breakfast to be held on Tuesday, December 9, at 8:00 am at Los Reyes. Also Commission members are invited to the grand opening of the Senior Manor apartment complex on December 12.

11. COMMISSIONER COMMENTS - None

12. ADJOURNMENT – There being no further business, the November 19, 2008, Housing and Redevelopment Commission meeting adjourned at 6:18 p.m. to a Special Meeting to be held on December 10, 2008 at 5:45 p.m.

Respectfully submitted,

Terry Rogers, Recording Secretary