

**CITY OF FILLMORE REDEVELOPMENT AGENCY
REGULAR MEETING**

**TUESDAY, September 22, 2009
6:30 P.M.**

**FILLMORE CITY HALL
250 CENTRAL AVENUE, FILLMORE, CA 93015-1907**

AGENDA

ITEM

REFERENCE*

1. **CALL TO ORDER**
2. **ORAL COMMUNICATIONS (See City Council Agenda for Oral Communications.)**
3. **REDEVELOPMENT AGENCY CONSENT CALENDAR**
 - 3A. Minutes of July 28, 2009 Regular Meeting. **Copy**
 - 3B. Minutes of August 25, 2009 Regular Meeting. **Copy**
4. **REDEVELOPMENT AGENCY PUBLIC HEARINGS** – See City Council agenda for any joint public hearings.
5. **REDEVELOPMENT AGENCY BUSINESS ITEMS – None.**
6. **REDEVELOPMENT AGENCY CLOSED SESSION** **(7:40p)**
 - 6A. The Fillmore Redevelopment Agency will hold an executive session with its real estate negotiator Bill Bartels and Special Agency Counsel Tom Parrington regarding the sale of real property at Mountain Avenue and Main Street to Cabrillo Economic Development Corporation and the terms of a proposed First Amendment to an existing Disposition and Development Agreement dated December 27, 2007 titled "Sale DDA". Such session is authorized pursuant to California Government Code Section 54946.8.
7. **ADJOURNMENT:** Redevelopment Agency adjourns to a joint meeting with the Fillmore Unified School Board, set for September 29, 2009 at 6:30 p.m. at the Fillmore High School Cafeteria, 555 Central Avenue, Fillmore, California.

* Memorandums and/or reports relating to agenda items are on file in the City Clerk's Office on the Public Notice Board. If you have questions regarding the above items you may call the Deputy City Clerk at 524-3701 or go to City Hall for further information. Materials related to an item on this agenda submitted to the Agency after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall during normal business hours. Such documents are also available on the City of Fillmore website at www.fillmoreca.com subject to staff's ability to post the documents before the meeting.

** Items marked with (**) are found in the City Council reports for the same date.

**FILLMORE REDEVELOPMENT AGENCY MEETING
250 CENTRAL AVENUE
FILLMORE, CA 93015**

**JULY 28, 2009
6:30 P.M.
REGULAR MEETING**

CALL TO ORDER Agency Chair Patti Walker called the Fillmore Redevelopment Agency meeting to order at 6:30 p.m. Agency Members present: Agency Chair Patti Walker, Vice Chair Gayle Washburn, member Jamey Brooks, member Laurie J. Hernandez. Members absent: Steve Conaway. City Staff present: Transitional City Manager Larry Pennell, Agency Attorney Ted Schneider, City Clerk Clay Westling, and Deputy City Clerk Sheldon Sherman.

REDEVELOPMENT AGENCY BUSINESS ITEMS

ACTION

**APPROVAL OF
RDA CONSENT
CALENDAR**

Motion: Washburn; Second: Hernandez; MOTION PASSES by the following voice vote to adopt the Redevelopment Agency consent calendar, consisting of the following items:

3A. Warrant List for July 28, 2009.

AYE: Brooks, Hernandez, Walker, Washburn; NO: None; ABSENT: Conaway; ABSTAIN: None.

**5A LEASE
AGREEMENT RDA,
TOURISM BUREAU
& RAILWAY**

Walker recused herself as a member of the Boards.

Pennell met with the representatives of the Heritage Valley Tourism Bureau and Fillmore & Western Railway. Many of the merchants along Central Avenue have tied their existence to the railroad. There are ties to the Fillmore & Western Railway. The City should do all they can to create a partnership with the Fillmore & Western Railway and the Heritage Valley Tourism Bureau. Bill Bartels and Larry Pennell met with the representatives to discuss the potential lease. There would be rent of \$750 to the Redevelopment Agency.

Brooks asked the rent prior. Bartels said \$1,000. Brooks asked why it is now less. Bartels said because the tenant will be taking care of the building, they offered an offset to prevent the handling of the maintenance. Brooks asked if there is an agreement for which space will go to which entity. Bartels said the relationship between those two tenants will figure out those items.

Ted said the action will approve what is in the packet. The recommendation should be approved in regards to the potential changes that may occur in the future. Bartels said they shouldn't see any major changes, but it can be mentioned.

Dave Wilkenson, Fillmore & Western Railway, said there is some

wording that needs to be gone over before it was completed. There is nothing in there that needs to raise a red flag. The council discussed it this afternoon, and there isn't much that needs to be changed.

Bartels suggested they are directed to move forward with the deal points as recommended, but they won't be changed much. Brooks asked why they couldn't come back at a later date with changes and iron them out at that point. Ted said he hadn't received any comments back on his lease, so he wanted to make sure there weren't any large disagreements. Wilkenson said they would take care of the building, and would like to have it open and operated by October 1st. Pennell said due to the items, they may need an additional meeting in August. They could discuss it further and bring it back during a mid-August meeting.

Ted requested that the attorney email over any changes in the lease, and they could be ironed out at the mid-August meeting. Will come back at a special mid-August meeting.

ACTION

Motion: Hernandez; Second: Brooks; MOTION FAILS. All votes No.

Walker returned to the chambers.

ADJOURN

Mayor Pro-tem Washburn adjourned the city council at 10.30 p.m. to the next regular meeting set for Tuesday, August 25, 2009, 6:30 p.m. at Fillmore City Hall, 250 Central Avenue, Fillmore, California.

Prepared by: SHELDON SHERMAN, Deputy City Clerk

Approved By: CLAY WESTLING, City Clerk

**FILLMORE REDEVELOPMENT AGENCY MEETING
250 CENTRAL AVENUE
FILLMORE, CA 93015**

**AUGUST 25, 2009
6:30 P.M.
REGULAR MEETING**

1. CALL TO ORDER

Agency Chair Walker called the Fillmore Redevelopment Agency meeting to order at 6:30 p.m. Agency Members present: Chair Patti Walker, Vice Chair Gayle Washburn, Jamey Brooks, Steve Conaway and Laurie J. Hernandez. Agency Members absent: None. City Staff present: Transitional City Manager Larry Pennell, Agency Attorney Ted Schneider, City Clerk Clay Westling, and Fiscal Assistant Norma Gutierrez.

2. ACTION APPROVAL OF RDA CONSENT CALENDAR

Motion: Washburn; Second: Hernandez; AYE: Brooks, Washburn, Hernandez, Conaway, Walker; NO: None; ABSENT: None ABSTAIN: None.

3A. Warrant List for August 25, 2009.

REDEVELOPMENT AGENCY BUSINESS ITEMS

**ACTION
LEASE AGREEMENT RDA, F&W RAILWAY, AND HVTB**

5A. Lease Agreement between Fillmore Redevelopment Agency and Heritage Valley Tourism Bureau and Fillmore & Western Railway for 364 Main Street.

**DISCUSSION/DIRECTION
401 ARUNDELL**

Mayor Walker recused herself as a member of the Board.

Mr. Pennell indicated the item was a continuation of the meeting between the President and Chief Executive Officer of the Railroad to discuss the agreement of the building. Mr. Bartels indicated all the discussions have been completed in the agreement, and drafted by the City Attorney.

Motion: Hernandez, Second: Brooks
AYE: Unanimous Absent: Walker

**ACTION
INSPECT AND REPORT RESULTS**

5B. Discussion and Direction Regarding Disposition of Property Located at 401 Arundell Circle for Very Low, Low or Moderate Income Family.

Attorney Schneider indicated of a distressed property acquisition from Redevelopment funds in a foreclosure auction located at 401 Arundell Circle. The property was appraised at \$151,000.00. The Agency acquired the property for \$106,500.00 on August 5, 2009. The Agency is only seeking properties with a second mortgage on the property due to assistance from the First Time Home Buyers program. Attorney

Schneider discussed the possibilities of selling the property to low, moderate or very low-income family with deed restrictions of 45 years. The property could be helpful to the City and would remain within the numbers for the Housing Element.

Councilmember Hernandez was concerned with the property being up to code. Councilmember Washburn contacted Mr. Doug Tapping from the Housing Authority, and agreed that a lease option would not be viable to the city.

Mayor Walker asked if the property were transferred to the City, the City would be the landlord. Councilmember Brooks asked if the Property was sold could the City make a profit. Attorney Schneider indicated that the sale of the property would be for market value, and the City could add carrying costs to the purchase price. Mayor Walker tabled this matter and the Council will wait and see what the results of the inspections are.

Motion: Brooks Second: Hernandez
AYE: Brooks, Washburn, Hernandez, Conaway
NO: Walker Abstain: None

REDEVELOPMENT AGENCY CLOSED SESSION - NONE

ADJOURNMENT: Redevelopment Agency adjourns to a regular meeting, set for September 8, 2009 at 6:30 p.m. at Fillmore City Hall, 250 Central Ave., Fillmore, California.

Prepared By: Norma Gutierrez, FIANACIAL ASSISTANT

Approved By: Clay Westling, CITY CLERK