



**MINUTES**  
**SPECIAL MEETING OF**  
**CITY COUNCIL/SAN DIMAS REDEVELOPMENT AGENCY**  
**TUESDAY, NOVEMBER 13, 2007, 6:00 P. M.**  
**CITY COUNCIL CONFERENCE ROOM**  
**245 E. BONITA AVE.**

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**PRESENT:**

Chairman Curtis W. Morris  
Vice Chairman Jeff Templeman  
Mr. Emmett Badar  
Mr. Denis Bertone

Executive Director Blaine Michaelis  
Agency Attorney J. Kenneth Brown  
Secretary Ina Rios  
Assistant City Manager of Community Development Larry Stevens  
Assistant City Manager Ken Duran  
Director of Development Services Dan Coleman  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns  
Planning Manager Craig Hensley

Consultant Brian Wishneff

**ABSENT:**

Mr. John Ebiner

**1. CALL TO ORDER**

Mayor Morris called the meeting to order at 6:04 p.m.

**2. ORAL COMMUNICATIONS**

(For anyone wishing to address the City Council/Board on an item on this agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. Speakers are limited to three minutes or as may be determined by the Chair.)

- a. Members of the Audience

There were no comments.

**3. STUDY SESSION**

- a. Receive presentation regarding the process and application to secure Federal Tax Credits for Historic Projects (Walker House renovation).

Executive Director Michaelis said the Federal Government offers tax credit benefits to encourage and support historical renovation projects. He introduced Consultant Brian Wishneff who explained how public entities can take advantage of these tax credit provisions. Mr. Michaelis requested direction to staff regarding the City/Agency's participation in such a program.

**Brian Wishneff**, Consultant, gave a slide presentation, provided some background information, and explained the process that involves the creation of a project partnership with a tax credit investor for a

minimum of five years. He said the entire tax credit is earned by the investor in the calendar year the renovation is completed. He provided some examples of how a typical tax credit program could realize a net financial benefit of 18%-20% of renovation costs.

Mr. Wishneff responded to Council/Board about forming a limited partnership, the five-year timeline, and what qualifies as an expense. He said he would provide a list of active participants for the City Council/Board to approve the general partner. He indicated that his firm would draft the lease agreement for Council/Board approval, and the City/Agency would retain control of the building.

Councilmember Bertone stated he could not consider voting on this matter until the City Attorney reviewed and approved it.

Mr. Michaelis explained the net benefit of \$1.3 million could be used as discretionary funds. He suggested Council/Board direct staff to further explore involvement in Oakland and Riverside and to approve the architect to explore eligibility in Sacramento and Department of Interior approval.

#### **4. ADJOURNMENT**

Chairman Morris adjourned the study session at 6:50 p.m.

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Curtis W. Morris, Mayor of the City of San Dimas and  
Chairman of the San Dimas Redevelopment Agency

ATTEST:

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Ina Rios, City Clerk/Secretary