



**CITY OF SAN DIMAS
MINUTES
SAN DIMAS REDEVELOPMENT AGENCY MEETING
TUESDAY, September 13, 2005
COUNCIL CHAMBERS
245 E. BONITA AVENUE**

PRESENT:

Chairman Morris
Mr. Bertone
Mr. Ebner
Mr. McHenry
Mr. Templeman

Executive Director Michaelis
Agency Attorney Brown
Secretary Rios

CALL TO ORDER

Chairman Morris called the meeting to order at 8:47 p.m.

ORAL COMMUNICATIONS

None

APPROVAL OF MINUTES

It was moved by Mr. Bertone, seconded by Mr. Ebner, to approve the minutes of the August 23, 2005 meeting. The motion carried unanimously.

PUBLIC HEARING

(The following items have been published and/or posted. The Mayor will open the meeting to receive public testimony.)

(THIS ITEM WILL BE CONTINUED TO THE OCTOBER 25, 2005 CITY COUNCIL /REDEVELOPMENT AGENCY MEETING.)

Approval of a negative declaration for a proposed development of a mixed use project located at east side of San Dimas Avenue, south of the Railroad tracks, and north of Arrow Highway, and consideration of adoption of:

A RESOLUTION OF THE SAN DIMAS REDEVELOPMENT AGENCY FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING THE CONDEMNATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF SAN DIMAS FOR REDEVELOPMENT PURPOSES.

Agency Attorney Brown stated that offers have been extended to the property owners and staff has prepared and noticed the hearing for consideration of the adoption of a Resolution of Necessity. For various reasons, he would request the Agency to continue the hearing for six weeks to allow the preparation of the Disposition and Development Agreement, entitlements, and other necessary documentation. A notice was sent to property owners and their attorneys that this matter would be continued to October 25, and Mrs. Staley expressed that she would like to address the Agency this evening. Attorney Brown recommended that the hearing be opened and continued

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to October 25, 2005, and stated that the hearing would be re-noticed. He reported that he was in the process of preparing an acquisition agreement/purchase agreement with one of the property owners.

Chairman Morris opened the public hearing for the purpose of continuing it to October 25, 2005. He announced that the public hearing is to acquire land for a proposed development just south of the Railroad tracks, east of San Dimas Avenue, and north of Arrow Highway.

Agency Attorney inquired if Mrs. Staley was present in the audience. There being no response, Chairman Morris closed the public hearing.

This item was continued to the October 25, 2005 City Council/San Dimas Redevelopment Agency meeting.

d. Executive Director

- 1) Presentation from the San Gabriel Valley Economic Development Partnership – requesting city membership.

Executive Director Michaelis presented a proposal from the San Gabriel Valley Economic Development Partnership to promote our region and encourage economic development at an annual cost of \$5,000. He said the City is at the eastern end of the Partnership's domain and is also pursued by the Inland Valley Economic Development Council that focuses on cities to the east of San Dimas. He said staff has not taken an initiative to enroll as a member of either organization because the direct benefit of participation was unclear. However, it may be beneficial to support efforts that may strengthen the economic base of our region. He introduced Mike Shay, Vice President of the San Gabriel Valley Economic Development Partnership to provide background that might help in making a decision with respect to membership and participation in their organization.

Mike Shay, Vice President, Investor Relations for San Gabriel Valley Economic Development Partnership, thanked the Board members for the opportunity to present his request. He summarized the Partnership's purpose, goals, objectives and achievements as they strive as an entity to make the San Gabriel Valley a strong, stable and vibrant place to live and work. He sincerely hopes the Agency will choose to join in an effort to carry out their efforts.

Mr. Shay responded to Council that the nonprofit organization staffs five employees and their members pay dues. He said their first objective is to keep a business in the city and to create jobs in Southern California. He encouraged joining their group, and for \$5,000 annual dues the organization is proactive in governmental and business involvement and expectation, which makes for a great working relationship.

City Manager Michaelis said the intent was to provide an opportunity to them to give a presentation and explain the organization to the Agency. He expressed an overwhelming schedule with economic development activity and said the Agency is currently a part of a regional effort to address, track and support issues.

It was the consensus of the Agency members to not join at this time; however, Mr. Ebiner thought it was worthwhile to have groups boosting economic development if the organization could stem the tide with outsourcing, low wages, and importing.

Ted Powl, President/CEO, Chamber of Commerce, said the Chamber has been a member of SGV Economic Development Partnership for approximately seven years and named several success stories in town as a result of the SGVEDP activity. He said the Inland Valley Economic Development Corporation has lost its primary source of income and is in the process of going dormant.

- 2) Authorization to release RFP for development proposals for the Agency-owned property at Bonita Ave. and Cataract.

Mr. Ebiner expressed that he owns property within the vicinity of the project and left the Chambers at 9:30 p.m.

Assistant City Manager Duran reported that in the last several months, staff has been contacted by several individuals who have expressed interest in the Agency-owned property at Bonita Avenue and Cataract, and proposed a variety of uses. Staff recommends authorizing the Agency to release a Request for Proposal for prospective developers of the site.

Chairman Morris stated he was not opposed to development on the site; however, staff was previously instructed to landscape the location while waiting for a suitable use. He said the Agency members are not willing to consider housing, and he would prefer to limit proposals to developers willing to consider a sales tax generating project.

In response to Mr. Bertone, Mr. Duran said one of the objectives to streamline the process to see how serious developers are is to ask for financial pro forma information.

Mr. Templeman stated that the RFP is the best formal procedure and moved to authorize staff to prepare a Request for Proposal for the agency-owned property at Bonita Avenue and Cataract.

The motion was seconded by Mr. Bertone and **failed** by the following vote:

AYES: Messrs. Bertone, Templeman
NOES: Messrs. McHenry, Morris
ABSTAIN: Mr. Ebiner
ABSENT: None

Mr. McHenry stated it has been a convenient place to store contractors' construction materials and equipment when they work in the City and agreed with Chairman Morris that the property should be landscaped.

Mr. Michaelis stated that staff would proceed with landscaping and in the meantime, interested parties would be encouraged to submit a proposal and staff will evaluate and if warranted, bring forward to the Agency.

Mr. Ebiner returned at 9:39 p.m. to the dais.

3) Update Ride and Show proposal to amend grant deed requirements.

Executive Director Michaelis reported that at their August 23, 2005 meeting, the Board considered a request to amend the Disposition and Development Agreement with Ride and Show Engineering, and agreed to delete the requirement that subsequent use be for a corporate headquarters. Ride and Show Engineering has proposed to make a payment in the amount of \$250,000 to remove the DDA and Grant Deed requirement that subsequent uses be consistent with the City's Redevelopment Plan, provided that the payment be made when the building is sold, and should the new buyer be willing to abide by the current provisions of the DDA and Grant Deed, the payment would not be required. Director Michaelis felt that the \$250,000 payment is a reasonable present value contribution to address an objective that the Agency's financial interests be maintained and the payment would not change the property tax paying obligations of any future buyer. If the Board members agree, staff will initiate the process for approval at the next meeting.

Chairman Morris stated that before the meeting with staff and Mr. Feuer, he spoke by telephone with Agency Attorney Brown concerning the concept of this being a contractual obligation and, if it is appropriate to amend a contract for money. He summarized the discussion and asked if Mr. Feuer would be willing to pay to the San Dimas Redevelopment Agency \$250,000 out of escrow for the sale of the property in exchange for the removal of the Disposition and Development Agreement/Grant Deed requirement that subsequent uses be consistent with the City's Redevelopment Plan. The buyer would still be subject to zoning requirements. Should the buyer be willing to abide by the current provisions of the DDA/Grant Deed, the \$250,000 payment would not be required.

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Eduard Feuer, Chairman of the Board, Ride and Show Engineering, Inc. and owner of 279 E. Arrow Hwy. building, confirmed and asked for approval.

It was moved by Mr. Bertone to direct staff to initiate the necessary process to have the amendment to the DDA/Grant Deed as staff recommended for approval at the next meeting. The motion was seconded by Mr. Templeman.

In response to Mr. McHenry, Director Michaelis said \$250,000 could be considered approaching a reasonable present value if the intent is to make a contribution so that if a future use is not consistent with the Redevelopment Plan.

The motion carried 5.0

In response to Mr. Ebner, Chairman Morris that Mr. Long of Christ Church of the Valley attended the meeting and everyone has a clear understanding of the Planning Director's position of opposing a use determination He said the first step requires Mr. Long to submit to Director Stevens a detailed description of the use. The Director would contact a network of cities to determine how parking requirements for basketball courts are handled, and if the parking requirements are worked out, the application for a zone change would be processed by the Planning Commission and City Council.

In response to Mr. Templeman, Director Stevens explained that the M-1 zone specifically states that church use shall be within 300 feet of residentially zoned properties; Church use is permitted by conditional use permit on property zoned R-1, SFA, and SF-DR. He further replied that Sunnyside is zoned CG-2 and residential uses are permitted by conditional use permit. He stated that at the meeting, it was clearly understood the distinction between use and zone.

e. Members of the Agency

None

ADJOURNMENT

The meeting adjourned at 9:55 p.m.

ATTEST:

Chairman of the San Dimas Redevelopment Agency

Secretary