

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of April 13, 2010

The City Council of the City of Davis met in regular session beginning at 5:30 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Asmundson.

Roll Call: Councilmembers Present: Ruth Asmundson, Sue Greenwald, Lamar Heystek, Don Saylor, Stephen Souza

Councilmembers Absent: None

Other Officers Present: City Manager Bill Emlen, City Attorney Harriet Steiner, City Clerk Zoe Mirabile

Closed Session City Council convened a closed session pursuant to Government Code §54954.5 to discuss the following:

A. Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: 1 case

B. Conference with Legal Counsel – Anticipated Litigation. Initiation of litigation pursuant to subdivision (c) of Section 54956.9: 1 case

C. Conference with Real Property Negotiator:

Property: 1752 Drew Circle

Negotiating Parties: Davis Campus Cooperatives, a Subsidiary of North American Students of Cooperation (NASCO)

Agency Negotiators: City Attorney Harriet Steiner, City Manager Bill Emlen, Housing & Human Services Superintendent Danielle Foster

Under Negotiation: Price and terms of payment

City Council returned to open session at 6:37 p.m. with no reportable action. Mayor Asmundson announced Council will return to closed session at the end of the meeting.

Approval of Agenda S. Souza moved, seconded by D. Saylor, to approve the agenda. Motion passed unanimously.

Ceremonial Presentation Mayor Asmundson presented Proclamation Recognizing April 18-24, 2010 as National Volunteer Week.

L. Heystek read Council Ground Rules into the record

International House Annual Update International House Board President Sean Duggan provided an update on activities during 2009-10, including services provided to residents, students, scholars and visitors.

Water Resources Association of Yolo County (WRA) Update on Regional Activities and Flood Safe Yolo Program

Water Resources Association representative Tim O'Halloran provided an update on activities and goals over the past year, including the Flood Safe Yolo program, a collaborative process with agencies in Yolo County; joint programs for groundwater monitoring and modeling; a subsidence modeling program; surface water quality and quantity monitoring; and development of topographical maps to help cities develop 200-year flood plans. Next steps will focus on Putah Creek and Cache Creek.

Public Comments

Don Viarejo, Choices for Healthy Aging, and Mary Jo Bryant spoke in opposition to regular agenda item – Residential Development Status Report as of January 1, 2010, specifically recommendation 1c: Additional “yellow light” sites do not need to be considered at this time. Comments included: Council should not limit creative and innovative projects and may want to consider approving more development.

Donald Parks spoke regarding SB695, an Act that provides a phase-in for non-residential customers to purchase electricity directly from non utility sources, which locks in electricity rates from non utility suppliers. He stated the option period was extended to April 16, and non-resident entities need to file an application with the Public Utilities Commission.

City Manger Bill Emlen suggested Council add this issue to the agenda as an urgency item when they consider the consent calendar.

Donna stated residents at the Eleanor Roosevelt Circle senior housing site have experienced problems with trespassing, noise, loitering, theft, and many fear stepping outside their homes after dark because a fence on their property has two open areas between neighboring property lines. She requested Council act on reversing a Planning Commission decision regarding this fence.

Elaine Roberts-Musser and David Greenwald spoke regarding regular agenda item - Item Submitted by City Council Subcommittee on Commissions: Commission Review of Development Proposals. Comments included: suggestions to ensure timely and clear referral by staff to commissions, and Finance and Budget Commission should review every proposal.

David Thompson and Luke Watkins, Neighborhood Partners (NP), spoke regarding affordable housing and Davis Area Cooperative Housing Association (DACHA). Comments included: asked who was chosen as the contractor for the New Harmony project, thanked Councilmember Souza for initiating discussions between DACHA members and NP, requested third party investigation of DACHA activities, and NP should be paid for work completed on DACHA's behalf.

Janet Boulware, Executive Director of Davis Bridge; Vanessa Rosco, Maria Diez, Doneisha Lane, Haranas Tagium, and Sandra Lopez, UCD students/Bridge

tutors; Barbara Morales; Celia Ortiz; Rajer Trajillo; Jasime Possano; Maria Seja; Nora Brazil; Nicholas Vass; Waheed; and Gwendalyn spoke on behalf of Davis Bridge. Comments focused on the number of children served, the benefits of the program for at-risk students, and the assistance provided by college-age tutors to children, many of whom have language barriers at home.

City Council recessed at 7:58 p.m. and reconvened at 8:06 p.m.

Urgency Item Added to Agenda: Direct Access - SB695 S. Souza moved, seconded by S. Greenwald, to add urgency item regarding Direct Access - SB695 to agenda. Motion passed unanimously.

Agenda: Direct Access - SB695 Sustainability Program Manager Mitch Sears requested Council authorize the city to submit a Notice of Intent, which leaves the option open to participate in purchasing electricity directly from non utility sources if city so chooses at a later date.

L. Heystek moved, seconded by S. Souza, to submit a letter of intent to participate in SB695 program with PG&E. Motion passed unanimously.

Consent Calendar Resolution No. 10-047 - Authorizing the City Manager to Execute a Memorandum of Understanding (MOU) Between the City of West Sacramento, the City of Davis, the City of Woodland, Yolo County Economic Development Division, the West Sacramento Chamber of Commerce, the Northeastern California – Greater Sacramento Small Business Development Center and the Yuba Community College District for the Administration of Workforce Investment Act Rapid Response Funding From Yolo County to Provide Rapid Response to Employee Layoffs and Other Business Support Services for the Davis Business Community

Approved

Ordinance Repealing Section 26.01.010 of the Davis Municipal Code Addressing Annoying Persons on Streets and Amending Section 26.01.100 Addressing Obscene Language

Introduced

Budget Adjustment #76 (\$138,634) – Transferring Funds for FY08/09 ADA Parking and Facility Compliance

Approved

2010 California Alcoholic Beverage Control (ABC) Grant Application for “LEADER” project (Law Enforcement Alcohol Deterrence and Education Response)

Approved

City Council Minutes from the Meetings of December 16, 2008, and January 10 and March 30, 2010

Approved

City Manager Bill Emlen requested Council include appointment of the current alternate for the Human Relations Commission to a regular term for the following item, as his request was received after the Council Agenda packet was distributed. Council concurred.

Appointment of Current Alternate Commissioners to Regular Commission Terms for the Business and Economic Development, Finance and Budget, Natural Resources, and Tree Commissions

Approved

Commission Minutes:

1. Civic Arts Commission Meetings of January 11 and February 8, 2010
2. Open Space and Habitat Commission Meeting of January 4, 2010
3. Planning Commission Meetings of January 6 and 13, 2010
4. Tree Commission Meeting of February 18, 2010

Informational

2009/10 Third Quarter Administratively Approved Budget Adjustments

Informational

L. Heystek moved, seconded by D. Saylor, to approve the consent calendar as listed above. Motion passed unanimously.

Removed from Consent Calendar:

Item removed from consent calendar by S. Greenwald.

R. Asmundson recused herself due to a conflict of interest and left the room.

S. Greenwald moved, seconded by S. Souza, as follows:

Resolution Accepting a Loan of \$1.6 Million Under the Pacifico Project Cooperative Agreement for the Purpose of Advancing Funds to Pacifico for the Payoff of Senior Liens to Ensure Preservation of the Affordable Housing Project

1. Affirm acceptance of the \$1.6 million loan from the Redevelopment Agency's Housing Set-Aside Fund and authorization of the budget amendment to utilize its proceeds as an advance under the City's existing Housing Trust Fund loans to Pacifico to stop First Northern's foreclosure of Pacifico by paying the discounted settlement amount of \$1.6 million, resulting in the release of First Northern's first and second liens, confirmation of the subordinate status of its third, the termination of First Northern's foreclosure and the protection of the City's liens, collateral and affordability restriction
2. Approve Resolution No. 10-048 - Accepting a Loan of \$1.6 Million Under the Pacifico Project Cooperative Agreement with the Redevelopment Agency of the City of Davis for the Purpose of Advancing Funds Under the City of Davis Loan to Pacifico for the Payoff of Senior Liens to Ensure Preservation of the Pacifico Affordable Housing Project, formally authorizing this loan and the associated agreement, as presented and approved in closed session on March 30, 2010

Motion passed by the following vote:

(Joint Discussion with Redevelopment

AYES: Greenwald, Heystek, Saylor, Souza

NOES: None

ABSENT: Asmundson

Agency Board)

Mayor Asmundson returned to the dais.

Continued Public Hearing

Mayor Asmundson opened and continued the following public hearing to April 27, 2010: Resolution to Adopt the Updated Housing Element and Direct Staff to Submit the Updated Housing Element to the State Department of Housing and Community Development for Final State Certification.

Public Hearing: Community Development Block Grant (CDBG) and Housing Investment Partnerships Program (HOME) 2010-2011 Funding Recommendations

City Manager Bill Emlen explained the Social Services Commission has developed criteria to ensure funding recommendations focus on critical needs and are as fair as possible. Administrative Analyst Patrick Conway outlined the city process for consideration of proposed programs and summarized staff and commission recommendations regarding allocations.

Mayor Asmundson opened the public hearing.

Janet Boulware, Selina Rodriguez, and Nancy Petersen, Davis Bridge, spoke regarding their program. Comments: Davis Bridge program serves over 200 low-income students, requested \$15,000 to continue current services and expand to an additional site, only free after-school program offered to low income students in Davis, provides service that is largely unrecognized, and program actively seeks all possible grant opportunities.

(Joint Discussion with Redevelopment Agency Board)

Ingrid Selime, Davis Teachers Association; Rochelle Swanson, Blue and White Foundation; and James Hammond, DJUSD Superintendent, spoke in support of the Bridge program.

Janice Crichlow, Yolo County Homeless Coordinator, thanked the Social Services Commission for their funding recommendations that emphasize basic needs, particularly the needs of the growing homeless population.

Mayor Asmundson closed the public hearing.

R. Asmundson moved, seconded by L. Heystek, to approve \$9,703 allocation (from public service funding) for Davis Bridge and direct staff to find ways, within parameters mandated by state and federal guidelines, to provide additional funding for the organization.

D. Saylor proposed friendly amendment to direct staff to consider reallocating teen program funding. Accepted by mover and second.

Housing and Human Services Superintendent Danielle Foster stated staff will look at providing funding from teen programming, any possibility of reallocating funds from CDBG administration and any other funding opportunities.

Motion passed unanimously.

D. Saylor moved, seconded by S. Souza, the following as amended by redistri-

bution of funding:

1. Approve Resolution No. 10-049 - Awarding 2010-2011 Community Development Block Grant (CDBG) Funds in the Amount \$873,693 and \$170,098 of CDBG Funds from Prior Years Allocating and Awarding 2010-2011 Home Investment Partnerships Program (HOME) Funds in the Amount of \$578,485
2. Approve Resolution No. 10-050 - Committing Additional Home Funds Towards the City and Agency's Existing \$5,950,000 Commitment to Yolo Mutual Housing Association and Sacramento Mutual Housing Association and Amending Resolution 09-042 to Extend the Construction Start Deadline to January 1, 2011 for the Construction of the New Harmony Project at the Southwest Corner of Cowell Boulevard and Drummond Avenue
3. Approve submission of final recommendations as a one-year Action Plan to the Department of Housing and Urban Development (HUD)

L Heystek proposed friendly amendment to allocate up to \$13,000 from CDBG administration funds to help fund mediation and fair housing services.

D. Foster requested the motion allow staff to use a portion of the funding that was reduced from HOME administrative funding and the remaining dollars to assist mediation/fair housing. Accepted by mover and second. Motion passed unanimously.

Residential Development Status Report as of January 1, 2010

City Manager Bill Emlen outlined the policy questions, and requested Council provide direction relative to green/yellow/red light development review.

City Attorney Harriet Steiner noted different Councilmembers have conflicts with miscellaneous sites named within the report and they should recuse themselves if Council discusses sites individually.

Principal Planner Bob Wolcott summarized staff recommendations and explained this is a check-in with Council regarding the status of proposed residential development projects.

Bill Streng spoke in disagreement with the numbers on senior housing needs that were provided by a consultant, and believed the assumptions to be false.

Matt Williams suggested including an inventory of existing housing on the market, and determine how current housing meets these needs. New homes already under development will make it harder for homeowners to sell their homes.

Eileen Samitz stated the Housing Element Steering Committee discussed at length whether the Hunt Wesson and Covell Village sites should be linked and recommended against linkage, so that one development does not hold up the other. Also, spoke in opposition to development on the Nishi site.

S. Greenwald recused herself due to conflict of interest with the Davis Joint Unified Headquarters site and downtown sites, and left the room.

D. Saylor moved, seconded by S. Souza, as follows:

Consistent with Council goals for 2009-2010, initiate preliminary planning efforts on the potential infill site of DJUSD Headquarters (“green light” site 1) in cooperation with the property owners. The intended end product of such effort would be a set of development objectives and a conceptual plan for review by City Council. As first steps:

- Direct staff to prepare, for the Mayor’s signature, a letter to the property owners requesting confirmation of their agreement with the planning effort and their cooperation
- Subject to the agreements, return to Council with work programs including steps, timeframes and costs

Motion passed by the following vote:

AYES: Heystek, Saylor, Souza, Asmundson

NOES: None

ABSENT: Greenwald

By consensus, Council decided they were not going to discuss or provide directions to staff regarding downtown sites.

S. Greenwald returned to the dais.

L. Heystek moved, seconded by S. Greenwald, as follows:

Consistent with Council goals for 2009-2010, initiate preliminary planning efforts on the potential infill site of PG&E Service Center (“green light” site 8) in cooperation with the property owners. The intended end product of such effort would be a set of development objectives and a conceptual plan for each site for review by City Council. As first steps:

- Direct staff to prepare, for the Mayor’s signature, a letter to the property owners requesting confirmation of their agreement with the planning effort and their cooperation
- Subject to the agreements, return to Council with work programs including steps, timeframes and costs

S. Souza proposed friendly amendment to explore grants or other funding sources to help fund parts of the planning efforts. Accepted by mover and second. Motion passed unanimously.

L. Heystek moved, seconded by S. Souza, to make the following findings:

- a. The tables provided at the end of the staff report reasonably project anticipated development through 2013
- b. The actual / anticipated residential development is in compliance with the

- growth cap and substantial compliance with the housing type targets
- c. Additional “yellow light” sites do not need to be considered at this time

S. Souza proposed friendly amendment to change the wording in letter c to read: “yellow light sites should be considered with caution at this time”. Not accepted.

S. Souza moved substitute motion, seconded by R. Asmundson, to make the following findings:

- a. The tables provided at the end of the staff report reasonably project anticipated development through 2013
- b. The actual / anticipated residential development is in compliance with the growth cap and substantial compliance with the housing type targets
- c. Additional “yellow light” sites should be considered with caution at this time

Motion passed by the following vote:

AYES: Saylor, Souza, Asmundson

NOES: Greenwald, Heystek

S. Souza moved, seconded by D. Saylor, to continue to encourage and process applications on the remaining 16 “green light” sites. Motion passed unanimously.

S. Souza moved, seconded by D. Saylor, to encourage representatives of the Nishi property (“green light” site 18) to submit a pre-application for City review.

Motion passed by the following vote:

AYES: Saylor, Souza, Asmundson

NOES: Greenwald, Heystek

L. Heystek moved, seconded by S. Souza, to include current inventory of for-sale homes in entitled and or otherwise available housing stock as we evaluate entitlements or otherwise available housing stock. Motion passed unanimously.

S. Greenwald moved, seconded by L. Heystek, to appoint S. Greenwald as a Council representative to be available to staff if they deem it useful for preliminary outreach to PG&E. Motion passed unanimously.

Third and B Building Purchase and Sale Agreement

Community Development Director Ken Hiatt explained on May 5, 2009, City Council and Redevelopment Agency directed staff to initiate transfer of ownership of the Third and B Building from the City to the Redevelopment Agency with the proceeds of the sale to be allocated in support of alternative facility(ies) to accommodate teen programming.

(Joint Discussion with Redevelopment Agency Board)

D. Saylor moved, seconded by S. Souza, as follows:

1. Approve the creation of a parcel of land for the Third and B Building
2. Approve Resolution No. 10-051 - Approving the Agreement of Purchase and Sale to Transfer the Third and B Building Located at 303 Third Street From the City of Davis to the Redevelopment Agency of the City of Davis

S. Greenwald moved substitute motion, seconded by L. Heystek, to postpone the purchase.

L. Heystek moved substitute, substitute motion, seconded by R. Asmundson, as follows:

1. Approve the creation of a parcel of land for the Third and B Building
2. Approve Resolution No. 10-051 - Approving the Agreement of Purchase and Sale to Transfer the Third and B Building Located at 303 Third Street From the City of Davis to the Redevelopment Agency of the City of Davis with the contingency that the net proceeds of \$1.5 million lump-sum payment to the City will be deposited in construction tax and park impact fee funds and held in reserve pending completion of the Parks and Facility Master Plan until determination on an appropriate replacement facility that is suitable for a drop in teen program.

R. Asmundson proposed friendly amendment to include “youth programs”. Accepted by mover. Motion failed by the following vote:

AYES: Heystek, Asmundson
NOES: Saylor, Souza
ABSTAIN: Greenwald

Substitute motion failed by the following vote:

AYES: Greenwald, Heystek
NOES: Saylor, Souza, Asmundson

Main motion passed by the following vote:

AYES: Saylor, Souza, Asmundson
NOES: Greenwald
ABSTAIN: Heystek

D. Saylor moved, seconded by S. Souza, to continue the meeting in open session until midnight. Motion passed by the following vote:

AYES: Heystek, Saylor, Souza, Asmundson
NOES: Greenwald

Appointment of Representative to Serve on the Executive Commission for the Yolo County 10 Year Plan to End and Prevent Homelessness

L. Heystek recused himself.

Housing and Human Services Superintendent Danielle Foster explained that on December 8, 2009, City Council approved the Yolo County 10 Year Plan to End and Prevent Homelessness. Elected officials must be appointed to serve on the Executive Commission as the governing body to oversee and implement the plan, lead the effort to reduce homelessness in Yolo County, and set and monitor annual goals.

Janice Crichlow, Yolo County Homeless Coordinator, provided an update on current projects.

R. Asmundson moved, seconded by D. Saylor, to appoint S. Souza as the representative.

S. Souza moved substitute motion to appoint S. Greenwald as primary representative and S. Souza as alternate. Motion passed by the following vote:

AYES: Greenwald, Souza, Asmundson

NOES: None

ABSTAIN: Saylor

ABSENT: Heystek

Item Submitted by City Council Subcommittee on Commissions (*Asmundson/Souza*): Commission Review of Development Proposals

B. Emlen stated this item is not time sensitive and suggested postponement until next meeting. Council concurred.

Brief Communications

B. Emlen suggested postponement of the remaining closed session item (anticipated litigation). Council concurred.

Long Range Calendar

D. Saylor spoke regarding an accident on Anderson Road; stated neighborhood residents are concerned that traffic regulations contributed to incident. Requested this event be referred to Safety and Parking Advisory Commission. Council concurred.

L. Heystek spoke regarding the City-DJUSD 2x2, which has been considering revisions to General Plan Chapter 10. Requested the proposed changes be heard at the joint meeting of the School Board and the Council. Council concurred.

L. Heystek requested an agendaized discussion on traffic issues. B. Emlen will follow up with staff.

S. Souza asked when landscape maintenance contracts were due, as he is unhappy with service provided in areas maintained by Coast & GP Landscaping. B. Emlen requested S. Souza to meet with City Manager for specific discussion.

Adjournment

The meeting was adjourned at 12:04 a.m.

Zoe S. Mirabile, CMC
City Clerk

MINUTES OF THE DAVIS REDEVELOPMENT AGENCY BOARD
Meeting of April 13, 2010

The Redevelopment Agency Board of the City of Davis met in regular session beginning at 5:30 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Board Chair Asmundson.

Roll Call: Board Members Present: Ruth Asmundson, Sue Greenwald, Lamar Heystek, Don Saylor, Stephen Souza

Board Members Absent: None

Other Officers Present: City Manager Bill Emlen, City Attorney Harriet Steiner, City Clerk Zoe Mirabile

Closed Session City Council convened a closed session to discuss the following:
A. Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: 1 case

B. Conference with Real Property Negotiators:

1. Properties: 5524 Marden Street; 3159, 3165, 3186, 3192, & 3198 Albany Circle; 2019 Arena Drive; 5503, 5509, 5515, 5521, 5527, 5533 & 5539 Tufts Street; 2301, 2303, 2305, 2307, 2309 & 2311 Glacier Place

Negotiating Parties: Davis Area Cooperative Housing Association (DACHA)

Agency Negotiators: City Attorney Harriet Steiner, City Manager Bill Emlen, Housing & Human Services Superintendent Danielle Foster

Under Negotiation: Price and terms of payment

2. Property: 1752 Drew Circle

Negotiating Parties: Davis Campus Cooperatives, a Subsidiary of North American Students of Cooperation (NASCO)

Agency Negotiators: City Attorney Harriet Steiner, City Manager Bill Emlen, Housing & Human Services Superintendent Danielle Foster

Under Negotiation: Price and terms of payment

City Council returned to open session at 6:37 p.m. with no reportable action.

Approval of Agenda S. Souza moved, seconded by D. Saylor, to approve the agenda. Motion passed unanimously.

Public Comments None

Consent Calendar Redevelopment Agency Board Minutes from the Meetings of December 16, 2008, January 9, 2009 and March 30, 2010
Approved

L. Heystek moved, seconded by D. Saylor, to approve the consent calendar as listed above. Motion passed unanimously.

Removed from Consent Calendar: Item removed from consent calendar by S. Greenwald.
R. Asmundson recused herself due to a conflict of interest and left the room.

Resolution Accepting Loan of \$1.6 Million Under the Pacifico Project Cooperative Agreement for the Purpose of Advancing Funds for the Payoff of Senior Liens to Ensure Preservation of the Pacifico Affordable Housing Project

S. Greenwald moved, seconded by S. Souza, as follows:

1. Affirm authorization of a loan and related budget appropriation allocating \$1.6 million from the Redevelopment Agency's Housing Set-Aside Fund (fund 954) to the City's Housing Trust Fund (fund 160), as approved in closed session on March 30, 2010; the purpose of the loan is to enable the City to stop First Northern's foreclosure of Pacifico by paying the discounted settlement amount of \$1.6 million, resulting in the release of First Northern's first and second liens, confirmation of the subordinate status of its third, the termination of First Northern's foreclosure and the protection of the City's liens, collateral and affordability restriction
2. Approve Resolution No. 1235 - Approving a Loan of \$1.6 Million Under the Pacifico Project Cooperative Agreement with the City of Davis for the Purpose of Advancing Funds Under the City of Davis Loan to Pacifico for the Payoff of Senior Liens to Ensure Preservation of the Pacifico Affordable Housing Project, formally authorizing this loan and the associated agreement, as presented and approved in closed session on March 30, 2010

(Joint Discussion with City Council)

Motion passed by the following vote:
AYES: Greenwald, Heystek, Saylor, Souza
NOES: None
ABSENT: Asmundson

R. Asmundson returned to the dais.

Public Hearing: Community Development Block Grant (CDBG) and Housing Investment Partnerships Program (HOME) 2010-2011 Funding Recommendations

City Manger Bill Emlen explained the Social Services Commission has developed criteria to ensure funding recommendations focus on critical needs and are as fair as possible. Administrative Analyst Patrick Conway outlined the city process for consideration of proposed programs and summarized staff and commission recommendations regarding allocations.

Board Chair Asmundson opened the public hearing.

Janet Boulware, Selina Rodriguez, and Nancy Petersen, Davis Bridge, spoke regarding their program. Comments: Davis Bridge program serves over 200 low-income students, requested \$15,000 to continue current services and expand to an additional site, only free after-school program offered to low income students in Davis, provides service that is largely unrecognized, and program actively

(Joint Discussion with City Council)

seeks all possible grant opportunities.

Ingrid Selime, Davis Teachers Association; Rochelle Swanson, Blue and White Foundation; and James Hammond, DJUSD Superintendent, spoke in support of the Bridge program.

Janice Crichlow, Yolo County Homeless Coordinator, thanked the Social Services Commission for their funding recommendations that emphasize basic needs, particularly the needs of the growing homeless population.

Board Chair Asmundson closed the public hearing.

L. Heystek moved, seconded by S. Souza, to approve Resolution No. 1236 - Amending Resolution 1225 to Extend the Construction Start Deadline of Yolo Mutual Housing Association and Sacramento Mutual Housing Association for the Construction of the New Harmony Project at the Southwest Corner of Cowell Boulevard and Drummond Avenue. Motion passed unanimously.

Third and B Building Purchase and Sale Agreement

Community Development Director Ken Hiatt explained on May 5, 2009, City Council and Redevelopment Agency directed staff to initiate transfer of ownership of the Third and B Building from the City to the Redevelopment Agency with the proceeds of the sale to be allocated in support of alternative facility(ies) to accommodate teen programming.

(Joint Discussion with City Council)

D. Saylor moved, seconded by S. Souza, as follows:

1. Approve Resolution No. 1237 – Approving the Agreement of Purchase and Sale to Transfer the Third and B Building Located at 303 Third Street from the City of Davis to the Redevelopment Agency of the City of Davis
2. Approve Budget Adjustment # 79 (\$1,500,000)

S. Greenwald moved substitute motion, seconded by L. Heystek, to postpone the purchase.

L. Heystek moved substitute, substitute motion, seconded by R. Asmundson, as follows:

1. Approve Resolution No. 1237 – Approving the Agreement of Purchase and Sale to Transfer the Third and B Building Located at 303 Third Street from the City of Davis to the Redevelopment Agency of the City of Davis
2. Approve Budget Adjustment # 79 (\$1,500,000)

with the contingency that the net proceeds of \$1.5 million lump-sum payment to the City will be deposited in construction tax and park impact fee funds and held in reserve pending completion of the Parks and Facility Master Plan until determination on an appropriate replacement facility that is suitable for a drop in teen program.

R. Asmundson proposed friendly amendment to include “youth programs”. Accepted by mover. Motion failed by the following vote:

AYES: Heystek, Asmundson

NOES: Saylor, Souza
ABSTAIN: Greenwald

Substitute motion failed by the following vote:

AYES: Greenwald, Heystek
NOES: Saylor, Souza, Asmundson

Main motion passed by the following vote:

AYES: Saylor, Souza, Asmundson
NOES: Greenwald
ABSTAIN: Heystek

Adjournment The meeting was adjourned at 12:04 a.m.

Zoe S. Mirabile, CMC
City Clerk