



FINAL MINUTES

CITY OF SEASIDE
CITY COUNCIL/ SUCCESSOR
AGENCY TO THE
REDEVELOPMENT AGENCY

JOINT SPECIAL MEETING
COUNCIL CHAMBER
Thursday, April 7, 2016
5:00 PM

1. **CALL TO ORDER**

Mayor Rubio called the meeting to order at 5:00 PM.

CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

PRESENT: Alexander, Campbell, Oglesby, Pacheco, Rubio
ABSENT: None

2. **PLEDGE OF ALLEGIANCE**

3. **ORAL COMMUNICATIONS**

Mayor Rubio invited comments from the public.

- Mr. Steve Bloomer reported on the scholarship fundraising event for Alumni of Seaside High School and invited the Council and the public to attend. More information can be found at seasidealumni.org
- Ruthie Watts invited the Community Partnership for Youth 13th Annual Hats Luncheon, Saturday April 16th

Mayor Rubio closed the public comments.

4. **CONSENT AGENDA**

Mayor Rubio invited comments from the public and Council on the Consent Agenda.

On motion by Council Member Alexander and seconded by Mayor Pro Tem Oglesby and passed by the following vote the City Council approved the Consent Agenda as presented.

RESULT:	Approved
MOVER:	Council Member Dennis Alexander
SECONDER:	Mayor Pro Tem Ian Oglesby
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Ian Oglesby, Dave Pacheco
NOES:	None

A. **APPROVE THE MINUTES FROM THE MARCH 17, 2016 JOINT SPECIAL MEETING**

Action: Approved

B. **APPROVE AND FILE SUCCESSOR AGENCY CHECKS**

5. **BUSINESS ITEMS**

A. CONSIDERATION OF GLOVER ENTERPRISES AND ASSOCIATES UNSOLICITED PROPOSAL FOR AN EXCLUSIVE NEGOTIATING AGREEMENT (ENA) TO DEVELOP HOUSING ("GENERAL JIM MOORE SUBDIVISION") ON LAND CURRENTLY OWNED BY FORA ALONG THE WEST SIDE OF GENERAL JIM MOORE BOULEVARD FROM SAN PABLO AVENUE, SOUTH TO BROADWAY (NO APN ASSIGNED).

Deputy City Manager Resource Management Services Ingersoll presented the report outlining the unsolicited proposal received from Glover Enterprises and Associates to enter into an ENA to develop the General Jim Moore Subdivision. The proposal is to build 34 homes East of General Jim Moore Blvd, south of Coe Avenue. Ms. Ingersoll explained the proposed development schedule including the fact the land is currently owned by FORA and the transfer of land is scheduled for 2019. Currently the land is zoned for low density single family so no amendments to the general plan or are required for the site and calculations of property taxes would be approximately \$59,000-\$74,800 per year for the 34 homes. Ms. Ingersoll outlined the actions which could be taken at this time then answered questions from the Council/Agency Board.

On question Ms. Ingersoll spoke to the suggestion to require Glover enterprises to hold a community forum as well as explained the transfer of land schedule which is based on the clean up of land and the documentation with the Federal Government.

Ron Glover Jr., member of Glover Enterprises, responded to the presentation as the applicant. He introduced the members of the development team. Patrick Stafford, spoke to the partnership and the property development proposal, to provide high end housing stock in the City of Seaside. Al Glover responded to questions regarding the suggestion that the low/moderate income homes be located in a different area of Seaside and not on the same site as this development. Council Member Campbell requested that the power lines be put underground.

Mayor Rubio invited comments from the public.

- Steve Bloomer requested that the presentation be emailed to him.
- Helen Rucker spoke in support a local developer that has the City's best interest at heart. He has contributed to the community and if anyone should have a chance to contribute it should be this family.
- Ruthie watts spoke in support of Glover Enterprise, and against the requirement that the developer host a community meeting. Please speed up the process.
- Seaside resident appreciates Mr. Glover's local. Anything that can bring jobs and bring down the cost of housing down. Appreciated that he is local.

Mayor Rubio closed public comment and responded to comments made, specifically speaking to the benefit of having Glover Enterprises facilitate the community meetings because it is something that will impact the residents directly and MR. Glover should understand if he will have resistance from the neighborhood as not to end up with a roadblock later.

Council Member Pacheco spoke in support of doing the public outreach as they go forward concurrently with the ENA. Council Member Campbell agreed. Mayor Pro Tem Oglesby and Council Member Alexander expressed support for the Item. Mayor Rubio indicated that it is a natural progression of the development that currently exists and that this one project will not solve

the affordable housing projects, but the resources that are generated from this project may create opportunities for affordable housing within the West Broadway Urban Village project. He spoke in support of a local hire component.

On motion by Council Member Alexander and seconded by Council Member Pacheco and passed by the following vote the City Council authorized staff to proceed with negotiating an exclusive Negotiating Agreement with Glover Enterprises with the requirement that the applicant conduct community meetings simultaneously and report the results of the community meetings to City staff.

RESULT:	Approved
MOVER:	Council Member Dennis Alexander
SECONDER:	Council Member Dave Pacheco
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Ian Oglesby, Dave Pacheco
NOES:	None

6. CLOSED SESSION

The City Council adjourned to closed session at 6:03 PM. City Attorney Freeman indicated they are not anticipating any announcements.

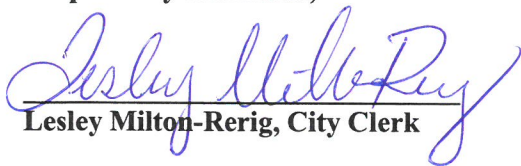
A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – GOVERNMENT CODE SECTION 54956.8

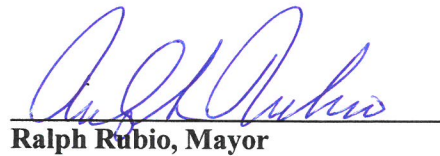
B. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (c) - POTENTIAL LITIGATION

7. ADJOURNMENT

On motion, the meeting adjourned at 6:35 PM.

Respectfully submitted,


Lesley Milton-Rerig, City Clerk


Ralph Rubio, Mayor

