



## FINAL MINUTES

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

JOINT SPECIAL MEETING  
COUNCIL CHAMBER  
Thursday, December 1, 2016  
5:00 PM

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1. **CALL TO ORDER**

Mayor Rubio called the meeting to order at 5:02 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. **PUBLIC COMMENTS**

Mayor Rubio invited comments from the public and had no requests to speak.

4. **CLOSED SESSION**

The City Council adjourned to Closed Session at 5:03 PM.

A. **PURSUANT TO GOVERNMENT CODE 54957.6 - CONFERENCE WITH LABOR  
NEGOTIATORS**

B. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO  
GOVERNMENT CODE SECTION 54956.8:**

C. **CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (2) (d) -  
ANTICIPATED LITIGATION**

The City Council reconvened to Open Session and City Attorney Freeman reported that for Item 4A the City Council received an update on the status of negotiations and provided direction to staff. For item 4B, the City Council received update and the action will be taken up in open session. For Item 4C the City Council received and update on the status of litigation, there are two cases that have been filed and mirror each other. The Council received and update and there are no announcements for the public.

5. **CONSENT AGENDA**

On motion by Council Member Alexander and seconded by Mayor Pro Tem Ian Oglesby and passed by the following vote the City Council Passed the Consent Calendar Item 5B.

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| RESULT:   | <b>Approved</b>                                                          |
| MOVER:    | Council Member Dennis Alexander                                          |
| SECONDER: | Mayor Pro Tem Ian Oglesby                                                |
| AYES:     | Ralph Rubio, Dennis Alexander, Jason Campbell, Ian Oglesby, Dave Pacheco |
| NOES:     | None                                                                     |
| ABSTAIN:  | None                                                                     |

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

*Action: Tabled*

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

*Action: Accepted*

**6. BUSINESS ITEMS**

**A. APPROVAL OF THE LAND SALES AGREEMENTS FOR THE SIX PROPERTIES LISTED FOR DISPOSAL IN THE LONG RANGE PROPERTY MANAGEMENT PLAN**

Economic Development Manager Overmeyer spoke to the item and provided an overview on the solicitation for the sales of these former RDA properties that are required to be sold as part of the approved Long Range Property Management Plan. Mr. Overmeyer answered questions from the Council.

Council Member Campbell questioned the timeline to sell the properties to which he responded the City is required to sell them expeditiously to be in compliance with the LRPMP. Council member Pacheco asked if all offers were all higher than expected and that the City is accepting the highest ones to which he confirmed. Mayor Pro Tem Oglesby requested clarification if we could pass on these offers to try to get a better offer, to which Mr. Overmeyer indicated it is not allowed. Mr. Oglesby then requested clarification about the property that does not have water credits. Mr. Overmeyer explained that the property does not have water credits currently and that the proposed owner is aware of the situation and it is a regulation that Cal Am is not allowed to install a meter at this time as compliance with the Cease and Desist Order.

Mayor Rubio invited comments from the public on this item.

- Sandra Weaver she asked about the Broadway Terrace Property asking for information about the buyer and their intentions for that piece of land. She then closed by saying that this is a season of gratitude and thanked the Council for all the work that they do.
- Darrel Choates disagreed with staff saying there is no time limit once your plan has been approved through the State. He reminded the Council that the taxing entities will get their portion of the land sales proceeds so please make sure that you pick offers that benefit Seaside. He hopes the purchasing parties intend to develop the properties as that was the intention of the State.

Mr. Overmeyer responded that the successful bidder on the Broadway Terrace property is the West

Side Group who is planning to build a mixed-use commercial building and there currently a water allocation and that they intend that they intend to move forward quickly with that project. Speaking to Mr. Choate's comment he noted all but one property has adequate water credits and they all have proposed projects that accompanied their offers.

On motion by Council Member Alexander and seconded by Council Member Pacheco and passed by the following vote the City Council approved the agreement as presented and authorized the City Manager to execute any agreements as necessary.

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| RESULT:   | <b>Approved</b>                                                          |
| MOVER:    | Council Member Dennis Alexander                                          |
| SECONDER: | Council Member Dave Pacheco                                              |
| AYES:     | Ralph Rubio, Dennis Alexander, Jason Campbell, Ian Oglesby, Dave Pacheco |
| NOES:     | None                                                                     |
| ABSENT:   | None                                                                     |

**B. APPROVAL OF THE LAND SALES AGREEMENTS FOR THE SURPLUS II PROPERTY (APNS: 031-151-029, 031, 032, 039, 040) AND 26 ACRES LAND SITES (APNS: 031-151-054, 055 AND 056)**

Economic Development Manager Overmeyer presented the item and reported the details of the request to enter into a purchase and sale agreement with KB Bakewell Seaside Ventures to purchase The 26 acres and Surplus II properties to include a deal structure to allow moving forward with the project and getting a fair price. The sale price is \$18 million dollars, and the contract sales will be executed in two phases. He spoke to the project entitlements that need to be entered into as required in the agreement. The buyer will pay for all technical studies as part of a reimbursement agreement as well as adhere to a timeline as part of agreement. They have a maximum of 5 years from the date of execution to complete the agreement requirements. Mr. Overmeyer answered questions from the Council

Council Member Campbell questioned who would have the authority to grant any extensions to the agreement to which staff responded a letter from the applicant can request such extension and the City Manager can grant it.

Mayor Rubio invited comments from the public.

- Darryl Choates spoke in support of this item and is impressed with the project and the amount of work that has been completed over a short period of time recently. He feels that this is moving the City forward.

Mayor Rubio added what was not mentioned is that FORA will be receiving their share of the monies from the land sales and the Executive Director of is committed to recommended to the Board that those moneys be used to take down the remaining hammer heads on the Seaside Fort Ord Lands which is a very significant cost that the City will avoid.

On motion by Council Member Pacheco and seconded by Council Member Campbell and passed by the following vote the City Council approved the agreement as presented and authorized the City Manager to execute any agreements as necessary.

|         |                 |
|---------|-----------------|
| RESULT: | <b>Approved</b> |
|---------|-----------------|

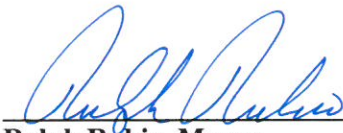
|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| MOVER:    | Council Member Dave Pacheco                                              |
| SECONDER: | Council Member Jason Campbell                                            |
| AYES:     | Ralph Rubio, Dennis Alexander, Jason Campbell, Ian Oglesby, Dave Pacheco |
| NOES:     | None                                                                     |
| ABSENT:   | None                                                                     |

7. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:42 PM.

Respectfully submitted,

  
Lesley Milton-Rerig, City Clerk

  
Ralph Rubio, Mayor