



A G E N D A

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

JOINT SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Thursday, December 7, 2017
5:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

Ralph Rubio	Mayor/Chair
Dennis Alexander	Mayor Pro Tem/Vice Chair
Jason Campbell	Council/Agency Member
David R. Pacheco	Council/Agency Member
Kayla Jones	Council/Agency Member

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENT**

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

4. **CLOSED SESSION**

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

Conference with legal counsel regarding significant exposure to litigation (eight potential cases).

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

Properties Under Discussion: Seaside Resort Development: 1 McClure Way
Negotiator for the City: Craig Malin, City Manager.
Under Negotiation: Price, Terms of Payment or both.

C. **PURSUANT TO GOVERNMENT CODE 54957.7 -PUBLIC EMPLOYEE
PERFORMANCE EVALUATION**

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

Conference with legal counsel regarding significant exposure to litigation (one potential cases).

E. CLOSED SESSION CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9

1. Keep Fort Ord Wild VS. City of Seaside Case Number 16Cv003795
2. LandWatch Monterey County VS. City of Seaside (Real Party: Monterey Downs, LLC) Case Number 16CV003793

5. CONSENT AGENDA

A. APPROVE MINUTES OF NOVEMBER 16, 2017

PURPOSE: To review and approve the minutes from the November 16, 2017 meeting.

RECOMMENDATION: That the minutes be reviewed and approved.

B. ACCEPT AND FILE THE CASH AND INVESTMENT REPORT FOR THE CITY OF SEASIDE AND THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE FOR THE QUARTER ENDING SEPTEMBER 30, 2017

PURPOSE: Accept and file the City of Seaside and the Successor Agency of the Redevelopment Agency of the City of Seaside Cash and Investment Report for the quarter ending September 30, 2017.

RECOMMENDATION: Accept and file report.

C. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE: It is requested that the Agency Board approve and file the accounts payable and wired payments made during the period of November 4, 2017 through November 24, 2017. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the periods of November 9 and November 23, 2017 is requested. Total Accounts Payable and Payroll for the above referenced period is \$9,456.50.

RECOMMENDATION: It is recommended that the Agency Board approve and file the attached checks.

D. AUTHORIZATION FOR THE RETAIL SALE OF CHRISTMAS TREES BY HOME DEPOT ON A PORTION OF THE LAGUNA GRANDE SHOPPING CENTER PARKING LOT OWNED BY THE PARKING AUTHORITY.

PURPOSE: Approval of a request from Home Depot to use a portion of the Parking Authority-owned parking lot adjacent to the Home Depot Garden Center for its seasonal sales of Christmas Trees during the month of November and December 2017.

RECOMMENDATION: It is recommended that the City Council and Parking Authority Board approve this request and authorize the Executive Director of the Parking Authority to execute a License Agreement (Attachment 1) with Home Depot to authorize the use of Parking Authority-owned property for a “Christmas Tree” seasonal sales lot.

6. PUBLIC HEARING

A. CITY AND SUCCESSOR AGENCY ACTIONS TO IMPLEMENT THE SEASIDE RESORT PROJECT

PURPOSE: The purpose of this item is to consider authorizing a series of Successor Agency and City actions that are required to implement the provisions of the Long Range Property Management Plan (“LRPMP”) with respect to LRPMP Project #12 -- the Seaside Resort Development Properties (“SRD Properties”). These actions include City Council consideration of a Second Amended and Restated Disposition and Development Agreement with Monterey Bay Resort, LLC, a Nevada limited liability company (“Developer”) (with the same purchase prices as the First Restated DDA) and a Second Amended and Restated Ground Lease for the Bayonet and Black Horse golf courses (“Golf Courses”) also with Monterey Bay Resort, LLC (or an affiliate) (“Tenant”). Collectively, these actions are intended to implement the Seaside Resort Project.

RECOMMENDATION:

It is recommended that the City Council hold a public hearing on providing an economic subsidy to the Developer, and that the City Council and Successor Agency Board then approve the following resolutions authorizing actions to facilitate implementation of the Seaside Resort Project as follows: (in the sequence shown)

1. A Resolution of the Board of Directors of the Successor Agency to the Redevelopment Agency of the City of Seaside requesting the Oversight Board to make findings to provide for the repayment to the City of Seaside of the loan made by the City pursuant to the 2005 Conveyance Agreement between the City and the Redevelopment Agency of the City of Seaside, and taking certain related actions.
2. A Resolution of the Board of Directors of the Successor Agency to the Redevelopment Agency of the City of Seaside (I) authorizing the conveyance of an approximately 70-acre site located at the northwest corner of General Jim Moore Boulevard and Coe Avenue in the City of Seaside to the City pursuant to the Successor Agency’s Long Range Property Management Plan, (II) authorizing the Successor Agency to enter into an Assignment, Assumption and Administration Agreement with the City in connection with an Amended and restated Disposition and Development Agreement with respect to the site, (III) approving Addendum No. 4 to the Final Environmental Impact Report prepared for the underlying project, and alternatively, finding the actions exempt from the California Environmental Quality Act, and (IV) taking certain related actions.
3. A Resolution of the City Council of the City of Seaside (I) authorizing the acceptance of an approximately 70-acre site located at the northwest corner of General Jim Moore Boulevard and Coe Avenue in the City of Seaside from the Successor Agency to the

Redevelopment Agency of the City of Seaside Pursuant to the Successor Agency's Long-Range Property Management Plan, (II) authorizing the City to enter into a Master Taxing Entity Agreement with respect to the site, (III) authorizing the City to enter into an Assignment, Assumption and Administration Agreement in connection with an Amended and Restated Disposition and Development Agreement with respect to the site, (IV) authorizing the City to enter into a Second Amended and Restated Disposition and Development Agreement with respect to the site, which agreement includes provisions for the sharing of Transient Occupancy Tax revenues generated by development on the site, (V) authorizing the City to enter into a Second Amended and Restated Ground Lease with respect to the Black Horse and Bayonet Golf Courses, (VI) approving an Addendum pursuant to the California Environmental Quality Act, and (VII) taking certain related actions.

7. **STUDY SESSION**

A. **WATER STUDY SESSION**

PURPOSE: The purpose of this item is to provide an overview of the current status of our three water suppliers and their ability to continue to provide water for the City of Seaside.

RECOMMENDATION: Receive an update on the status of our three water suppliers.

8. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
December 21, 2017
Seaside City Hall
5:30 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at: <http://cyp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300>
Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.