



FINAL MINUTES

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

JOINT SPECIAL MEETING
COUNCIL CHAMBER
Thursday, December 21, 2017
5:30 PM

1. **CALL TO ORDER**

Mayor Rubio called the meeting to order at 5:30 PM.

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

PRESENT: Alexander, Campbell, Jones, Pacheco, Rubio

ABSENT: None

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENT**

Mayor Rubio invited comments from the public.

- Mr. Sawhney requested that his statements made at the December 7, 2017 meeting be corrected, because all of the points in his public comment was not fully captured. He submitted a copy of the comments he made at the previous meeting. He also requested his name be updated. He further spoke about Items on this agenda and expressed concern that the public has not had the opportunity to review the changes and requested better transparency as the sale of public land and development opportunity should be openly discussed citing concerns that the permitting process is so cumbersome that we need to allow applicants to circumvent the process.

4. **CLOSED SESSION**

City Attorney Freeman indicated that items 4A and 4B will not be discussed but will be re-noticed for the Special Meeting on the January 28th, 2017.

Mayor Rubio invited comments on the Closed Session Items.

- Mit Sawhney questioned if staff had spoken with the dealership to see if they want to move to the proposed areas and said that he did speak to a few dealerships who said that it was a very expensive proposition. He emphasized that he thought developers were circumventing the process and cited that if residents were given one to two year break on taxes, they could also update their homes substantially.

Mr. Malin clarified that the intent of the Luxury Auto Center amendment is an extension of time for the agreement and the essence for the Seaside Senior Living project is to move the purchase forward in time, and no one is getting tax breaks or incentives by these actions.

The City Council adjourned to Closed Session at 5:40 PM and

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

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

The City Council reconvened to open session at 6:00 PM.

5. CONSENT AGENDA

The Mayor requested any comments to the Consent Agenda to which City Clerk Milton-Rerig requested that the minutes be amended to correct the names of the two public speakers. She also reported to the council that the full transcript for the speaker will be kept for the administrative record according to the record retention policy.

On motion by Council Member Campbell, seconded by Mayor Pro Tem Alexander and passed unanimously, the City Council approved The Consent Agenda as amended.

RESULT:	Approved
MOVER:	Council Member Jason Campbell
SECONDER:	Mayor Pro Tem Dennis Alexander
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco, Kayla Jones
NOES:	None
ABSENT:	N

A. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

Action: Approved

B. APPROVE MINUTES OF NOVEMBER 16, 2017 AND DECEMBER 7, 2017

Action: Approved as Amended

6. BUSINESS ITEMS

A. CONSIDER A SECOND AMENDMENT TO A EXCLUSIVE NEGOTIATING AGREEMENT WITH MID COAST HOLDINGS GROUP, LLC TO EXTEND THE DEADLINE TO AGREE TO TERMS FOR A PURCHASE AND SALE AGREEMENT FROM DECEMBER 21, 2017 TO JULY 1, 2017.

Economic Development Program Manager Kurt Overmeyer explained that this action was a request from the developer who had a personal family tragedy and reasonably asked to extend the ENA. Mr. Overmeyer confirmed the developer has submitted all required documentation to start the CEQA process, and this changes the contract deadline from Dec 21st, 2017 to July 21st, 2018. The Mayor invited questions from the Council and the public and had no requests to speak.

On motion by Mayor Pro Tem Dennis Alexander and seconded by Council Member Dave Pacheco and passed by the following vote the City Council Approved the item as presented.

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

B. CONSIDER AN AMENDED AND RESTATED DEVELOPMENT AND DISPOSITION AGREEMENT BETWEEN THE CITY OF SEASIDE AND SEASIDE SENIOR LIVING, LLC, TO ALLOW PURCHASE OF THE PROPERTY TO PRECEDE ISSUANCE OF BUILDING PERMITS.

Economic Development Manager Kurt Overmeyer summarized this item explaining that in 2009 the City executed an ENA that turned to a DDA for the Shoppette property at Coe Avenue and Monterey Road and the project approved is to build a memory care and assisted living facility. Mr. Overmeyer further explained that In order to get the facility financed, the developer needs to take ownership of the land prior to issuance of the building permits. All required documents have been submitted adequately to obtain building permits. The remaining issues is to get construction bonds for public improvements which include curb, gutter and sidewalks.

On question by Council Member Pacheco, Developer Mr. Della Cruz reported that he is working to get the construction financing in place to be able to move forward. Construction drawings have been submitted and at 90%+ completion. Demotion of the Shoppette site, removal of trees and vegetation and grading for construction will start in January. The building is intended to start in July with an 18 month building cycle. Council Member Campbell questioned the timeliness for the financing to be complete to which Mr. Della Cruz believed all of the financing would be in place by March, 2018. Mr. Della Cruz indicated that the hiring will be Seaside first, and is working with the high school for development opportunities for youth career development. There will be many full time and part time job opportunities.

Mayor Rubio invited comments from the public.

- Helen Rucker spoke in support of this facility and is happy to hear that they will partner with Seaside High School and in support of providing a facility with a cultural diversity that is similar to Seaside.

Mayor Rubio spoke to the need of this type of service and project in the City of Seaside.

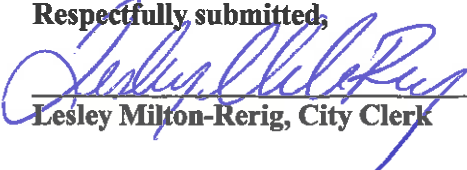
On motion by Mayor Pro Tem Dennis Alexander and seconded by Council Member Dave Pacheco and passed by the following vote the City Council approved the item as presented.

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

7. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:16 PM.

Respectfully submitted,



Lesley Milton-Rerig, City Clerk



Ralph Rubio, Mayor/Chair