



FINAL MINUTES

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

JOINT SPECIAL MEETING
COUNCIL CHAMBER
Thursday, September 20, 2018
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, Pacheco, Rubio

ABSENT: Jones

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENT**

There were no requests to speak.

4. **CLOSED SESSION**

Mayor Rubio invited public comment on the closed session and had no requests to speak. The City Council adjourned to closed session at 5:32 PM.

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

Property Location: Property located to the East

Of the intersection of General Jim Moore Blvd and Broadway Avenue. Negotiator for the City:

Craig Malin, City Manager. Under Negotiation: Instructions to negotiator will Concern price, terms of payment or both.

5. **CONSENT AGENDA**

The City Council reconvened to open session. Mayor Rubio announced Item A was continued and Item C was pulled for discussion. He invited comments on Item B and had no requests to speak.

On motion by Council Member Jason Campbell and seconded by Council Member Dave Pacheco and passed by the following vote the City Council approved Item B as presented.

RESULT: **Approved**

AYES: Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco

NOES: None

A. **APPROVE MINUTES OF SEPTEMBER 6, 2018**

Action: Continued

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

Action: Approved

C. Monterey Family Justice Center (MFJC) Feasibility Study Authorization

City Manager Malin explained that the Monterey County Superior court is looking to relocate and build a Family Justice Center due to the existing Courthouse building challenges. The potential site is a 100,000 square foot parcel near the intersection of General Jim and Broadway and this action is to conduct a feasibility study for the project. This land is identified in the updated General Plan for a civic center. He spoke to this type of facility being an economic and cultural asset to a community.

Council Members Campbell, Alexander and Pacheco and Mayor Rubio all commented in support of the project because of the number of professional jobs this will bring to Seaside and the increased ease for Seaside residents who utilize those services.

Mayor Rubio invited comments from the public.

- Lisa Anne Sawhney spoke to good professional careers but expressed concern about CEQA costs and questioned if the analysis would be applicable for other projects if this one does not come to fruition.

Mr. Malin confirmed that the CEQA analysis will be beneficial for the whole Civic Center development.

On motion by Mayor Pro Tem Dennis Alexander and seconded by Council Member Dave Pacheco and passed by the following vote the City Council authorized the City Manager to engage in a feasibility study for the development of a Monterey family Justice Center.

RESULT: **Approved**

AYES: Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco

NOES: None

6. STUDY SESSION

A. RECEIVE AND DISCUSS FORA FISCAL ANALYSIS

Mr. Edison from Wildan Financial provided the presentation regarding the FORA Dissolution Impact Analysis. For the record he noted that the analysis incorporates the full current CIP and FORA's input was included and is reflected in the current draft. He detailed the conclusions of the scenarios of full build out and partial build out and how it impacts obligations, administrative costs, assets and total net revenues and broke out the impacts for the Cities of Marina and Seaside as compared to other jurisdictions. He then explained the impacts regarding the Community Facilities District (CFD), which would terminate if FORA dissolves, which could possibly be replaced by adopted impact fees but it would require additional analysis. Mr. Edison then outlined the identified policy issues and implications; full build out provides sufficient funding to provide for the required infrastructure, partial build out is insufficient, but infrastructure can also be delayed, which could be a problem for each of the cities; the CFD is a significant source of revenue and may be

difficult to replace, but could be done through impact fees or other revenues. Mr. Edison answered questions from the Council.

Council Member Pacheco requested further explanation of the CFD which was explained as to create an extra tax in special areas to assist with infrastructure improvements. It is per residential unit and is not commercial. Impact fees are paid for public infrastructure and are used to pay for police, fire, government facilities, infrastructure and utilities. Post 2020, if FORA dissolves, there is a potential of \$100 million gain to the City of Seaside. But with the responsibilities the City may have, there is a long term benefit of \$52 million after all obligations are paid. Council Member Campbell requested to add language into any development contracts going forward the expectation of impact fees if the CFD dissolves. He also spoke to the full and partial build out scenarios stating that if there is not full build out, it's debatable if the full infrastructure will be needed. He clarified statements regarding water augmentation obligations as well as regional transit obligations. On question by Mayor Pro Tem Alexander, Mr. Edison indicated that the scenario is negative for Seaside if the City does not develop the Seaside East area, sometime within the next 10 years. Mayor Rubio submitted a list of concerns about the report and invited comments from the public.

Mayor Rubio invited comments from the public.

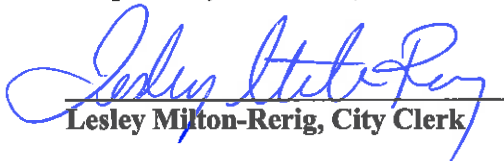
- Johnathan Brinkman, A Planner with FORA who manages the CIP from FORA expressed few concerns with the report including the RDA characterization, which FORA is not, that analysis did not offer independent accounting of individual cities fiscal position, and pointed out that all the infrastructure is needed on Fort Ord and is committed by the Base Reuse Plan and is not optional. He questioned the land sales discount if it was according to 2028 or 2017 dollars and the formula for property tax calculations. His full comments were submitted in writing to the Clerk.

The report was deemed received and no action was taken.

7. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:22 PM.

Respectfully submitted,


Lesley Milton-Rerig, City Clerk


Ralph Rubio, Mayor/Chair