

**CITY OF FOLSOM**  
**SPECIAL REDEVELOPMENT AGENCY**  
**and**  
**JOINT CITY COUNCIL / REDEVELOPMENT AGENCY**  
**FEBRUARY 8, 2011**

**CALL TO ORDER:** The special Redevelopment Agency meeting was called to order at 7:19 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Chair Morin presiding.

**ROLL CALL:**

Board Members Present:      Kerri Howell  
   Steve Miklos  
   Ernie Sheldon  
   Jeff Starsky  
   Andy Morin

Board Members Absent:      None

Staff Present:                      Executive Director Kerry Miller  
   Agency Counsel Bruce Cline  
   Assistant City Manager Evert Palmer  
   Secretary Christa Freemantle  
   Community Development Director David Miller  
   Public Works Director Rich Lorenz  
   Finance Director Jim Francis  
   Parks and Recreation Director Robert Goss  
   Housing Coordinator Sarah Bontrager

**Consent Calendar:**

- 9b(i). Resolution No. 329-R - A Resolution Authorizing the Executive Director to Execute an Agreement with REY Engineers, Inc. to Provide Construction Support, Staking, and Materials Testing Services for the Historic Folsom Station Project No. 2613
- 9b(ii). Resolution No. 330-R - A Resolution Authorizing the Executive Director to Execute an Agreement with PAR Environmental Services, Inc. for Archeological Testing and Mitigation Services for the Historic Folsom Station Project No. 2613

**Motion by Board Member Starsky, second by Board Member Miklos to approve the Consent Calendar as presented. Motion carried with the following roll call vote:**

<b>AYES:</b>	<b>Board Members:</b>	<b>Howell, Miklos, Sheldon, Starsky, Morin</b>
<b>NOES:</b>	<b>Board Members:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Board Members:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>Board Members:</b>	<b>None</b>

The joint City Council / Redevelopment Agency meeting was convened at 6:46 p.m.

**ROLL CALL:**

Council/Board Members  
Present: Kerri Howell  
Steve Miklos  
Ernie Sheldon  
Jeff Starsky  
Andy Morin

Council/Board Members  
Absent: None

Staff Present: City Manager/Executive Director Kerry Miller  
City Attorney/Agency Counsel Bruce Cline  
Assistant City Manager Evert Palmer  
City Clerk/Secretary Christa Freemantle  
Community Development Director David Miller  
Public Works Director Rich Lorenz  
Finance Director Jim Francis  
Parks and Recreation Director Robert Goss  
Housing Specialist Sarah Bontrager

**CONSENT CALENDAR:**

10b(i). Approval of the January 25, 2011 Redevelopment Agency Special Meeting Minutes and Joint City Council / Redevelopment Agency Special Meeting Minutes  
**Continued to February 22, 2011**

**NEW BUSINESS:**

- 10c(i). Forestwood Apartment Loans
- a. Resolution No. 8789 - A Resolution Approving and Authorizing Execution of an Affordable Housing Agreement Providing a Loan of \$500,000 to USA Properties for the Development of an Affordable Housing Project at 9483 Greenback Lane
  - b. Resolution No. 8790 - A Resolution Approving Commitment of \$625,000 in HOME Funds Received through Participation in the SHRA HOME Consortium for the Development of an Affordable Housing Project at 9483 Greenback Lane
  - c. Resolution No. 331-R - A Resolution Approving and Authorizing Execution of an Amendment to the Affordable Housing Loan Agreement dated December 4, 2009, in Order to Accommodate Changes in Financing Structure and Unit Mix for the Affordable Housing Project at 9483 Greenback Lane

Community Development Director Miller introduced the item, and Housing Specialist Bontrager made a presentation and responded from questions from the City Council.

Steve Gall, Forestwood Apartment, addressed the City Council.

Approved 02/22/2011

**Motion by Council Member Miklos, second by Council Member Starsky to approve Resolution No. 8789. Motion carried with the following roll call vote:**

<b>AYES:</b>	<b>Council Members:</b>	<b>Howell, Miklos, Sheldon, Starsky, Morin</b>
<b>NOES:</b>	<b>Council Members:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Council Members:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>Council Members:</b>	<b>None</b>

**Motion by Council Member Miklos, second by Council Member Starsky to approve Resolution No. 8790. Motion carried with the following roll call vote:**

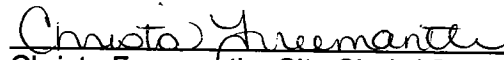
<b>AYES:</b>	<b>Council Members:</b>	<b>Howell, Miklos, Sheldon, Starsky, Morin</b>
<b>NOES:</b>	<b>Council Members:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Council Members:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>Council Members:</b>	<b>None</b>

**Motion by Board Member Howell, second by Board Chair Morin to approve Resolution No. 331-R. Motion carried with the following roll call vote:**

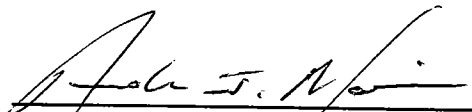
<b>AYES:</b>	<b>Board Members:</b>	<b>Howell, Miklos, Sheldon, Starsky, Morin</b>
<b>NOES:</b>	<b>Board Members:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Board Members:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>Board Members:</b>	<b>None</b>

**ADJOURNMENT:**

There being no further business to come before the special joint City Council / Redevelopment Agency meeting, the meeting was adjourned back to the regular City Council meeting at 7:06 p.m.

  
Christa Freemantle, City Clerk / Secretary

**ATTEST:**

  
Andrew J. Morin, Mayor / Chair