

MEETING MINUTES
CITY OF FOLSOM
REDEVELOPMENT AGENCY
and
JOINT CITY COUNCIL / REDEVELOPMENT AGENCY / PUBLIC FINANCING AUTHORITY
FEBRUARY 22, 2011

CALL TO ORDER: The special Redevelopment Agency meeting was called to order at 9:14 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Chair Morin presiding.

ROLL CALL:

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

CONSENT CALENDAR:

- 10b(i). Resolution No. 332-R - A Resolution Authorizing the Executive Director to Execute an Agreement for the Facade Improvements for Sutter Street Revitalization Project 600 & 700 Block - South Phase I Project No. RD0904
- 10b(ii). Resolution No. 333-R - A Resolution Authorizing the Executive Director to Execute an Agreement with AT&T to Underground Overhead Facilities on Wool Street Concurrent with the Historic Folsom Streetscape Project No. RD0901
- 10b(iii). Resolution No. 334-R - A Resolution of the Redevelopment Agency of the City of Folsom Approving, Authorizing, and Ratifying the Borrowing of Moneys from the Agency's Affordable Housing Fund in Order to Make the Agency's Payment to the County Supplemental Educational Revenue Augmentation Fund ("SERAF") for Fiscal Year 2009/10

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:

AYES:	Board Members:	Miklos, Sheldon, Starsky, Howell, Morin
NOES:	Board Members:	None

Approved 03/22/2011

ABSENT: Board Members: None
ABSTAIN: Board Members: None

OLD BUSINESS::

10c(i). Proposed Project Design Revisions to the Historic Folsom Station Project No. 2613

Public Works Director Lorenz made a presentation and responded to questions from the City Council.

The following speakers addressed the City Council:

Karen Holmes expressed her support for the water fountain.

Jim Snook expressed his support of the amphitheater and the water fountain.

Jeremy Bernau encouraged careful consideration of any redesign of the turntable and expressed support for the water fountain.

The special Redevelopment Agency meeting was adjourned to the joint City Council / Redevelopment Agency / Public Financing Authority meeting at 10:09 p.m.

Convene Joint City Council / Redevelopment Agency / Public Financing Authority Meeting:

Roll Call: City Council / Board Members: Miklos, Sheldon, Starsky, Howell, Morin

CONSENT CALENDAR:

- 11b(i). Approval of the December 14, 2010 Joint City Council / Redevelopment / Public Financing Authority Special Meeting Minutes
- 11b(ii). Approval of the January 25, 2011 Redevelopment Agency Special Meeting Minutes and Joint City Council / Redevelopment Agency Special Meeting Minutes
- 11b(iii). Approval of the February 01, 2011 Joint City Council / Redevelopment Agency Special Meeting Minutes
- 11b(iv). Approval of the February 8, 2011 Redevelopment Agency Special Meeting Minutes and Joint City Council / Redevelopment Agency Special Meeting Minutes
- 11b(v). Acceptance of Annual Financial Reports, Report on Federal Awards in Accordance with Office of Management and Budget Circular A-133, SAS No. 114 Communication Letter, Independent Accountant's Report on Applying Agreed-upon Procedures and the Independent Auditor's Management Letters for Fiscal Year Ended June 30, 2010; and a Resolution Accepting the Redevelopment Agencies Financial Transactions Report and the Redevelopment Agency Report to the California Department of Housing and Community Development for the Year Ended June 30, 2010
 - a. Resolution No. 8806 - A Resolution Accepting the Comprehensive Annual Financial Report, Report on Federal Awards in Accordance with Office of Management and Budget Circular A-133, SAS No. 114 Communication Letter, Independent Accountant's Report on Applying Agreed-Upon Procedures and the Independent Auditor's Management Letter for Fiscal Year Ended June 30, 2010

- b. Resolution No. 337-R - A Resolution of the Governing Board of the Folsom Redevelopment Agency Accepting the Folsom Redevelopment Agency Audited Component Unit Financial Statements for the Fiscal Year Ended June 30, 2010
- c. Resolution No. 338-R - A Resolution Accepting the Redevelopment Agencies Financial Transactions Report and the Redevelopment Agency Report to the California Department of Housing and Community Development for the Fiscal Year Ended June 30, 2010

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

AYES:	Council/Board Members:	Miklos, Sheldon, Starsky, Howell, Morin
NOES:	Council/Board Members:	None
ABSENT:	Council/Board Members:	None
ABSTAIN:	Council/Board Members:	None

Motion by Council/Board Member Morin, second by Council/Board Member Miklos to waive the 10:30 p.m. rule. Motion carried with the following roll call vote:

AYES:	Council/Board Members:	Miklos, Sheldon, Starsky, Howell, Morin
NOES:	Council/Board Members:	None
ABSENT:	Council/Board Members:	None
ABSTAIN:	Council/Board Members:	None

NEW BUSINESS:

- 11c(i). Resolution No. 8799 - A Resolution Approving a Memorandum of Understanding (MOU) Between the City of Folsom, the City of Folsom Redevelopment Agency and Lewis Investment Company, LLC

Motion by Council Member Miklos, second by Council Member Howell to approve Resolution No. 8799. Motion carried with the following roll call vote:

AYES:	Council Members:	Miklos, Sheldon, Starsky, Howell, Morin
NOES:	Council Members:	None
ABSENT:	Council Members:	None
ABSTAIN:	Council Members:	None

- 11c(ii). Redevelopment Agency of the City of Folsom, Central Folsom Redevelopment Project Subordinate Tax Allocation Bonds, Series 2011A and Redevelopment Agency of the City of Folsom, Central Folsom Redevelopment Project Housing Set Aside Tax Allocation Bonds, Series 2011B
 - a. Resolution No. 8804 - A Resolution Approving the Issuance and Sale of the Redevelopment Agency of the City Of Folsom, Central Folsom Redevelopment Project Subordinate Tax Allocation Bonds, Series 2011a and Redevelopment Agency of the City of Folsom, Central Folsom Redevelopment Project Housing Set Aside Tax Allocation Bonds, Series 2011b; and Authorizing the Taking of All Necessary Action in Connection Therewith
 - b. Resolution No. 11-061-PFA - A Resolution Approving the Form of and Authorizing the Execution and Delivery of One or More Bond Purchase Agreements Relating to the Redevelopment Agency of the City of Folsom,

Central Folsom Redevelopment Project Subordinate Tax Allocation Bonds, Series 2011a and the Redevelopment Agency of the City of Folsom, Central Folsom Redevelopment Project Housing Set Aside Tax Allocation Bonds, Series 2011b; and Authorizing the Taking of All Necessary Action in Connection Therewith

- c. Resolution No. 335-R - A Resolution Authorizing the Issuance, Sale and Delivery of the Central Folsom Redevelopment Project Subordinate Tax Allocation Bonds, Series 2011a and the Central Folsom Redevelopment Project Housing Set Aside Tax Allocation Bonds, Series 2011b; Approving the Forms of and Authorizing the Execution and Delivery of an Indenture of Trust and a First Supplemental Indenture of Trust Relating to the Series 2011a Bonds, an Indenture of Trust and a First Supplemental Indenture of Trust Relating to the Series 2011b Bonds, One or More Official Statements, One or More Bond Purchase Agreements and One or More Continuing Disclosure Certificates Relating to Said Bonds; and Authorizing the Taking of All Necessary Action in Connection Therewith

Finance Director Francis made a presentation and responded to questions from the City Council.

Motion by Council Member Starsky, second by Council Member Howell to approve Resolution No. 8804 with the amendments to change any date references to August 1, 2036 to September 1, 2036. Motion carried with the following roll call vote:

AYES:	Council Members:	Miklos, Sheldon, Starsky, Howell, Morin
NOES:	Council Members:	None
ABSENT:	Council Members:	None
ABSTAIN:	Council Members:	None

Motion by Board Member Starsky, second by Board Member Howell to approve Resolution No. 11-061-PFA with the amendments to change any date references to August 1, 2036 to September 1, 2036. Motion carried with the following roll call vote:

AYES:	Board Members:	Miklos, Sheldon, Starsky, Howell, Morin
NOES:	Board Members:	None
ABSENT:	Board Members:	None
ABSTAIN:	Board Members:	None

Motion by Board Member Starsky, second by Board Member Howell to approve Resolution No. 335-R with the amendments to change any date references to August 1, 2036 to September 1, 2036. Motion carried with the following roll call vote:

AYES:	Board Members:	Miklos, Sheldon, Starsky, Howell, Morin
NOES:	Board Members:	None
ABSENT:	Board Members:	None
ABSTAIN:	Board Members:	None

PUBLIC HEARING:

11d(i). Redevelopment of the Historic Railroad Block (**revised (twice)**)

- a. Resolution No. 8807 - A Resolution of the City Council of the City of Folsom Approving the Sale and Redevelopment of Portions of the Historic Railroad Block

- Property Pursuant to an Amended and Restated Disposition and Development Agreement Between the Redevelopment Agency of the City of Folsom and the Folsom Railroad Block Developers, LLC
- b. Resolution No. 336-R - A Resolution of the Redevelopment Agency of the City of Folsom Authorizing the Executive Director to Execute an Amended and Restated Disposition and Development Agreement Between the Agency and the Folsom Railroad Block Developers, LLC, Providing for the Redevelopment of the Historic Railroad Block within the Central Folsom Redevelopment Project Area

Assistant City Manager Palmer made a presentation and responded to questions from the City Council.

Nicole Murphy, Redevelopment Agency special counsel, provided additional information.

Motion by Council Member Starsky, second by Council Member Howell to approve Resolution No. 8807. Motion carried with the following roll call vote:

AYES:	Council Members:	Miklos, Sheldon, Starsky, Howell, Morin
NOES:	Council Members:	None
ABSENT:	Council Members:	None
ABSTAIN:	Council Members:	None

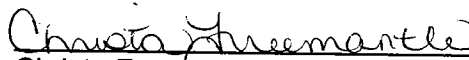
Motion by Board Member Starsky, second by Board Member Howell to approve Resolution No. 336-R. Motion carried with the following roll call vote:

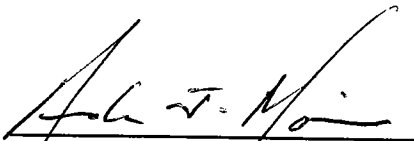
AYES:	Board Members:	Miklos, Sheldon, Starsky, Howell, Morin
NOES:	Board Members:	None
ABSENT:	Board Members:	None
ABSTAIN:	Board Members:	None

ADJOURNMENT:

There being no further business to come before the special joint City Council / Redevelopment Agency / Public Financing Authority, the meeting was adjourned back to the regular City Council meeting at 10:42 p.m.

ATTEST:


Christa Freemantle, City Clerk / Secretary


Andrew J. Morin, Mayor / Chair