

**CITY OF FOLSOM**  
**REDEVELOPMENT AGENCY MEETING**  
**JANUARY 23, 2007**

**CALL TO ORDER:** The special meeting of the Redevelopment Agency was called to order at 7:13 p.m. in City Council Chambers, 50 Natoma Street, with Chair Morin presiding.

<b><u>ROLL CALL:</u></b>	Board Members Present:	Howell, King, Miklos, Starsky, Morin
	Board Members Absent:	None
	Staff Present:	Executive Director Kerry Miller City Attorney Bruce Cline Secretary Christa Schmidt

**CONSENT CALENDAR:**

11b(i). Approval of the January 9, 2007 Redevelopment Agency Meeting Minutes

**Motion by Board Member Howell, second by Board Member King to approve the Consent Calendar. Motion carried by the following roll call vote:**

<b>AYES:</b>	<b>Board Members:</b>	<b>Howell, King, Miklos, 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>

**NEW BUSINESS:**

11c. Historic District Revitalization Phase 2 Update and Presentation of Retail Study by CB Richard Ellis, Sedway Group

Neighborhood Services Director Feagans made a presentation to the City Council.

City consultant Terry Margerum, CB Richard Ellis, made an additional presentation to the City Council.

**ADJOURNMENT:**

There being no further business to come before the Redevelopment Agency, the meeting was adjourned at 7:27 p.m. to the regular City Council meeting.

**RECONVENE SPECIAL JOINT CITY COUNCIL / REDEVELOPMENT AGENCY MEETING:**

**CALL TO ORDER:** The special joint meeting of the City Council / Redevelopment Agency was called to order at 7:33 p.m. in City Council Chambers, 50 Natoma Street, with Mayor/Chair Morin presiding.

<b><u>ROLL CALL:</u></b>	Council / Board Members Present:	Howell, King, Miklos, Starsky, Morin
	Council / Board Members Absent:	None
	Staff Present:	City Manager / Executive Director Kerry Miller City Attorney Bruce Cline

City Clerk/Secretary Christa Schmidt

**NEW BUSINESS:**

10b(i). Transitional Housing Policy - Powerhouse Ministries Proposal and Request for Funding to Purchase Property at 1301 Bidwell Street for the Operation of a Transitional Housing Facility or Providing Financial Assistance for Transitional Housing

Neighborhood Services Director Feagans made a presentation. She and Assistant City Manager/Chief Financial Officer Gill responded to questions from the City Council.

Applicant representative Kent Carlson and Nancy Atchley, Powerhouse Board Members, addressed the City Council. Tina Polley, Chair of Advisory Committee on Homelessness, provided supplemental information. Jonathan Lew, Powerhouse Board Member, provided additional comments.

Police Captain Saunders provided information in response to questions from the City Council.

The following speakers addressed the City Council regarding the proposed transitional housing project:

1. Darien Pohl
2. Diane Hensley
3. Judy Sabuan
4. Jon Ingram
5. Colleen Gray
6. LoriAnn Bach
7. Stephanie Carr
8. Brad Franklin
9. Dick Laine
10. Andy Evans
11. Gary Figueroa
12. Mike Blank
13. Travis Carr
14. Rob Quider
15. Patty Record
16. Lu Auslam
17. Carl Johnson
18. Bob Mange
19. Deino Trotta
20. Reina Belford
21. Steve Grendahl
22. Dennis Mandigo
23. Donna Madeira
24. John Greenalch
25. Dean Bullock

Mayor Morin called a recess at 9:09 p.m., and reconvened the meeting at 9:17 p.m.

26. Bryan Malone
27. Teresa Strickland
28. Claudia Coffey
29. Bill Kellogg
30. Catherine Stephens
31. Paul Kerfeld
32. Allison Carlos
33. Tim Blackman
34. Ron Henry

Assistant City Manager/Chief Financial Officer Gill and City Attorney Cline responded to questions from the City Council.

The Board/Council Members discussed alternatives and options to the policy.

**Motion by Council/Board Member Starsky, second by Council/Board Member Howell directing staff to begin negotiations for acquisition of the property for the purpose of leasing it to Powerhouse Ministries for the purpose of a transitional housing or other affordable housing purpose (with conditions of approval), which would include draft transitional housing ordinance and a plan submitted by Powerhouse Ministries regarding their operations.**

The Board/Council Members discussed alternatives and options.

**Motion by Council Member Howell, second by Council Member Miklos to waive the 10:30 rule. Motion carried by the following roll-call vote.**

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

Following additional discussion by the Council/Board Members, City Manager Miller asked for clarification and confirmation that Council's direction to staff was:

- Staff will enter into negotiations for possible acquisition of 1301 Bidwell Street; negotiations will include request for an updated property appraisal (estimated to take at least 30 days);
- Negotiation of a buy/sell agreement (estimated to take at least 60 days); Concurrent with those negotiations,
- Staff will conduct an in-house site analysis on this and other potential sites;
- Staff will work concurrently on the development of a transitional housing ordinance (estimated to take at least 60 days).
- Plans for operation of the transitional housing facility can be best addressed in the draft lease agreement, including the development of performance thresholds, plan specifications, business parameters, objectives and timetables.
- Draft lease agreement to come back to the Council/Board;

- If a buy/sell agreement is agreed to and determined that the Bidwell site is the optimal site for the facility, staff could possibly implement certain traffic circulation improvements and seek additional grant options to address neighboring residents' concerns regarding traffic impacts.

Council/Board Member Starsky asked for an update in Closed Session in about 30 days regarding negotiations.

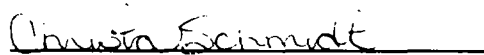
Mayor/Chair Morin called for a vote on Council Member Starsky's motion, with the concurrence with City Manager Miller's clarification of direction to staff.

**Motion passed by the following vote:**

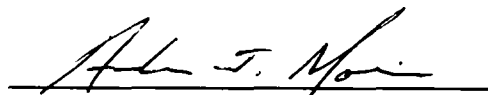
<b>AYES:</b>	<b>Council/Board Members:</b>	<b>Howell, King, Miklos, Starsky, Morin</b>
<b>NOES:</b>	<b>Council/Board Members:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Council/Board Members:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>Council/Board Members:</b>	<b>None</b>

**ADJOURNMENT:**

There being no further business to come before the City Council/Redevelopment Agency, the joint meeting was adjourned to the regular City Council meeting at 11:13 p.m.

  
Christa Schmidt, Secretary

ATTEST:

  
Andrew J. Morin, Chair