

CITY OF FOLSOM
SPECIAL CITY COUNCIL / REDEVELOPMENT AGENCY MEETING MINUTES
MAY 22, 2007

CALL TO ORDER: The special joint meeting of the Folsom City Council / Redevelopment Agency was called to order at 5:03 p.m. in City Council Chambers, 50 Natoma Street, Folsom, with Vice Mayor / Chair King presiding.

ROLL CALL: Council/Board Members Present: Howell, King, Miklos
Council/Board Members Absent: Starsky, Morin (arrived during Closed Session)
Staff Present: City Manager/Executive Director Kerry Miller
Assistant City Manager Nav Gill
Assistant City Manager Evert Palmer
City Attorney Bruce Cline
City Clerk/Secretary Christa Schmidt

ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

- 3a. Conference with Real Property Negotiator - Pursuant to Government Code section 54956.8:
- i. Property: Fire Station 37, 1301 Prairie City Road;
APN: 072-0010-049 and 072-0010-069
Negotiating Parties: Director of Intergovernmental Affairs and Economic
Development Joseph Luchi on behalf of the City of Folsom
Under Negotiation: Price and terms of sale
 - ii. Property: Approximately 10.34 acres of real property on Sibley
Street, north of Blue Ravine, south of Glenn Drive and east
of the Southern Pacific Railroad, APN: 071-0020-057
Negotiating Parties: Manuela Silva, Scott Slater and Joyce Glatt on behalf of
Community Housing Opportunities Corporation (CHOC)
Redevelopment and Housing Department Director Amy
Feagans on behalf of the Redevelopment Agency
Under Negotiation: Price and Terms of Sale or Exchange
- 3b. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code section 54956.9(a):
- i. Michael Regalia v. City of Folsom
WCAB No. SAC 356472
 - ii. Claim of Dean Perry, Claim No. 9104318
 - iii. Claim of Wayne Vierra, Claim No. 2004027884

City Attorney Cline read the closed session item titles into the record.

Motion by Council/Board Member Miklos, second by Council/Board Member Howell to adjourn to Closed Session for the above-referenced items. Motion carried with the following roll call vote:

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


Mayor/Chair Morin arrived during Closed Session.

RECONVENE:

Mayor/Chair Morin reconvened the special meeting at 6:32 p.m. City Attorney Cline announced that final action was taken regarding item 3b(i). In discussion of that item, the four City Council Members in attendance unanimously approved a \$25,000 settlement.

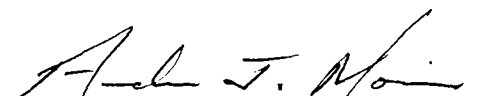
ADJOURNMENT:

There being no further business to come before the Folsom City Council/Redevelopment Agency, the special joint meeting was adjourned at 6:33 p.m.



Christa Schmidt, City Clerk / Secretary

ATTEST:



Andrew J. Morin, Mayor / Chair

CITY OF FOLSOM
REDEVELOPMENT AGENCY MEETING
MAY 22, 2007

CALL TO ORDER: The special meeting of the Redevelopment Agency was called to order at 9:29 p.m. in City Council Chambers, 50 Natoma Street, with Chair Morin presiding.

ROLL CALL:

Board Members Present:	Howell, King, Miklos, Morin
Board Members Absent:	Starsky
Staff Present:	Executive Director Kerry Miller
	Assistant City Manager Nav Gill
	Assistant City Manager Evert Palmer
	Agency Counsel Bruce Cline
	Secretary Christa Schmidt

CONSENT CALENDAR:

9b(i). Approval of the April 10, 2007 Redevelopment Agency Meeting Minutes

9b(ii). Resolution No. 261-R - A Resolution Authorizing the Executive Director to Execute an Agreement with REY Engineering to Provide Civil Engineering Services for the Design of the Railroad Block Public Plaza

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

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

NEW BUSINESS:

9c(i). Resolution No. 262-R - A Resolution Authorizing the Executive Director to Execute a Disposition and Development Agreement with Community Housing Opportunities Corporation (CHOC) Providing for the Development of the Sibley Street Affordable Housing Project (**amendment distributed at meeting, which amended pages 4, 6 and 7 to the staff report's attachment 2 - proposed disposition and development agreement**)

Redevelopment and Housing Director Feagans presented the staff report and responded to questions from the City Council.

Motion by Board Member Howell, second by Board Member King to approve Resolution No. 262-R. Motion carried with the following roll call vote:

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

Approved 06/12/2007

ADJOURNMENT:

The Redevelopment Agency meeting adjourned to the Joint City Council/Redevelopment Agency meeting at 9:36 p.m.

CITY OF FOLSOM
JOINT CITY COUNCIL / REDEVELOPMENT AGENCY MEETING
MAY 22, 2007

CALL TO ORDER: The special joint meeting of the City Council / Redevelopment Agency was called to order at 9:36 p.m. in City Council Chambers, 50 Natoma Street, with Mayor/Chair Morin presiding.

ROLL CALL: Council / Board Members Present: Howell, King, Miklos, Morin
Council / Board Members Absent: Starsky
Staff Present: City Manager/Executive Director Kerry Miller
Assistant City Manager Nav Gill
Assistant City Manager Evert Palmer
City Attorney/Agency Counsel Bruce Cline
City Clerk/Secretary Christa Schmidt

CONSENT CALENDAR:

10b. Approval of the May 8, 2007 Joint City Council / Redevelopment Agency Meeting Minutes.

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

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

OLD BUSINESS:

10c(i). Folsom Oaks Apartments Planned Development Permit (PN06-199) and Funding Request at 809 Bidwell Street (**additional information provided**)

- a. Resolution No. 8062 - A Resolution to Approve the Planned Development Permit for the Development of a 19-Unit Apartment Community (Folsom Oaks) on a 1.25-Acre Site Located at 809 Bidwell Street (PN06-199)
- b. Request for Funding to Support the Development of 18 Very Low Income Residential Units and 1 Manager's Unit

Jane Talbot made a presentation and responded to questions from the City Council.

Applicant Paul Powell, Transitional Living and Community Support (TLCS), addressed the City Council regarding project funding. Chris Gladell, Mercy Housing, provided additional information.

Motion by Council/Board Member Miklos, second by Council/Board Member Howell to approve

Approved 06/12/2007

Resolution No. 8062 and to grant the funding request from TLCS in the amount of two hundred thousand dollars from the housing trust fund (Fund 221). At such time that the applicant demonstrates that full funding for the project is in place; the city will enter into an agreement with TLCS to determine the terms and conditions for funding to be released. Motion carried with the following roll call vote:

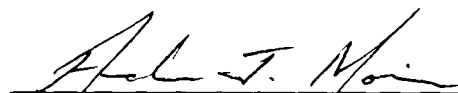
AYES:	Council/Board Members:	Howell, King, Miklos, Morin
NOES:	Council/Board Members:	None
ABSENT:	Council/Board Members:	Starsky
ABSTAIN:	Council/Board Members:	None

ADJOURNMENT:

There being no further business to come before the Joint City Council/Redevelopment Agency, the special joint meeting was adjourned to the joint City Council/Public Financing Authority meeting at 9:46p.m.


Christa Schmidt, City Clerk/Secretary

ATTEST:


Andrew J. Morin, Mayor/Chair