

**IRWINDALE COUNCIL CHAMBER  
5050 N. IRWINDALE AVENUE  
IRWINDALE, CALIFORNIA 91706**

**APRIL 20, 2004  
TUESDAY  
6:01 P.M.**

The Irwindale **COMMUNITY REDEVELOPMENT AGENCY** met in regular session at the above time and place.

**ROLL CALL:**

Present: Agency Members Julian A. Miranda, Manuel R. Garcia, Joseph F. Tapia; Vice Chair Rosemary M. Ramirez; Chair Mark A. Breceda

Also present: Steve Blancarte, Executive Director; Camille Diaz, Assistant Executive Director; Fred Galante, Agency Attorney; Rick Woodmansee, Police Lieutenant; Kwok Tam, Director of Public Works/City Engineer; and Armando Hegdahl, Records Clerk

**SPONTANEOUS  
COMMUNICATIONS**

There were no speakers.

**CONSENT CALENDAR**

**MOTION**

A motion was made by Agency Member Garcia, seconded by Agency Member Tapia, to approve the Consent Calendar, reading resolutions by title only and waiving further reading thereof, Item No. 1B as amended. The motion was unanimously approved.

**ITEM NO. 1A  
MINUTES**

**MINUTES**

The following minutes were approved:

1. Special meeting held October 21, 2003
2. Regular meeting held October 21, 2003
3. Special meeting held October 28, 2003
4. Adjourned regular meeting held October 28, 2003
5. Special meeting held November 3, 2003
6. Special meeting held November 18, 2003
7. Regular meeting held November 18, 2003

**ITEM NO. 1B  
RESOLUTION  
APPROPRIATING  
FUNDS FOR  
ACQUISITION OF  
5150-5152 IRWINDALE  
(FORMER BRECEDA  
MARKET PROPERTY)**

**RESOLUTION NO. CR(I) 2004-10-429 APPROPRIATING FUNDS FOR ACQUISITION OF 5150-5152 IRWINDALE AVENUE (FORMER BRECEDA MARKET PROPERTY) AND APPROVING THE AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY AND ESCROW INSTRUCTIONS**

RESOLUTION  
NO. CR(I) 2004-10-429  
ADOPTED

Resolution No. CR(I) 2004-10-429, entitled:

“A RESOLUTION OF THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY APPROPRIATING FUNDS FOR ACQUISITION OF 5150-5152 IRWINDALE AVENUE AND APPROVING THE AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY AND ESCROW INSTRUCTIONS FOR THE FORMER BRECEDA MARKET PROPERTY,” was adopted, as amended to add \$9,000 to the purchase price, with the property owner incurring the cost of the demolition of the building.

ITEM NO. 1C  
AMENDMENT TO OPA  
WITH GENERAL LIFE  
INSURANCE AND  
MARK DEVELOPMENT

AMENDMENT TO OWNER PARTICIPATION AGREEMENT  
BETWEEN CRA AND GENERAL LIFE INSURANCE AND  
MARK DEVELOPMENT

The Third Amendment to Owner Participation Agreement Entered Into Among Irwindale Community Redevelopment Agency, General American Life Insurance Company and Out to Sea L.P. was approved.

## END OF CONSENT CALENDAR

## PUBLIC HEARINGS

ITEM NO. 4A  
RESOLUTION  
LEASE – REGENCY  
OUTDOOR ADVERTISING AND CLEAR  
CHANNEL OUTDOOR –  
BILLBOARD  
4600 RIVERGRADE

RESOLUTION NO. CR(I) 2004-08-427 – LEASE BETWEEN CRA AND REGENCY OUTDOOR ADVERTISING AND CLEAR CHANNEL OUTDOOR FOR A BILLBOARD LOCATED AT 4600 RIVERGRADE ROAD (Continued from April 6, 2004)

OPEN PUBLIC HEARING At 6:20 p.m., Mayor Breceda declared the public hearing open.

CLOSE  
PUBLIC HEARING

There being no one wishing to speak, Mayor Breceda closed the public hearing.

RESOLUTION  
NO. CR(I) 2004-08-427  
ADOPTED

Resolution No. CR(I) 2004-08-427, entitled:

“A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AND THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY APPROVING A LEASE BETWEEN THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY AND REGENCY OUTDOOR ADVERTISING, INC., AND CLEAR CHANNEL OUTDOOR, INC.,” was passed, approved, and adopted,

reading by title only and waiving further reading thereof, on the previous motion (made concurrently with City Council Agenda Item No. 4A) of Mayor Pro Tem Ramirez, seconded by Councilmember Garcia, and unanimously approved.

RECESS

At 6:21 p.m., the Agency recessed to Closed Session to discuss the following:

Conference with Real Property Negotiator

Pursuant to California Government Code Section 54956.8

Property: Assessor Parcel Number 8415-001-019  
Negotiating Parties: Vulcan, Archdiocese, City, CRA, and Housing Authority  
Under Negotiation: Possible acquisition

ACTION: Discussed; no reportable action taken

Property: APN 8619-012-048 (16233 Arrow Highway)  
(Arrow Automotive)  
Negotiating Parties: CRA and Robert Faris  
Under Negotiation: Possible acquisition

ACTION: Discussed; no reportable action taken

Property: APN 8417-026-018 (4906 Azusa Canyon Road)  
Negotiating Parties: Frank and Ursula Schmoranger and CRA  
Under Negotiation: Possible acquisition

ACTION: Discussed; no reportable action taken

Property: APN 8417-027-005  
(Shannon Casket Property)  
Negotiating Parties: CRA and Edwina D. Park Trust, et al. And David Chase Trust, et al.  
Under Negotiation: Possible acquisition

ACTION: Discussed; no reportable action taken

Property: 16160 Calle de Paseo  
Negotiating Parties: CRA and Veronica Lara  
Under Negotiation: Deferred Housing Improvement Loan

ACTION: Discussed; no reportable action taken

RECONVENE

At 7:34 p.m., the Agency reconvened in Open Session.

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 7:35 p.m.

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Mark A. Breceda, Chair

ATTEST:

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Linda J. Kimbro, CMC  
Assistant Secretary

Approved as submitted at the meeting held August 3, 2004.