

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

**AUGUST 9, 2006
WEDNESDAY
6:00 P.M.**

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

ROLL CALL:

Present: Agency Members Mark A. Breceda; David "Chico" Fuentes; Vice Chair H. Manuel Ortiz; Chair Julian A. Miranda

Absent: Agency Member Joseph F. Tapia

Also present: Bradley L. Baxter, Executive Director; David Aleshire, City Attorney; Camille Diaz, Assistant Executive Director; R. Ron Ingels, Interim Chief of Police; Abraham De Dios, Director of Finance / City Treasurer; Kwok Tam, Director of Public Works / City Engineer; and Linda Kimbro, Deputy City Clerk

**RECESS TO
CLOSED SESSION**

At 6:00 p.m., the Irwindale Community Redevelopment Agency recessed to Closed Session to discuss the following:

Conference With Property Negotiator

Pursuant to California Government Code Section 54956.8

Property: Assessor Parcel Numbers 8417-028-901 & 902
(5135 Irwindale Avenue), 8417-002-920 (Calle
Burrola and Fraijo Avenue), 8534-001-019 (726
Meridian Street) (Phase IA)

Negotiating Parties: CRA and The Olson Company

Under Negotiation: Sale Price

ACTION: Discussed; no reportable action taken

Property: Assessor Parcel Number 8533-013-050
(848 Meridian Street) (Phase II)

Negotiating Parties: CRA and The Olson Company

Under Negotiation: Sale Price

ACTION: Discussed; no reportable action taken

Property: 242 E. Live Oak Avenue

Negotiating Parties: CRA and Athens Disposal

Under Negotiation: Price and Terms of Payment

ACTION: Discussed; no reportable action taken

Property: 4702 Azusa Canyon Road (CalMat Shop Site)
Negotiating Parties: CRA and Jakaerna, LLC
Under Negotiation: Terms of Sale

ACTION: Discussed; no reportable action taken

Property: Irwindale Pit #1 (Manning)
Negotiating Parties: CRA and Purchaser to be Determined
Under Negotiation: Price and Terms of Sale

ACTION: Discussed; no reportable action taken

Property: 16154 Arrow Highway
Negotiating Parties: CRA and Rudolfo Dominguez Trust
Under Negotiation: Possible acquisition

ACTION: Discussed; no reportable action taken

Property: 5239 Morada Street
Negotiating Parties: CRA and Pedro Rodriguez and Griselda
Moncada
Under Negotiation: Price and terms of acquisition

ACTION: Discussed; no reportable action taken

**RECONVENE IN
OPEN SESSION**

At 7:00 p.m., the Community Redevelopment Agency reconvened in Open Session.

**SPONTANEOUS
COMMUNICATIONS**

There were no speakers.

CONSENT CALENDAR

MOTION

A motion was made by Agency Member Breceda, seconded by Agency Member Fuentes, to approve the Consent Calendar, reading resolutions by title only and waiving further reading thereof. The motion was unanimously approved; Agency Member Tapia absent.

**ITEM NO. 1A
MINUTES**

MINUTES

The following minutes were approved:

- 1) Regular meeting held April 4, 2006

**ITEM NO. 1B
WARRANTS**

WARRANTS

The warrants were approved

ITEM NO. 1C
RESOLUTION
APPROVING THE
PROFESSIONAL
SERVICES CONTRACT
WITH WILDAN FOR
CONSTRUCTION
MANAGEMENT OF
LOW AND MODERATE
HOME IMPROVEMENT
PROGRAM FOR FISCAL
YEARS 2006-2007
AND 2007-2008

RESOLUTION NO. CRA 2006-13-475 APPROVING THE
PROFESSIONAL SERVICES CONTRACT WITH WILDAN FOR
CONSTRUCTION MANAGEMENT OF LOW AND MODERATE
HOME IMPROVEMENT PROGRAM FOR FISCAL YEARS 2006-
2007 AND 2007-2008

RESOLUTION NO.
CRA 2006-13-475
ADOPTED

Resolution No. CRA 2006-13-475, entitled:

“A RESOLUTION OF THE IRWINDALE COMMUNITY
REDEVELOPMENT AGENCY APPROVING THE PROFESSIONAL
SERVICES CONTRACT FOR CONSTRUCTION MANAGEMENT
OF THE CITY OF IRWINDALE LOW AND MODERATE HOME
IMPROVEMENT PROGRAM FOR FISCAL YEARS 2006-2007 AND
2007-2008”, was adopted.

ITEM NO. 1D
IRWINDALE LOW AND
MODERATE HOUSING
REHABILITATION AND
HOME IMPROVEMENT
LOANS
CONSTRUCTION
AGREEMENT FORM
BETWEEN OWNER
AND CONTRACTOR

IRWINDALE LOW AND MODERATE HOUSING REHABILITATION
AND HOME IMPROVEMENT LOANS CONSTRUCTION
AGREEMENT FORM BETWEEN OWNER AND CONTRACTOR

The City of Irwindale Low and Moderate Home Improvement
Program Construction Agreement Form Between the Owner and
Contractor, was approved

PUBLIC HEARINGS

ITEM NO. 4A
JOINT WITH COUNCIL -
RESOLUTION
APPROVING A THIRD
AMENDMENT TO
DISPOSITION AND
DEVELOPMENT AGMT
(IRWINDALE HOMES /
OLSON URBAN
HOUSING LLC)

JOINT WITH CITY COUNCIL – **RESOLUTION NO. CRA 2006-12-
474** APPROVING A THIRD AMENDMENT TO DISPOSITION AND
DEVELOPMENT AGREEMENT (IRWINDALE HOMES / OLSON
URBAN HOUSING LLC)

HOUSING COORDINATOR OLIVARES Housing Coordinator Olivares provided the staff report. She indicated that this amendment is necessary to revise the Disposition and Development Agreement (DDA) with the Olson Company to adjust the schedule of performance to allow the two housing developments to work on the same schedule with an estimated completion date of December 2006.

AGENCY ATTORNEY ALESHIRE Agency Attorney Aleshire added that no revision to the price was necessary.

CHAIR MIRANDA In response to a question by Chair Miranda, Housing Coordinator Olivares advised that the original DDA stated that within two years of approval of the DDA, the Agency had the option to exercise the option for the development of phases three and four.

OPEN PUBLIC HEARING At 7:49 p.m., Chair Miranda opened the public hearing.

CLOSE PUBLIC HEARING There being no speakers, Chair Miranda closed the public hearing at 7:50 p.m.

AGENCY MEMBER FUENTES In response to a question by Agency Member Fuentes, Agency Attorney Aleshire advised that there are no hidden fees that may be incurred at a future date. He indicated that at the end of the process, there may be changes in prices, at which point adjustments to payments are made. The final price would not be determined until the end of the process.

In response to a question by Agency Member Fuentes, Housing Coordinator Olivares advised that the adjustment in price at the end of phase one was in the amount of \$86,000 as determined by an independent auditor.

RESOLUTION NO. CRA 2006-12-474 ADOPTED **Resolution No. CRA 2006-12-474**, entitled:
"A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AND THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY APPROVING A THIRD AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY AND OLSON – IRWINDALE 1, LLC," was passed, approved, and adopted; reading by title only and waiving further reading thereof; on the motion of Vice Chair Ortiz, seconded by Agency Member Breceda, and unanimously approved; Agency Member Tapia absent.

RECESS TO
CLOSED SESSION

At 8:00 p.m., the Agency recessed to Closed Session.

RECONVENE IN
OPEN SESSION

At 9:10 p.m., the Agency reconvened in Open Session.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 9:11 p.m.

Linda J. Kimbro, CMC
Assistant Secretary

Approved as submitted at the meeting held March 28, 2007