

---

# **Exhibit C**

**Redevelopment Agency Proceedings,  
June 13, 1995**

---

DATE June 13, 1995  
ITEM 2

REDEVELOPMENT AGENCY PROCEEDINGS

City of Santa Barbara

Six Hundred Ninety-Sixth Meeting

May 9, 1995

CALL TO ORDER/ROLL CALL:

2:39 p.m., Chairperson Harriet Miller presiding.

Agency members present: Helene G. Beaver, Philip J. Bugay, H. P. Fairly, Gilbert Garcia, Elinor G. A. Langer, Tom Roberts, Chairperson Miller.

Agency members absent: None.

Staff present: Executive Director/Secretary Sandra E. Lizarraga, Agency Counsel Daniel J. Wallace, Housing and Redevelopment Manager John Bridley, Recording Secretary Carol Berg.

PUBLIC COMMENT:

1. Any member of the public may address the Redevelopment Agency for up to one minute on any subject within the jurisdiction of the Redevelopment Agency that is not scheduled for a public hearing before the Redevelopment Agency. The total time for this item is five minutes. If you wish to address the Redevelopment Agency under this item, please complete and deliver to the Secretary before the meeting is convened a "Request to Speak" form, including a description of the subject you wish to address.

No one wished to speak.

CONSENT CALENDAR:

MOTION:

M/S Fairly/Garcia to approve the Consent Calendar, as follows:

VOTE:

Approved by voice vote (Abstained: Roberts; All present).

2. Minutes of the Redevelopment Agency meeting of April 18, 1995.

Approved.

DATE June 13, 1995  
ITEM 2

**REPORT OF THE EXECUTIVE DIRECTOR:**

**JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING TO CONSIDER THE FOLLOWING ITEMS:**

3. Recommendation that the Redevelopment Agency Board adopt, by reading of title only, a Resolution of the Redevelopment Agency of the City of Santa Barbara Authorizing

Conversion of an Existing \$138,294 Loan to a Grant to Allow Housing Authority Acquisition of an Affordable Project with Expiring Affordability Restrictions at 616 West Mission Street.

**REDEVELOPMENT AGENCY DOCUMENTS:**

- May 5, 1995 Executive Director's report recommending the above.
- Proposed Resolution.

**CITY COUNCIL DOCUMENTS:**

May 5, 1995 City Administrator's report recommending that Council:

- A. Authorize a grant of \$40,000 in Community Development Block Grant Home Rehabilitation Loan Program (HRLP) Repayment Funds for acquisition and rehabilitation by the Housing Authority of an existing affordable housing project with expiring affordability controls at 616 West Mission Street; and
- B. Authorize the City Administrator and City Attorney to negotiate and execute a HOME Program Grant Agreement with the Housing Authority to allow use of \$138,294 in Redevelopment Agency funds as HOME Program matching funds, and governing use of the HRLP funds.

**SPEAKERS:**

- Staff: Assistant Housing and Redevelopment Manager Susan Boehlje, Housing and Redevelopment Manager John Bridley, Executive Director/Secretary/City Administrator/Clerk Sandra Lizarraga.
- Housing Authority of the City of Santa Barbara: Executive Director Robert Pearson.

**READING WAIVED:**

Following reading of the agenda items, including the title of the resolution, further reading was waived by unanimous consent of the Agency Board/Council.

**MOTION:**

M/S Garcia/Chairperson/Mayor Miller to concur with the recommendations, authorize the City Administrator to execute Grant Agreement No. 17,882 and adopt Redevelopment Agency Resolution No. 876.

**VOTE:**

Unanimous roll call vote (All present).

4. Recommendation that the Redevelopment Agency Board:
- A. Accept the grant of \$4.702 million in Proposition 116 rail bond funds for implementation of the Santa Barbara Railroad Station Improvement Project, approve the Amendment to the Fund Transfer Agreement with the State of California Department of Transportation and authorize the Executive Director to execute the Amendment;

(Cont'd....)

4. (Cont'd):

- B. Approve the acquisition of the railroad station site from the Martin V. Smith and Martha K. Smith Family Trust for \$3,600,000, approve the deposit of \$3,525,000 in grant funds directly into escrow, payment of \$75,000 in Redevelopment Agency bond funds, plus escrow closing costs, and authorize the Executive Director to execute the Assignment and other related documents necessary to close escrow; and,
- C. Adopt, by reading of title only, A Resolution of the Redevelopment Agency of the City of Santa Barbara Approving the Amendment to the Fund Transfer Agreement with the State Department of Transportation For Implementation of the Santa Barbara Railroad Station Improvement Project, Acquisition of the Property with State Rail Bond and Redevelopment Agency Funds, and Authorizing Execution of Necessary Documents.

REDEVELOPMENT AGENCY DOCUMENTS:

- May 5, 1995 Executive Director's report recommending the above.
- Proposed Resolution.
- May 8, 1995 letter from Richard A. Stromme, Railroad Advocates.

CITY COUNCIL DOCUMENTS:

- May 5, 1995 City Administrator's report recommending that Council:
  - A. Accept the grant of \$4.702 million in Proposition 116 rail bond funds for implementation of the Santa Barbara Railroad Station Improvement Project, approve the Amendment to the Fund Transfer Agreement with the State of California Department of Transportation and authorize the City Administrator to execute the Amendment;
  - B. Approve the acquisition of the railroad station site from the Martin V. Smith and Martha K. Smith Family Trust for \$3,600,000, approve the deposit of \$3,525,000 in grant funds directly into escrow, payment of \$75,000 in Redevelopment Agency bond funds, plus escrow closing costs, and authorize the City Administrator to execute the Assignment and other related documents necessary to close escrow; and
  - C. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving the Amendment to the Fund Transfer Agreement with the State Department of Transportation for Implementation of the Santa Barbara Railroad Station Improvement Project, Acquisition of the

---

Property with State Rail Bond and Redevelopment Agency Funds, and Authorizing Execution of Necessary Documents.

- Proposed Resolution.
- May 8, 1995 letter from Richard A. Stromme, Railroad Advocates.

(Cont'd...)

4. (Cont'd)

**SPEAKERS:**

- Staff: Housing and Redevelopment Manager John Bridley.
- Member of the Public: Richard A. Stromme, Railroad Advocates.

**READING WAIVED:**

Following reading of the agenda items, including the titles of the resolutions, further reading was waived by unanimous consent of the Agency Board/Council.

**MOTION:**

M/S Langer/Beaver to concur with the recommendations, authorize the City Administrator to execute Amendment to Transfer Fund Agreement filed as Agreement No. 17,883 and Assignment Regarding Transfer Fund Agreement filed as Agreement No. 17,884, and adopt Redevelopment Agency Resolution No. 877 and City Council Resolution No. 95-062.

**VOTE:**

Unanimous roll call vote (All present).

**RECESS:** 3:24 p.m. - 4:22 p.m.

Chairperson/Mayor Miller presiding.

Agency/Councilmembers present: Beaver, Bugay, Fairly, Garcia, Langer, Roberts, Chairperson/Mayor Miller.

Agency/Councilmembers absent: None.

Staff present: Executive Director/Secretary/City Administrator/Clerk Lizarraga, Agency Counsel/City Attorney Wallace, Recording Secretary Berg.

**CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION:**

5. Recommendation that the Redevelopment Agency hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is In re Orange County Investment Pools etc., Chapter 9, U.S. Bankruptcy Court No. SA 94-22273-JR.

**REDEVELOPMENT AGENCY DOCUMENTS:**

May 5, 1995 Agency Counsel's report recommending the above.

**CITY COUNCIL DOCUMENTS:**

May 5, 1995 City Attorney's report recommending that Council hold a closed session to consider pending litigation pursuant to subsection (a) of section 54956.9 of the Government Code and take appropriate action as needed. The pending litigation is In re Orange County Investment Pools, etc., Chapter 9, U.S. Bankruptcy Court No. SA 94-22273-JR.

Chairperson/Mayor Miller stated that following a brief recess, the Agency Board/Council would reconvene in joint closed session.

RECESS: 4:25 p.m. - 4:30 p.m.

Chairperson/Mayor Miller presiding.

Agency/Councilmembers present: Beaver, Bugay, Fairly, Garcia, Langer, Roberts, Chairperson/Mayor Miller.

Agency/Councilmembers absent: None.

Staff present: Executive Director/Secretary/City Administrator/Clerk Lizarraga, Agency Counsel/City Attorney Wallace.

4:30 p.m. - 5:05 p.m.; all members present.

RECESS: 5:06 p.m. - 5:07 p.m.

Chairperson/Mayor Miller presiding.

Agency/Councilmembers present: Beaver, Garcia, Langer, Chairperson/Mayor Miller.

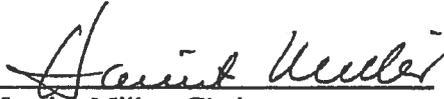
Agency/Councilmembers absent: Bugay, Fairly, Roberts.

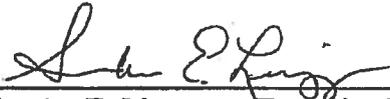
Staff present: Executive Director/Secretary/City Administrator/Clerk Lizarraga, Agency Counsel/City Attorney Wallace, Recording Secretary Berg.

The Redevelopment Agency Board/City Council reconvened in the City Council Chambers. Agency Counsel/City Attorney Dan Wallace reported that the Closed Session would be continued to an adjourned joint meeting with the City Council on May 10, 1995 at 4:30 p.m.

ADJOURNMENT:

5:08 p.m., on order of Chairperson Miller, to May 10, 1995 at 4:30 p.m. in the City Council Chambers for further consideration of Item No. 5.

  
Harriet Miller, Chairperson

  
Sandra E. Lizarraga, Executive Director