

MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS

COMMUNITY DEVELOPMENT COMMISSION

January 18, 2011

The Board of Commissioners of the Community Development Commission met this date in adjourned session at 11:45 a.m., with the following members present:
Commissioners Brown, Rabbitt, Zane, McGuire, Carrillo

Chair Carrillo presiding.

Present: Veronica A. Ferguson, County Administrator
Bruce D. Goldstein, County Counsel

11-0024

- A1. Springs Redevelopment Project Funds for Highway 12 Improvements
- a. Concurrent Resolution Of The Sonoma County Board Of Supervisors And Sonoma County Community Development Commission (Commission), In Its Capacity As The Governing Body For The Sonoma County Community Redevelopment Agency, Approving An Agreement To Provide Up To \$13,003,490 Of The Springs Redevelopment Project Funds To The County Department Of Transportation And Public Works (D.T.P.W.) For Design Engineering Services, Right-Of-Way Acquisition, Parking Mitigation, Construction, And Construction Management For Completion Of Phase 2 Of The Highway 12 Project, Authorizing The Director Of D.T.P.W. And The Executive Director Of The Commission To Execute The Agreement, And Making Certain Findings.

UNANIMOUS

11-0025

- A2. Roseland Redevelopment Project Funds for Roseland Village Property Improvements
- a. Concurrent Resolution Of The Sonoma County Board Of Supervisors And Sonoma County Community Development Commission (Commission), In Its Capacity As The Governing Body For The Sonoma County Community Redevelopment Agency, Approving An Agreement To Provide Up To \$6,920,000 Of Roseland Redevelopment Project Funds To The County General Services Department For Completion Of The Roseland Village Property Improvements Project, Authorizing The Director Of General Services And The Executive Director Of The Commission To Execute The Agreement, And Making Certain Findings.

UNANIMOUS

CONSENT CALENDAR (Cont.)

COMMUNITY DEVELOPMENT COMMISSION (Cont.)

- A3. Professional Services Agreement for Facilitation Services for River Area Shelter and Downtown Task Group in the Russian River Redevelopment Project Area
- a. Approve and authorize the Community Development Commission Executive Director to execute an Agreement for Professional Services to provide up to \$75,800 of Russian River Redevelopment Project funds to Annette Townley for facilitation services for the River Area Shelter and Downtown Task Group from January 1 through December 31, 2011, and to execute subsequent amendments to the Agreement to make minor, non-substantive changes following review and approval of County Counsel as to form.

UNANIMOUS

- A4. Redevelopment Low-Mod Income Housing Fund (Redevelopment) Loan in the amount of \$430,750 to D. Judd Apartments L.L.C., for the Redwood Grove Cottages. (Fifth District)
- a. Approve, in its capacity as the governing body of the Sonoma County Community Redevelopment Agency, a Redevelopment Low-Moderate Income Housing Fund (Redevelopment) loan to D. Judd Apartments, L.L.C., in the amount of \$430,750, to be used to fund acquisition of existing structures and housing rehabilitation costs at Redwood Grove Cottages, conditioned on compliance with Community Development Commission (C.D.C.) Loan Policies.
- b. Authorize the Community Development Commission's Executive Director or her designee, subject to County Counsel review and approval as to form, to execute all loan documents and agreements, and any future loan modifications, assignments, assumptions, or subordination agreements related to the C.F.H. loan in compliance with C.D.C. Loan Policies.
- c. Make findings that the Redevelopment loan is exempt under Section 15301 (repair, maintenance, or minor alteration of existing public or private structures), and section 15310 (mortgages for the purchase of existing structures where the loan will not be used for new construction) of the C.E.Q.A. Guidelines.

UNANIMOUS

CONSENT CALENDAR (Cont.)

COMMUNITY DEVELOPMENT COMMISSION (Cont.)

- A5. Redevelopment Low-Moderate Income Housing Fund Loan in the amount of \$94,552 to Mission Housing Development Corporation, for the Roseland Village affordable housing project element. (Fifth District)
- a. Approve, in its capacity as the governing body of the Sonoma County Community Redevelopment Agency, a Redevelopment Low-Moderate Income Housing Fund (Redevelopment) loan to Mission Housing Development Corporation (Mission), in the amount of \$94,552, to be used to cover predevelopment costs at Roseland Village for the affordable housing project component conditioned on compliance with Community Development Commission (C.D.C.) Loan Policies.
 - b. Authorize the Community Development Commission's Executive Director, or designee, subject to County Counsel review and approval as to form, to execute all loan documents and agreements, and any future loan modifications, assignments, assumptions, or subordination agreements related to the Redevelopment loan in compliance with C.D.C. Loan Policies
 - c. Make findings that the Redevelopment loan is exempt under Section 15262 of the C.E.Q.A. Guidelines (feasibility and planning studies).

UNANIMOUS

- A6. Sonoma Valley Economic Development Program Funding Agreement
- a. Approve and authorize the Community Development Commission's Executive Director to execute a Memorandum of Understanding (M.O.U.) with the City of Sonoma Community Development Agency and the Sonoma Valley Chamber of Commerce to provide up to \$31,280 in Springs Redevelopment Project funds for economic development program services from July 9, 2010 to July 9, 2012, and to execute subsequent amendments to the M.O.U. to make minor, non-substantive changes following review and approval of County Counsel as to form.

UNANIMOUS

- 12:00 Board recessed to Closed Session
1:00 Board reconvened

REGULAR CALENDAR

- 1:00 Report on Closed Session:
1. Public Employee Appointment – Title: General Manager Sonoma County Water Agency - Discussion with recruiter Norm Roberts (Govt. Code Section 54957). Direction was given to staff.
 2. Public Employee Performance Evaluation. Title: County Administrator (Govt. Code Section 54957). Direction was given to staff.
- 1:02 Public Comment open
1:02 Public Comment closed
1:05 Board recessed to a Board Study Session
4:00 Board recessed to the Sonoma County Water Agency meeting at the Jenner Community Center
- 6:15 Present: Supervisors Rabbitt, McGuire, Carrillo
Jim O’Toole, ESA
Grant Davis, General Manager, Sonoma County Water Agency
Ann DuBay, Sonoma County Water Agency
Renee Webber, Sonoma County Water Agency
Jessica Martini-Lamb, Sonoma County Water Agency
- Absent: Supervisors Zane, Brown
- 7:10 Public Hearing opened
Suki Waters
Darrell Sukovitzen
Brenda Adelman
Dian Hardy
Norma Jellison
Vesta Copestakes
Mike Fry
Larry Hanson
Thomas Yates
Rue Furch
- 8:03 Public Hearing closed

Supervisor Carrillo thanked the speakers for participating and reading the plan and the Draft Environmental Impact Report. He thanked the audience for their patience with the presentation and the comments of others stating their opinions and commented that the public comment period is open through February 14, 2011.

Sonoma County Water Agency Meeting (Cont.)

January 18, 2011

8:05 The Board adjourned to January 25, 2011 at 8:30 a.m.

Respectfully submitted,

Patricia Stoddard
Deputy County Clerk