

TAX INCREMENT REINVESTMENT ZONE No. 6
BOARD MEETING MINUTES
City Council Chambers
(Special Meeting)
May 09, 2013
01:00 P.M.

Board Members in attendance:

Ralph Adame
Joanne Burt
Paul D. Gilcrease
Ricardo Fernandez
Holt Grambling
Georgina Panahi

Board Members absent:

Jayvant Desai (Excused)
Juan Godinez

Staff Members present:

Lauren Ferris
Matthew Behrens
Sylvia Borunda Firth
Alejandro Palma
Marty Howell
Kyle Ibarra
Margaret Schroeder

CITY CLERK DEPT.
2013 JUN 26 PM 2:27

MINUTES

Item 1: Call to Order and establishment of a quorum

Ralph Adame

The Tax Increment Reinvestment Zone No. 6 Board met at the above place and date. Meeting was called to order at 01:08 p.m. by Chair Ralph Adame and a quorum established.

Item 2: Discussion and action

Ralph Adame

(a) Approving the meeting minutes for February 18, 2013

Motion by Joanne Burt to approve, seconded by Paul Gilcrease and unanimously approved.

Item 3: Discussion and action

Ralph Adame

- (a) Approving the new meeting schedule for FY 2013

Motion by Georgina Panahi to approve, seconded by Ricardo Fernandez and unanimously approved. Sylvia Borunda Firth explained to Board that meetings can be cancelled if it is known by staff that quorum will not be made; reschedule if necessary.

Item 4: Briefing

Alejandro Palma

- (a) Map with state property classifications (Residential/Commercial)
- (b) Percentage of Residential/Commercial areas within MCA
- (c) Demographic profiles for MCA area
- (d) Economic Development Tools Packet/TIRZ 6 FAQ's

Documents were provided at meeting and sent out electronically to all Board members. Clarification on the following items: 4(b) Number and types of properties were counted (i.e. does not take into account units within multi-family); 4(d) Marty Howell and Alejandro Palma explained that additional incentives are on a case by case basis but recommendation can be made to Council to create new incentive policy for TIRZ 6.

Item 5: Briefing

Alejandro Palma

- (a) Results of outreach made to property owners that want to be included voluntarily in TIRZ 6

Outreach to property owners that had previously demonstrated interest in joining TIRZ 6 finalized. Map with proposed area of expansion distributed to Board. Suggestion was made by Sylvia Borunda Firth that a town hall meeting for MCA area can be held if given that direction. Sylvia Borunda Firth gave clarification on outreach that can be made by Board members, as well as expansion and boundaries of TIRZ 6, and MCA area. Alejandro Palma explained that TIRZ 6 is non-contiguous and expansion of it needs to abide by Final Project Plan; can be amended to expand TIRZ 6. Sylvia Borunda Firth explained the purpose that TIRZ 6 serves within the boundaries of the MCA area, which is redevelopment of the MCA area solely as outlined in the Final Project Plan. Sylvia Borunda Firth also explained to the Board that the MCA boundary can be expanded by amending MCA project plan; not same plan as TIRZ 6 project plan. Direction was given by Holt Grambling to extract information on the number of commercial properties in MCA area that are functional.

Item 6: Discussion and Action

Ralph Adame

- (a) Approving Board guidelines for amending TIRZ 6 boundaries
- (b) Approving property petition form for TIRZ 6

Direction was given by Board to analyze total tax roll for properties within the MCA area in relation to the expansion of TIRZ 6; increment scenarios including Fox Plaza. Alejandro Palma gave clarification on outreach in relation to the signing of the petition. Alejandro Palma explained to Board that property owners interested in joining TIRZ 6 will have to go through City staff in order to do this. Staff explained to Board that TIRZ 6 covers a small area within the MCA area footprint, so TIRZ 6 can potentially cover the entire footprint. Alejandro Palma and Sylvia Borunda Firth advised Board that it is unnecessary to go outside MCA area boundary because of the size of it in comparison to the TIRZ 6; numerous properties which can be added to TIRZ 6 that are located within MCA area boundary. Direction was given by Ralph Adame to verify exemption status for Evergreen Cemetery. Sylvia Borunda Firth explained that sub-committees can be formed if necessary but public notice must be posted; request made to place item related to this on next agenda. Direction was given to place item on next meeting agenda concerning town hall meeting. Motion made by Paul Gilcrease to approve item 6(a) and 6(b), seconded by Ricardo Fernandez and unanimously approved.

Item 7: Discussion & Action

Ralph Adame

- (a) Approving and scheduling tour of TIRZ 6 for Board members

No action was taken. Suggestion made by Joanne Burt to have all Board members visit the area individually. Paul Gilcrease left the meeting at 1:43 p.m. Marty Howell, Alejandro Palma and Sylvia Borunda Firth gave clarification on target area for TIRZ 6 expansion by petition, the location of TIRZ 6 within the MCA area footprint, and reasoning behind existing TIRZ 6 area.

Item 8: Presentation

- (a) Alameda corridor RTS (Rapid Transit System)

Kyle Ibarra/
Margaret Schroeder

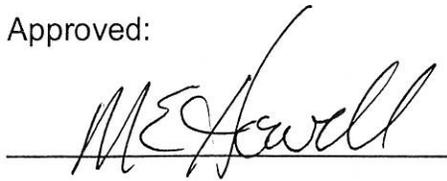
(Moved to item 3 due to time constraints) Presentation of impacts the Alameda RTS will have on TIRZ 6. General overview of proposed corridor including

timeline for completion of project. Construction and operational impacts were also discussed; positive benefits of these were stressed; project is running behind scheduled.

Item 9: Adjournment

Motion made by Joanne Burt, seconded by Holt Grambling and unanimously carried to adjourn at 01:51 p.m.

Approved:

A handwritten signature in cursive script, appearing to read "Marty Howell", is written over a horizontal line.

Recording Secretary

Marty Howell, Director of Economic Development and Sustainability

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