



City of East Palo Alto

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By: *Letta Seiuli*

REGULAR JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

TUESDAY, December 15, 2009

Closed Session: 6:30p.m. Open Meeting - 7:30p.m.

2415 University Ave-First Floor - Council Chamber

6:30 P.M

Regular Joint Closed Session

Regular Joint Closed Session Call to Order and Roll Call

1. **Approval of the Closed Session Agenda (Government Code § 54957.7(a))**
2. **Joint Closed Session Community Forum**
3. **Adjournment into Closed Session**
- 4A. **Personnel Matters (Government Code § 54957.6)** (*ML Gordon, Assistant City Manager*)
City Manager Recruitment
- 4B. **Potential/Pending litigation (Government Code § 54956.9 (a))** (*Vincent C Ewing, City Attorney*)
 1. Page Mill/Woodland Park v. City of East Palo Alto, et al., Litigation

<u>Case Name</u>	<u>Case Number</u>
1. Page Mill/Woodland Park v. CEPA, et al.	CIV 469315
2. Page Mill/Woodland Park v. CEPA, et al.	CIV 474682
3. Page Mill/Woodland Park v. CEPA, et al.	CIV 474521
4. Page Mill/Woodland Park v. CEPA, et al.	CIV 474732
5. Page Mill/Woodland Park v. CEPA, et al.	CIV 475139
6. Page Mill/Woodland Park v. CEPA, et al.	CIV 478790
7. Page Mill/Woodland Park v. CEPA, et al.	CIV 477568
8. Page Mill/Woodland Park v. CEPA, et al.	CIV 477567
9. Page Mill/Woodland Park v. CEPA, et al.	CIV 480138
10. Page Mill/Woodland Park v. CEPA, et al.	CIV 480456
11. Page Mill/Woodland Park v. CEPA, et al.	CIV 482848
12. Page Mill/Woodland Park v. CEPA, et al.	CIV 486819
13. Page Mill/Woodland Park v. CEPA, et al.	483884
14. Page Mill/Woodland Park v. CEPA, et al.	Not assigned

Joint Call to Order and Roll Call

5. APPROVAL OF AGENDA

6. CONSENT CALENDAR

A. City Council/Redevelopment Agency Ordinances, Resolutions/
Informational Reports/Approval Actions and Motions

1. Authorization to Participate in the California Energy Commission's Energy Efficiency Conservation Block Grant (EECBG) for Small Cities And County Grant Program *(Kamal Fallaha, City Engineer)*
2. Claims
 - a. Raymond Joseph Guidry, Sr.
 - b. Cindy Lee Winterbauer

Recommendation: That Council adopt the resolutions; and Reject the Claim(s)

Items 7, 8 and 9 may be addressed during Community Forum only, unless otherwise approved by Council

7. Written Communications: None

8. Special Presentation: Emergency Preparedness Information – *(Ronald Davis, Chief of Police)*

9. Oral Reports

- A. Reports Out of Closed Session
- B. Oral Staff Reports
- C. City Council/Redevelopment Agency Reports

10. Community Forum

11. Public Hearing

TMG Ravenswood Palms LLC, (TMG LLC) seeking: a) Redevelopment Agency Board approval to extend the Owner Participation Agreement (OPA) between the Redevelopment Agency and the developer, and b) City Council approval to extend the Development Agreement (DA) between the

City of East Palo and the developer, for the construction of a mixed use retail/office development on a 2.59 acre site in two buildings, the “University” building at the northeast corner of University Avenue @ Donohoe Street totaling 296,830 square feet and the “Palms” building at the northeast corner of Donohoe Street @ Capitol Avenue totaling 173,653 square feet. The total square footage of both buildings includes 279,651 square feet of parking area, and 20,507 of ground floor retail.

Recommendation: That the City Council and the Redevelopment Agency Board:

1. Open the public hearing, listen to testimony;
2. Close the hearing and approve:
 - a) Redevelopment Agency Board Approve the Owner Participation Agreement (OPA) via **Resolution**, and;
 - b) City Council Approve the Development Agreement (DA) via **Ordinance**

12. Policy and Action Items

City Council Resolutions/Ordinance-First Reading/Informational Reports/Approval Actions

- A. Authorize the City Manager to enter into a contract with San Mateo County for Tenant Improvements to City Hall for an amount not to exceed \$224,741 (*ML Gordon, Assistant City Manager*)

Recommendation: That Council Approve the Resolution

- B. Proposed Pilot Funding Program for vacant foreclosed single family properties in East Palo Alto (*Wilbert Lee, Director, Housing Department*)

Recommendation: That Council Approve the Resolution authorizing the City Manager to establish a Pilot Funding Program for an amount not to exceed \$400,000 to be used to assist first time homebuyers acquiring vacant foreclosed single family properties in East Palo Alto.

Recommendation: That Council Approve the Resolution

- C. Authorization to extend the services provided by the Community-Based Coalition (CBC) to parolees living outside the City of East Palo Alto (*Ronald Davis, Chief of Police*)

Recommendation: That Council Approve the Resolution

13. Adjournment