

**CITY OF LOS BANOS
REDEVELOPMENT AGENCY MEETING MINUTES
DECEMBER 21, 2005**

ACTION MINUTES – These minutes are prepared to depict action taken for agenda items presented to the Redevelopment Agency. For greater detail of this meeting refer to the electronic media (video, DVD and/or audiotapes) kept as a permanent record.

The Redevelopment Agency of the City of Los Banos met on the above given date; Chairman Amabile called the meeting to order at the hour of 7:02 p.m.

ROLL CALL -- MEMBERS OF THE AGENCY PRESENT: Balatti, Jones, McAdam, Pruitt, Chairman Amabile.

APPROVAL OF THE AGENDA: On motion by Balatti, seconded by Pruitt and carried, the agenda was approved by the affirmative vote of all Agency Members present.

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE AGENCY ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE AGENCY; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A THREE (3) MINUTE PRESENTATION. DETAILED GUIDELINES ARE POSTED ON THE COUNCIL CHAMBER INFORMATIONAL TABLE. No one came forward to speak and the public forum was closed.

APPROVAL OF CONSENT AGENDA. (Items on the Consent Agenda will be voted on in one motion unless removed from the calendar by an Agency Member.) Motion by McAdam, seconded by Jones to approve the consent agenda as follows: Minutes for the meeting of December 7, 2005. The motion carried by the affirmative action of all Agency Members present.

PUBLIC HEARING – CONSIDERATION OF A DISPOSITION AND DEVELOPMENT AGREEMENT WITH COMMUNITY HOUSING IMPROVEMENT SYSTEMS AND PLANNING ASSOCIATIONS, INC. FOR THE PROPERTY ON FIRST STREET AT F STREET, APN 025-042-01, RESOLUTION NO. 2005-15 – APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE AGENCY AND COMMUNITY HOUSING IMPROVEMENT SYSTEMS AND PLANNING ASSOCIATION, INC. (CHISPA) Redevelopment Manager Hubler presented the staff report, which included a powerpoint presentation. David Cook & Gabriel Torres from CHIPSA were in attendance at the meeting and Mr. Cook presented a powerpoint presentation pertaining to the aspects of their proposed project.

There was Agency Member discussion regarding is there was a mechanism in place for this project that only allowed long term Los Banos residents to buy these homes; making a priority list as to who these homes would go to, i.e. fire fighters, police officers, teachers; adding points to qualifying for a home, i.e. veterans;

working around the maximum income and purchase price; setting aside a few homes and working around the required income levels; and down payment assistance programs.

The public hearing was opened. No one came forward to speak and the public forum was closed.

City Attorney Vaughn noticed that there were a couple blanks in the agreement that needed to be noted and filled in as follows:

Paragraph six of Resolution No. 2005-15 should read: “. . . to acquire certain land located at 1st and F Streets (the “”Site”) and to construct, . . . “ and the follow section should be added and read: “Section 1. The Agency finds and determines that the Agreement and the activities described thereunder are exempt under Section 15332 of the Guidelines (Class 32, infill development) adopted pursuant to the California Environmental Quality Act”, and the subsequent sections should then be renumbered accordingly.

Motion by McAdam, seconded by Jones to adopt Resolution No. 2005-15 approving a Disposition and Development Agreement by and between the Agency and Community Housing Improvement Systems and Planning Association, Inc. including the correction and addition as follows: Paragraph six of Resolution No. 2005-15 should read: “. . . to acquire certain land located at 1st and F Streets (the “”Site”) and to construct, . . . “ and the follow section should be added and read: “Section 1. The Agency finds and determines that the Agreement and the activities described thereunder are exempt under Section 15332 of the Guidelines (Class 32, infill development) adopted pursuant to the California Environmental Quality Act” , and the subsequent sections should then be renumbered accordingly. The motion carried by the affirmative action of all Agency Members present.

City Manager Rath added that this is a terrific project and will be the City’s second affordable project in the last seven years and staff is already working on another affordable housing project out on Ward Road.

STAFF REPORT. None

ADJOURNMENT. The meeting was adjourned at the hour of 7:32 p.m.

APPROVED:

Michael S. Amabile, Chairman

ATTEST:

Lucille L. Mallonee, Secretary