

**CITY OF SANTA BARBARA**  
**REDEVELOPMENT AGENCY MINUTES**

**Regular Meeting**  
**March 15, 2011**  
**Council Chamber, 735 Anacapa Street**

**CALL TO ORDER**

Chair Helene Schneider called the joint meeting of the Agency and the City Council to order at 2:00 p.m.

**ROLL CALL**

Agency members present: Dale Francisco, Frank Hotchkiss, Grant House, Randy Rowse, Michael Self, Bendy White, Chair Schneider.

Agency members absent: None.

Staff present: Executive Director/Secretary James L. Armstrong, Agency Counsel Stephen P. Wiley, Deputy Director Paul Casey, Housing and Redevelopment Manager Brian Bosse, Deputy City Clerk Susan Tschech.

**PUBLIC COMMENT**

No one wished to speak.

**CONSENT CALENDAR (Item Nos. 1 – 4)**

Motion:

Agency/Council members Francisco/Self to approve the Consent Calendar as recommended.

Vote:

Unanimous roll call vote.

1. Subject: Minutes (11)

Recommendation: That the Redevelopment Agency Board waive the reading and approve the minutes of the regular meetings of January 11, February 15, and March 1, 2011.

Action: Approved the recommendation.

2. Subject: Redevelopment Agency Fiscal Year 2011 Interim Financial Statements For The Seven Months Ended January 31, 2011 (12)

Recommendation: That Redevelopment Agency Board accept the Redevelopment Agency Fiscal Year 2011 Interim Financial Statements for the Seven Months Ended January 31, 2011.

Action: Approved the recommendation (March 15, 2011, report from the Fiscal Officer).

3. Subject: Subordination Of Agency Grant Agreements For The Granada Theater (13)

Recommendation: That the Redevelopment Agency Board approve the subordination of two Agency Grant Agreements and two deeds of trust for the Granada Theater to an Access Easement in favor of the two residential condominiums in the Granada Building at 1216 State Street and authorize the Executive Director and Deputy Director to execute a Subordination Agreement in a form approved by Agency Counsel.

Action: Approved the recommendation; Agreement No. 539 (March 15, 2011, report from the Deputy Director).

4. Subject: Contract For Construction For The Ortega Street Bridge Replacement Project (530.04/14)

Recommendation:

- A. That Council accept Federal Highway Administration (FHWA) Grant funding in the total amount of \$3,324,921;
- B. That Council increase appropriations and estimated revenues by \$3,324,921 in the Fiscal Year 2011 Streets Capital Fund for the Ortega Street Bridge Replacement Project (Project) funded by the FHWA Grant;
- C. That Council approve the allocation of transfer of \$147,000 from available appropriations in the Streets Capital Fund from existing projects to partially pay for the City's matching funds required for the Project;
- D. That Council award a contract with Granite Construction Company (Granite) in their low bid amount of \$2,909,893 for construction of the Project, Bid No. 3426;
- E. That Council authorize the Public Works Director to execute the contract and approve expenditures up to \$290,989 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment;

(Cont'd)

4. (Cont'd)

- F. That Council authorize the Public Works Director to execute a contract with MNS Engineers, Inc. (MNS), in the amount of \$504,380 for construction management support services, and approve expenditures of up to \$50,438 for extra services of MNS that may result from necessary changes in the scope of work;
- G. That Council authorize the Public Works Director to execute a contract with Bengal Engineering (Bengal) in the amount of \$56,495 for design support services during construction, and approve expenditures of up to \$5,649 for extra services of Bengal that may result from necessary changes in the scope of work;
- H. That Council authorize the Public Works Director to execute a contract with Ayars and Associates (Ayars) in the amount of \$33,920 for community outreach services during construction, and approve expenditures of up to \$3,392 for extra services of Ayars that may result from necessary changes in the scope of work;
- I. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for the Funding of Capital Improvements for the Mission Creek Flood Control Enhancements; and
- J. That the Redevelopment Agency Board authorize the expenditure of \$20,000 from the Agency's Mission Creek Flood Control Enhancements project account for demolition costs associated with the Agency's properties at 633 and 635 Bath Street.

Action: Approved the recommendations; City Council Contract Nos. 23,662 - 23,665; City Council Resolution No. 11-013 (March 15, 2011, report from the Public Works Director and Deputy Director/Assistant City Administrator/Community Development Director).

**REDEVELOPMENT AGENCY REPORTS**

- 5. Subject: Proposed Grant To Housing Authority Of The City Of Santa Barbara For Purchase Of Property At 1020 Placido Avenue (520.04/17)

Recommendation:

- A. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for the Grant Funding for the Acquisition of 1020 Placido Avenue, Located in the Central City Redevelopment Project Area, by the Housing Authority of the City of Santa Barbara, and Authorizing Certain Other Actions; and

(Cont'd)

5. (Cont'd)

- B. That the Redevelopment Agency Board approve a \$865,000 grant in Redevelopment Agency capital funds for the acquisition of the property by the Housing Authority of the City of Santa Barbara at 1020 Placido Avenue as a possible location for the Project Recovery Detox Facility, and authorize the Agency's Executive Director to enter into a grant agreement in a form acceptable to Agency Counsel.

Documents:

- March 15, 2011, report from the Deputy Director/Assistant City Administrator/Community Development Director.
- Summary Report Pursuant to Section 33679 of California Health and Safety Code.
- Proposed Resolution.
- Affidavit of Publication.
- PowerPoint presentation prepared and made by Staff.
- March 14, 2011, e-mail from Kevin Moore.
- March 15, 2011, e-mail from Delia Smith.

The title of the resolution was read.

Public Comment Opened:

2:13 p.m.

Speakers:

- Staff: Housing and Redevelopment Manager Brian Bosse, Agency Counsel/City Attorney Stephen Wiley.
- Housing Authority of City of Santa Barbara: Executive Director Robert Pearson.
- Council on Alcoholism and Drug Abuse: Director of Administration Wim Verkaik.
- Members of the Public: Aurelio Bocanegra; Chuck Bergquist, Council on Alcoholism and Drug Abuse; Victoria Mather; Jeff Money; Dave Hopkins, South Coast Homeless Advisory Committee; Pat O'Connor; Joyce Dudley, Santa Barbara County District Attorney; Sharon Byrne, Milpas Community Association; Emmet Hawkes; David Hughes; Fred Clough, Council on Alcoholism and Drug Abuse; Ann Detrick, County of Santa Barbara Alcohol, Drug & Mental Health Services; Bill Batty, Family Service Agency; Jeanette Sanchez; Penny Jenkins, Council on Alcoholism and Drug Abuse; Brittany Odermann Heaton; Jim Heaton; Jim Cadenhead; Rebecca Long; Nancy Caponi; Carolyn Clancy; Nancy Gottlieb; Andrew Davis; Geof Bard; Robert Burke.

(Cont'd)

5. (Cont'd)

Public Comment Closed:  
3:18 p.m.

Motion:

Agency/Council members House/White to approve the recommendations, directing Staff to revise the proposed resolution to clarify the required findings and resubmit it for Council's approval; Redevelopment Agency Agreement No. 538.

Vote:

Majority voice vote (Noes: Agency/Council member Self; Absent: Agency/Council member Rowse).

## **ADJOURNMENT**

Chair Schneider adjourned the meeting at 6:28 p.m.

SANTA BARBARA  
REDEVELOPMENT AGENCY

SANTA BARBARA  
CITY CLERK'S OFFICE

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HELENE SCHNEIDER  
CHAIR

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SUSAN TSCHECH, CMC  
DEPUTY CITY CLERK