

Las Cortes Minutes

Date: March 9, 2011

Location: DCR Conference Room, 435 South D Street

Start Time: 4:06 p.m.

Staff Attendee(s): Larry White, Valerie Vazquez

A. ROLL CALL

Bill Wilkins, Jose Andrade, Sal Gonzalez, Bryan McDonald, Carmen Ramirez, Tony Grey, Andres Herrera, Denise Paul-Elliot, Imogene Hughes

B. APPROVAL OF MEETING MINUTES

Motion to approve Minutes from last meeting by Herrera, second by Paul-Elliot.

C. PUBLIC COMMENTS

No Public Comments.

D. CORPORATE BUSINESS

Larry explained Form 700 Requirement, Deadline is April 1st
City Attorney indicated Form 700 is necessary due to transparency issues.
Copy of Form 700 draft given to Board.
Las Cortes Corporation has been in existence since 2006, Form 700 has never been required because the Las Cortes Corporation was considered to be a separate organization.

E. REPORTS

- a. Las Cortes
 - Requested permission from Housing Authority Board of Commissioners to begin negotiations with Bridge Corporation.
 - Changes will be made to the Specific Plan based on recommendations by Bridge Corporation.
 - Meeting scheduled for Monday, March 14th with Bridge Corporation.

- b. Cuesta Del Mar
 - Project is subject to Article 34
 - Article 34 Explained by Wilkins
 - In order to proceed with the development Las Cortes Corporation would need to assist in taking responsibility of being the owner/developer of this project and identifying the Oxnard Housing Department as the entity that will be the Property Management
 - If Las Cortes Corporation becomes the owner of the project Article 34 will not be in effect.

- Land for the project would be sold to Las Cortes Corporation for \$67,000.00 under a Promissory Note.
- Larry has spoken to Mark Manion and Alan Holmberg regarding transparency issues
- Ramirez suggested getting a written Legal opinion to protect the Board. Larry advised that Mark Manion is prepared to provide a written legal opinion regarding Article 34 issue as part of the process.
- Board requesting written legal opinion before proceeding with documents.
- Paul-Elliott asked if Las Cortes did not become the owner of the project how badly will Article 34 affect the project moving forward.
- Article 34 would not affect the project if Las Cortes is involved.
- Gonzalez stated that the Project would not be able to go forward by the Housing Authority if Las Cortes did not rescue the project.
- By Las Cortes becoming the owners of the property it gives instant credibility and experience moving forward with the next two projects coming up
- MacDonald suggested putting out Public Information, so that people know what is going on
- Wilkins stated that no projects were approved by the Redevelopment Agency. Projects will be considered project by project based upon what is deemed to be appropriate by the Redevelopment Agency.
- Larry will be contacting Mark Manion to get opinion letter.
- Motion by Gonzalez to accept the recommendation pending receipt of an Article 34 opinion letter from Mark Manion, second by Ramirez.
- Subsequently McDonald requested a Special Meeting for Las Cortes upon the receipt of letter by staff.

c. Paseo Nuevo

- Project has gone before DAC, project has been deemed complete.
- Project will be going to Planning Commission April 28th, 2011.
- Project to go to City Council late May or early June.
- Application for Tax Credits to be submitted in July.
- Construction of project targeted for September 2011.
- Pat McCarthy – Introduction of Company.
- Company has been involved with Affordable Housing for over 20 years.
- Company is currently working with Ventura Housing Authority doing a project for Cabrillo Economic Development. Also working with the Santa Paula Housing Authority doing a retro-fit of a Senior Project.
- Project will be involving local jobs and local expertise.
- Introduced Mark DiCecco as the Project Architect.

- Introduced Bob Havlicheck as Developer.
- McCarthy spoke of relocation of tenants
- City Services and Organizations involved in project.
- Company has had meeting with Police Department to establish a crime free neighborhood.
- Meetings with City Corp for help with construction cleanup and on-going maintenance.
- Meetings with PAL to staff the site – will provide community center, art and crafts room and classroom to offer educational opportunities.
- Recreation Department would like to bring extended services. Park activities will be extended to 5 days a week.
- Power point of project presented
- Herrera suggested adding surrounding areas (streets) to Power point.
- Meeting continued to Special Meeting on Wednesday, March 16th, 2011.
- Board requesting Alan Holmberg and Mark Manion to be present at Special Meeting.

F. Study Session

None

G. Board Comments

None

H. Other Items

I. Next Meeting

April 13th, 2011

J. Adjournment

Meeting Continued to March 16th, 2011 at 4:00 p.m.