

ESTHER SNYDER
COMMUNITY CENTER
4100 BALDWIN PARK BOULEVARD
BALDWIN PARK, CA 91706

NOVEMBER 20, 2007
TUESDAY
7:00 P.M.

**SIERRA VISTA REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
MINUTES (REGULAR MEETING NO. 2)**

CALL TO ORDER/ROLL CALL

PAC members in attendance: Mark Cooley, Charles Contreras, Joe Seay, Lula Macy, David Steele

Staff in attendance: Marc Castagnola, Melecio Picazo, Salvador Lopez (City of Baldwin Park), Joe Pannone (Aleshire and Wynder LLP), Ernie Glover, Kiran Bhalla (GRC Redevelopment Consultants)

Others in attendance: Approximately 6 members of the public

Regular Meeting No. 2 of the Project Area Committee (PAC) for the Sierra Vista Redevelopment Project Area was called to order at 7:04 p.m., in the Esther Snyder Community Center, by Marc Castagnola, Community Development Manager of the City of Baldwin Park.

Mr. Castagnola advised the PAC to elect a Chair and Vice-Chair to facilitate the meeting. Members Mark Cooley and Joe Seay were elected as PAC Chair and PAC Vice-Chair, respectively.

APPROVAL OF EXCUSED ABSENCES

Eugene Igna (resigned)

Amanda Serrato (resigned); Friends of the Library resigned its position in the Community Organization category on the PAC.

Unexcused absences: Bob Benbow

APPROVAL OF MINUTES OF PREVIOUS MEETING

The Minutes of Regular Meeting No. 1 of the Sierra Vista PAC were approved.

BRIEFING ON REDEVELOPMENT AND THE PROPOSED REDEVELOPMENT PLAN AMENDMENT

Ernie Glover briefed the PAC on redevelopment generally. Topics included: what redevelopment is; what it can and cannot accomplish, and; the redevelopment plan adoption process. Mr. Glover also provided specifics regarding the proposed Redevelopment Plan Amendment for the Sierra Vista Project Area.

PROCEDURE TO FILL PAC VACANCIES

Mr. Glover described the procedures to fill vacant seats on the PAC. There are currently vacant seats in the residential-tenant category, the business-owner category, and the community organization category. It is the City Council's responsibility to fill the vacant seat in the community organization category by appointment. In the business category, the candidate receiving the most votes at the PAC election but not elected to the PAC, should be contacted and given first opportunity to fill the vacant PAC seat. In the resident-tenant category, the PAC will advertise, interview and appoint candidates as appropriate. A motion was passed to publicly announce the PAC vacancies on the City's website.

NOTICE OF PREPARATION AND PROJECT DESCRIPTION OF DRAFT ENVIRONMENTAL IMPACT REPORT

Mr. Castagnola described the procedures for preparing the Notice of Preparation and the Project Description of the Draft Environmental Impact Report for the Redevelopment Plan Amendment.

EXCLUSIVE NEGOTIATING AGREEMENT

Mr. Pannone described the Exclusive Negotiating Agreement (ENA) between the City of Baldwin Park and the Bisno Development Company. He spoke of the benchmarks that need to be met in the ENA and answered questions and addressed concerns of the PAC members regarding this matter. Each PAC member received a copy of the ENA.

GENERAL PLAN AMENDMENT APPLICATION

Mr. Castagnola and Mr. Pannone described the General Plan Amendment Application process and generally explained its necessity as part of the Redevelopment Plan Amendment process.

PUBLIC NOTIFICATION PROCESS

Mr. Castagnola explained that actions taken in the redevelopment process required the Community Development Commission to notify all residents and business-owners in the Project Area, as well as those within 500 feet of the Project Area. A PAC member suggested using an email list to notify the public.

JOINT MEETINGS WITH CENTRAL BUSINESS DISTRICT PAC

Mr. Castagnola and Mr. Pannone informed the PAC that the PAC for the Central Business District Redevelopment Project Area suggested the possibility of combining the two PAC meetings.

OLD BUSINESS

None

NEW BUSINESS

None

COMMUNITY COMMENTS

None

PAC COMMENTS

Ms. Macy asked whom to contact if a PAC member will be absent from a future meeting. She was advised to contact Melecio Picazo, Acting Redevelopment Manager of the City of Baldwin Park.

ADJOURNMENT

There being no other business to conduct, Regular Meeting No. 2 of the Sierra Vista PAC was adjourned at 8:54 p.m., to Regular Meeting No. 3 of the Sierra Vista PAC, to be held on December 18, 2007, at 7:00 p.m., at the Esther Snyder Community Center in the City of Baldwin Park.



Melecio Picazo
Acting Redevelopment Manager