



**Sacramento
Housing &
Redevelopment
Agency**

SYNOPSIS

Sacramento Housing and Redevelopment Commission August 5, 2009

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:00 p.m. by Chair Tom Burruss.

PRESENT: Burruss, Chan, Dean, Fowler, Gore, Morgan, Morton, Otto, Rosa, Shah, Stivers

ABSENT: None

STAFF PRESENT: Cindy Parker, LaShelle Dozier, Tia Boatman-Patterson, Lisa Bates, Greg Wessel, Jim Shields, MaryLiz Paulson, Christine Weichert, Nick Chhotu, Jeree Glasser-Hedrick, Katherine Klein-McFadden, Robert Stitt

APPROVAL OF AGENDA

The August 5, 2009 agenda was approved. The Chair announced that Item #7 would be heard before Item #6.

1. APPROVAL OF ACTION SUMMARY SYNOPSIS

The action summary for July 15, 2009 was approved.

2. CITIZEN COMMENTS

Ron Emslie spoke on his concern about Agency "Churning" and constantly redoing projects.

CONSENT

3. Adoption of a Records Retention Schedule and Authorizing Destruction of Certain Records – City Report

4. Adoption of a Records Retention Schedule and Authorizing Destruction of Certain Records – City Report

The Commission recommended approval of the staff recommendation for the items listed above. The votes were as follows:

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Morton, Otto, Rosa, Stivers

NOES: None

ABSENT: None

NOT PRESENT TO VOTE: Shah

BUSINESS

5. Approval of an Amended Loan Agreement for La Valentina

Jeree Glasser-Hedrick, Housing Finance Program Manager presented the item. She introduced Jessica Watson from Domus Development.

Commissioners Rosa and Chan had concerns that, because of the economic times, low income housing tax credits are very competitive. They wanted to know what the alternatives are if the tax credits are not approved for on this project.

Jeree answered that the project will not proceed absent the award of tax credits. An application has been submitted and other funding is in place.

Chair Burruss asked how many times the Agency will apply for tax credits if not approved. Christine Groth replied that there is a good chance that they will be awarded this time. If not, a second application may be done or the funds will be reallocated to another project.

The Commission recommended approval of the staff recommendation for the item listed above. The votes were as follows:

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Morton, Otto, Rosa, Shah,
Stivers

NOES: None

ABSENT: None

6. Approval of the Hotel Berry Disposition and Development Agreement and Financing Plan

Katherine Klein-McFadden, Management Analyst, presented the item.

Commissioners Shah and Otto asked if the remaining candidates for the new developer are comparable and if the terms have to be renegotiated. Katherine indicated that the other candidates are comparable and the terms are set.

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The Commission recommended approval of the staff recommendation for the item listed above. The votes were as follows:

AYES: Burruss, Chan, Fowler, Gore, Morgan, Morton, Otto, Rosa, Shah

NOES: None

ABSENT: None

NOT PRESENT TO VOTE: Dean, Stivers

7. Approval Of Owner Participation Agreements And Loan Agreements For The Watt And Elkhorn Shopping Center – County Report

Greg Wessel, Assistant Director, explained the importance of this project. Robert Stitt, Management Analyst, presented the item and introduced Mark Engstrom, the project developer.

Commissioners Chan and Shah were concerned about why grocery stores have left this location and asked if there are any new stores opening in the area. Mr. Engstrom indicated that there are big box stores in the area that support the population.

The Commission recommended approval of the staff recommendation for the item listed above. The votes were as follows:

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Morton, Otto, Rosa, Shah,
Stivers

NOES: None

ABSENT: None

EXECUTIVE DIRECTORS REPORT

La Shelle Dozier gave an update on the State budget. In the next two years approximately \$25 million will be taken out the Agency budget. She also confirmed a North Area SHRC bus tour for Wednesday, August 26th at 5:00pm.

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Morgan introduced Dave Wilson, the new First Vice President of the Resident Advisory Board.

Chair Burruss, congratulated Jim Shields and Wendell Garrett on their letters of recognition from the California Housing Workers' Compensation Authority

Commissioner Otto expressed concern about Agency "churning" and asked staff to look long

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Chair Burruss thanked LaShelle for attending the fishing derby on Saturday, August 1st.

ADJOURNMENT

As there was no further business to be conducted, Chair Burruss adjourned the meeting at 7:05 p.m.

AGENCY CLERK