

Fort Bragg, California
April 10, 2006
Town Hall

The Agency Members of the Fort Bragg Redevelopment Agency met in regular session on the above date at the hour of 9:37 p.m., in Town Hall, southwest corner of North Main and Laurel Streets (363 North Main Street), Fort Bragg, with Chair Dave Turner presiding.

ROLL CALL as acknowledged by Chair Turner

Present: Agency members Dan Gjerde, Jere Melo, and Chair Dave Turner.

Absent: Agency members Brian Baltierra and Doug Hammerstrom.

AGENDA REVIEW

CHAIR'S RECOGNITION AND ANNOUNCEMENTS

1. PUBLIC HEARING

A. Receive Report and Conduct Public Hearing to Consider Adoption of Fort Bragg Redevelopment Agency's Five-Year Implementation Plan in Accordance with Health and Safety Code Section 33490

The Agenda Item Summary Report prepared for this item was reviewed with the Agency Members by Finance Director Johnson.

Chair Turner opened the public hearing at 9:40 p.m.; seeing no one wishing to speak the public hearing was immediately closed.

Moved by Melo, seconded by Gjerde, to adopt the Fort Bragg Redevelopment Agency's Five-Year Implementation Plan.

VOTE: Ayes: Agency Members Gjerde, Melo and Chair Turner.

Absent: Agency Members Baltierra and Hammerstrom.

R413

2. CONDUCT OF BUSINESS

3. COMMENTS ON NON-AGENDA ITEMS

A. Staff Comments

B. Public Comments

4. CONSENT CALENDAR

Moved by Melo, seconded by Gjerde, to accept the Consent Calendar, as received, with the actions noted, namely:

A. Matters from Committees

B. Approval of Minutes

(1) Minutes of from Special Meeting of February 6, 2006.

(2) Minutes of February 13, 2006.

(3) Minutes from Special Meeting of March 6, 2006.

VOTE: Ayes: Agency Members Gjerde, Melo, and Chair Turner.

Absent: Agency Members Baltierra and Hammerstrom.

5. MATTERS FROM AGENCY MEMBERS

Agency Member Gjerde stated that he has heard that the City could create a new Redevelopment Agency since the current plan is nearing its end. Tony Shaw at the County of Mendocino stated that he believed that the Board of Supervisors and County Chief Executive Officer would be receptive to the City creating a new agency with standardized pass-through agreements. He

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asked Neiman's opinion on this concept.

Discussion: Dale Neiman stated that one of the projects in the Plan adopted this evening is amending the current Plan, either through the SB211 process or the normal amendment process. Neiman stated that his recommendation is that the Agency complete a financial analysis before proceeding to make sure the amendment would generate enough income to make it worth going through the process. The cost to do an amendment could be as much as \$100,000 and it would take about a year to complete. He noted that the smaller the project area, the less it would cost; the larger the project area, the more it would cost. Neiman stated that he didn't believe the City could simply disband the existing area and adopt a new plan for the same area without getting special legislation passed.

Gjerde stated that the Redevelopment Agency will receive little benefit in the future due to the pass-through agreements; Neiman noted that the amount the Agency will receive will be reduced to zero next July. Gjerde stated that he would like to see a new redevelopment project area starting at Highway 1 and going west to the ocean.

Chair Turner stated that he spoke to Walter Keiser who has been working with the City/Redevelopment Agency on a couple of projects about this concept and Keiser mentioned someone who is well known for deconstructing redevelopment agencies. Turner stated that when he and the City Manager met with County representatives about the Georgia-Pacific mill site they discussed the fact that everyone would benefit by renegotiating the pass-through agreements.

6. CLOSED SESSION

Chair Turner adjourned the Fort Bragg Redevelopment Agency at 9:56 p.m.

DAVE TURNER, Chair

ATTEST:

Cynthia M. VanWormer, CMC
Secretary

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IMAGED: _____(____)