

RCC 1
09/25/07
RSL

**LANCASTER REDEVELOPMENT AGENCY  
REGULAR MEETING  
MINUTES  
September 11, 2007**

CALL TO ORDER	Chairman Hearn called the meeting to order at 6:02 p.m.
ROLL CALL	<p>Present: Agency Directors: Jeffra, Sileo, Smith, Vice-Chairman Visokey, Chairman Hearn</p> <p>Staff Members: Executive Director, Assistant Executive Director, Interim Executive Director, Agency Counsel, Agency Secretary, Planning Director, Public Works Director, Parks, Recreation &amp; Arts Director, Finance Director, Economic Development Director, Housing Director, Human Resources Director</p>
SEPTEMBER 11 TRIBUTE	<p>Acting Assistant Fire Chief Gerald Cosey, Los Angeles County Fire Department presented the color guard and flag honors; National Anthem was sung by Humberto Agurcia of the Los Angeles Fire Department; Eric Boyd presented a tribute on the bag pipes.</p> <p>Captain Carl Deeley, Lancaster Sheriff's Station presented a tribute to all who lost their lives in the 9/11 attack; Deputy Sheriff Mitch Speed sang "American Lawman".</p>
PRESENTATION (postponed)	<p>Courage and Dedication Program, Council Member Jeffra</p> <ul style="list-style-type: none"> <li>• Deputy Kelly Simon – to be presented at a future Council meeting.</li> </ul>
INTRODUCTION	The City Manager introduced the Interim Assistant City Manager, John Wesley White.
AGENDA ITEMS TO BE REMOVED	None
APPROVAL OF CONSENT CALENDAR	<p>Agency Director Sileo requested that Consent Calendar Item No. RCC 2 be removed from the Consent Calendar for separate discussion and action.</p> <p>On a motion by Agency Director Jeffra and seconded by Vice Chairman Visokey, the Redevelopment Agency approved the Consent Calendar with the exception of RCC 2, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None</p>
<b>RCC 1. MINUTES</b>	Approved the Regular meeting minutes of August 28, 2007.

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**RCC 2.**  
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Agency Director Sileo stated that he had concerns regarding this matter and requested clarification from Legal Counsel as to how this matter came to be on the agenda.

Legal Counsel stated that it was based on direction given in the last Closed Session meeting.

Agency Director Sileo stated that he had a problem with this, as the Closed Session had to do with North Downtown Renewal and this particular agreement is in reference to the Amargosa Creek Development.

Legal Counsel stated that the agreement covers several projects and was consistent with direction to bring this item back to open session.

Agency Director Sileo stated that there is already an agreement with Urban Futures regarding Amargosa Creek and inquired of the City Manager whether the City currently has anyone on staff that can complete this transaction or any other major economic transactions. He questioned the costs; necessity of another consultant; does the City have the necessary expertise in-house for these matters; is the City confident that all avenues have been looked at before searching for outside consultants.

The Executive Director responded to several of these concerns.

Agency Director Sileo made a motion to remove this item from the agenda. The motion died for lack of a second.

Agency Director Jeffra requested clarification regarding Urban Futures and if this was an as-needed situation.

Legal Counsel stated that it would be on an as-needed basis, the downtown project is done, the agreement draft is being reviewed by the developers, some areas need to have minor changes and it will be on the agenda for approval on September 25, 2007.

Agency Director Sileo stated his concerns regarding a former employee who is now working for Urban Futures, Inc. This individual's expertise was utilized in-house and he has concerns with this. He stated that he had concerns regarding the fact that Urban Futures, Inc. would be reporting to Legal Counsel instead of the Executive Director. He felt that the contract should be amended to read Executive Director/City Manager. He stated that authority should not be taken from the Executive Director and that this sends a negative perception.

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**RCC 2.**  
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(continued)

A motion was made by Agency Director Sileo and seconded by Agency Director Jeffra to change the contract to show all reporting should be done to the Executive Director not Legal Council.

Agency Director Jeffra inquired as to the reasoning for the contract to be written in the manner that it is and whether it was to expedite the process, not to remove the Executive Director from the process.

Legal Counsel stated that the motivation for the contract was to expedite certain projects, not to cut the Executive Director out of the process. The Executive Director has been very involved and will continue to be involved throughout.

The Executive Director stated that he and Legal Counsel have an excellent working relationship and that it is a trusted relationship. He stated that it is not customary to have contract language such as this however, the intent was to involve Legal Counsel in a very broad way and it is a policy decision of the Agency/Council. He agreed that it could send a confusing message to the development community, staff and the community at large regarding reporting relationships and accountability. He enforced that the Agency/City should continue to send a message of clarity and unity.

Agency Director Sileo stated that he agreed and it is important to show support for the Executive Director and not do anything to lessen this bond, as it does send a message, a perception that the Agency is putting economic development efforts in the hands of Legal Counsel not the Executive Director.

Further discussion took place regarding clarification of team work; building a six-man team; the importance of keeping the City moving forward and several motions were discussed.

On a motion by Agency Director Sileo and seconded by Agency Director Jeffra, a motion was made to remove the reporting party of Legal Counsel/City Attorney and replace the language with the Executive Director/City Manager. The motion failed by the following vote: 1-4-0-0; AYES: Sileo; NOES: Jeffra, Smith, Visokey, Hearn; ABSTAIN: None; ABSENT: None.

On a motion by Agency Director Smith and seconded by Chairman Hearn the Agency approved a Consulting Services Agreement between the City/Redevelopment Agency and Urban Futures, Inc. and appropriated sufficient funds from the amounts appropriated but unused for the vacant Assistant City Manager position, by the following vote: 4-1-0-0; AYES: Jeffra, Smith, Visokey, Hearn; NOES: Sileo; ABSTAIN: None; ABSENT: None.

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EXECUTIVE DIRECTOR ANNOUNCEMENTS	None
AGENCY SECRETARY ANNOUNCEMENT	The Agency Secretary provided the public with the procedure to address the Redevelopment Agency regarding non-agendized items.
PUBLIC BUSINESS NON-AGENDIZED	None
AGENCY COMMENTS	None
CLOSED SESSION	None
ADJOURNMENT	There being no further business, Chairman Hearn's adjourned the meeting at 9:22 p.m. and announced the next regular meeting of the Redevelopment Agency would be held on September 25, 2007 at 6:00 p.m.
	ATTEST: <span style="float: right;">APPROVED:</span>
	<hr style="width: 50%; margin-left: 0; margin-right: 100px;"/> <div style="display: flex; justify-content: space-between;"><div style="width: 45%;"><p>GERI K. BRYAN, CMC Agency Secretary Lancaster Redevelopment Agency</p></div><div style="width: 45%;"><p>HENRY W. HEARN'S Chairman Lancaster Redevelopment Agency</p></div></div>

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STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss  
CITY OF LANCASTER            )

**CERTIFICATION OF MINUTES  
REDEVELOPMENT AGENCY**

I, \_\_\_\_\_, \_\_\_\_\_ of the Lancaster Redevelopment Agency, Lancaster California, do hereby certify that this is a true and correct copy of the original Redevelopment Agency Minutes for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE LANCASTER  
REDEVELOPMENT AGENCY, on this \_\_\_\_\_ day of  
\_\_\_\_\_, \_\_\_\_\_.

(seal)

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