

**MINUTES
IMPROVEMENT AGENCY MEETING
MONDAY, FEBRUARY 7, 2011**

CALL TO ORDER Chair Shoals called the meeting to order at 9:48 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

ROLL CALL

Agency: Board Members Molnar, Peterson, Vice Chair Nicolls, and Chair Shoals were present. Board Member Bright was absent.

Staff: Executive Director Perrault, General Counsel Koczanowicz, Agency Secretary McMahon, Finance Officer Chapman, Deputy Director Buckingham, and Police Chief Copsey were also present.

PUBLIC COMMUNICATIONS The Chair opened the floor to any member of the public for comment on items of interest which were within the jurisdiction of the Improvement Agency, but were not listed on the agenda. No one responded and the Chair closed the Public Communications segment for this portion of the meeting.

IMPROVEMENT AGENCY - CONSENT AGENDA

IA-1. Minutes of the Following Improvement Agency Meetings:

- **Special Joint City Council/Improvement Agency Meeting of August 18, 2010**
- **Special Joint City Council / Improvement Agency Meeting of September 13, 2010;**
- **Joint City Council / Improvement Agency Meeting of October 18, 2010; and**
- **Joint City Council/Improvement Agency Meeting of November 15, 2010.**

Action: Upon consensus (Board Member Bright absent), the minutes were approved as submitted.

IMPROVEMENT AGENCY - BUSINESS

IA-2. Authorization to Retain Fiscal Services to Review Agency Revenues and Debt Obligations.

Chair Shoals read the title to the foregoing item and deferred to staff for a report. For the information of those present, Executive Director Perrault provided an overview of the Governor's proposal to eliminate redevelopment agencies by the end of the fiscal year. He noted that if the agencies were eliminated, all property tax increment would be reallocated with the exception of tax increment revenue necessary to satisfy outstanding agency obligations. As a prudent measure, it was recommended that the Agency retain the services of a professional versed in redevelopment agency financing to complete a fiscal analysis of all agency tax increment revenues and outstanding debt obligations. The fiscal analysis would also be useful in the event the Agency Board decided to complete a bond issue in the near future to provide additional project funds. He then responded to questions from the Board.

Brief discussion was held regarding potential redevelopment projects.

There were no public comments received regarding this matter.

Action: It was m/s by Vice Chair Nicolls/Board Member Peterson to authorize the Executive Director to proceed with retaining the services of an independent financial professional to complete a fiscal analysis of the Agency. The motion carried on the following roll call vote:

AYES: Board Members Molnar, Peterson, Vice Chair Nicolls, and Chair Shoals.
NOES: Board Members - None.
ABSENT: Board Member Bright.
ABSTAIN: Board Members - None.

CLOSED SESSION

At 9:57 p.m., the Board met in Closed Session regarding the following item:

1. **Conference with Real Property Negotiators**
Pursuant to Government Code Section 54956.8
Property: APN 060-211-005,013
Agency negotiator: Executive Director and General Counsel
Negotiating party: Randy Michael Aispuro, Cheryl Lynn Aispuro, and
Bradford Charles Peterson.
Under negotiation: Purchase or lease of property.

Closed Session Announcements: At 10:14 p.m., Chair Shoals reconvened the meeting in open session with all Board Members present (except for Board Member Bright who was absent from this meeting), and he announced there were no reportable actions taken during Closed Session.

ADJOURNMENT

There being no further business to come before the Improvement Agency, Chair Shoals adjourned the meeting at 10:14 p.m.

/s/ JOHN P. SHOALS, CHAIR

Attest:

/s/ DONNA L. McMAHON, AGENCY SECRETARY
(Approved at CC/IA Mtg 04/04/2011)