

**IN THE COUNCIL CHAMBER OF THE CITY OF SAN RAFAEL, WEDNESDAY, JUNE 20, 2007 AT 7:30 PM**

Special Meeting: Present: Albert J. Boro, Chairman  
 San Rafael Redevelopment Agency Paul M. Cohen, Vice-Chair (arrived at 8:00 p.m.)  
 Barbara Heller, Member  
 Cyr N. Miller, Member  
 Gary O. Phillips, Member

Absent: None

Also Present: Ken Nordhoff, Executive Director  
 Gary T. Ragghianti, Agency Attorney  
 Esther C. Beirne, Deputy Agency Secretary

**CLOSED SESSION – CONFERENCE ROOM 201**

None

**ORAL COMMUNICATIONS OF AN URGENCY NATURE:** **7:55 PM**

None.

**CONSENT CALENDAR:**

Member Miller moved and Member Phillips seconded, to approve the following Consent Calendar item:

<b><u>ITEM</u></b>	<b><u>RECOMMENDED ACTION</u></b>
1. Approval of Minutes of Regular Meetings of Monday, May 21, 2007 and Monday, June 4, 2007 (AS)	<b>Minutes approved as submitted.</b>
2. Monthly Investment Report for Month Ending May, 2007 (Fin) – <u>File R-123</u>	<b>Accepted Monthly Investment Report for month ending May, 2007, as presented.</b>
3. Minutes of Citizens Advisory Committee Meeting on Redevelopment of Thursday, May 3, 2007 (RA) – <u>File R-140 IVB</u>	<b>Accepted report.</b>
4. Resolution Approving an Expenditure of not to Exceed \$70,000 for a Contract with Marin Housing to Administer the Below Market Rate Home Ownership Program (RA) – <u>File (SRCC) - 13-16 x 229 x R-140#8</u>	<b><u>RESOLUTION NO. 2007-16 – RESOLUTION AUTHORIZING AN EXPENDITURE OF NOT TO EXCEED SEVENTY THOUSAND (\$70,000) FOR A CONTRACT WITH MARIN HOUSING TO ADMINISTER THE BELOW MARKET RATE HOME OWNERSHIP PROGRAM</u></b>

**AYES:** MEMBERS: Heller, Miller, Phillips and Chairman Boro  
**NOES:** MEMBERS: None  
**ABSENT:** MEMBERS: Cohen  
**ABSTAINING:** MEMBERS: Chairman Boro (from minutes of 6/4/07, due to absence from meeting)

Member Cohen joined the meeting.

**AGENCY CONSIDERATION:**

**5. REVIEW AND UPDATES ON REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEARS 2007-2009 (FIN) – FILE R-103 x (SRCC) 8-5**

Executive Director Ken Nordhoff stated Finance Director Cindy Mosser would provide a brief overview of the staff report regarding the two-year financial projections for the Agency budget and Economic Development Director, Nancy Mackle, would discuss some New Service Requests. He indicated that staff hoped to receive the Agency Board's final direction this evening so that the Budget could be returned for ratification at the Redevelopment Agency meeting of July 2, 2007.

Finance Director Cindy Mosser stated this was a review of the Agency's budget for Fiscal Years 2007-2008 and 2008-2009. She explained that the Agency's budget was consistent in revenues and expenditures as in the past years. Staff level was the same as in previous years also. Noting a change in the information provided to the Agency Board, Ms. Mosser stated she had included in the Redevelopment Agency budget \$4.5 million in Measure A funds for the Fourth Street/West End Village Project; however, this was a City project only and the funds would be moved to the City budget.

Ms. Mosser further explained that not only did she include a City project on Exhibit 3, but it had an incorrect project title; therefore, everything with reference to Francisco Boulevard East Improvements should state Fourth Street/West End Village Project.

With the change in the capital projects, Ms. Mosser stated staff had estimated the expenditures would be \$5.4 million for Fiscal Year 2007-2008 and \$5.5 million for Fiscal year 2008-2009; therefore, 2008-2009 did not change from the staff report.

Ms. Mosser reported that the Agency also had two New Service Requests which were not attached to the staff report but presented to the Agency Members this evening, on which she would like to obtain guidance before adoption of the budget on July 2, 2007. She noted that Nancy Mackle, Economic Development Director, would explain these.

Ms. Mackle stated she was requesting that the part-time Events Coordinator position be made full-time in order to continue to bring in large events, such as the Great Race, and to provide event coordination for the increasing number of requests for use of the plaza for protests and free speech, together with fun entertaining events. She noted the amount in question was \$34,000 annually of Redevelopment Agency funds.

Ms. Mackle indicated that the second request was to improve the twinkle lights on Fourth Street, which had been in place for nine years and were not the most efficient. She believed the City could go Green with the white lights and get an LED (Light Emitting Diode) or something better for energy purposes, as well as for the maintenance. She noted that with the amount of maintenance required, constant work was needed on the power system to keep the lights running, which required a lot of staff time and maintenance costs. Ms. Mackle indicated she did not have a hard number on funds; however, she looked forward to working with Public Works on this.

Member Heller confirmed this was just a one-time expense.

Indicating this was a placeholder at the moment, Ms. Mackle hoped to receive grants if possible from PG&E which should save on energy costs.

Chairman Boro noted that the remainder of Fourth Street, from E out, would be part of that project; however, the lighting would be evaluated separately. Therefore, the project in question was basically from D Street to Lincoln Avenue.

Chairman Boro noted Ms. Mosser would make the appropriate change in the funds regarding West End Village and the two New Service Requests would be incorporated in the budget for 2007-2009.

With Agency Board approval, Mr. Nordhoff stated these New Service Requests would be built into the budget for approval on July 2, 2007.

Member Phillips indicated his support for these two items.

Chairman Boro noted there was consensus.

There being no further business, the San Rafael Redevelopment Agency meeting was adjourned at 8:04 PM.

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JEANNE M. LEONCINI, Agency Secretary