

REGULAR MEETING OF THE
CONCORD CITY COUNCIL/CITY
COUNCIL SITTING AS THE LOCAL
REUSE AUTHORITY
CITY COUNCIL CHAMBER
1950 PARKSIDE DRIVE
CONCORD, CALIFORNIA
TUESDAY, APRIL 14, 2015

The Concord City Council met in a regular meeting in the City Council Conference Room located in Wing A at 1950 Parkside Drive at 5:30 p.m. on Tuesday, April 14, 2015, with Mayor Grayson presiding. All Councilmembers were present. The meeting was recessed and immediately reconvened in a closed session to confer with Labor Negotiators pursuant to Government Code Section 54957.6. City Negotiators: Valerie Barone, City Manager; Laura Brunson, Director of Human Resources; Charles Sakai, Esq. and Don Turko of Renne, Sloan, Holtzman & Sakai; Employee organizations: Administrative, Technical & Clerical Representation Unit and Field & Operations Representation Unit of International Brotherhood of Teamsters Representation Unit of Concord Police Officers Association and Police Managerial Representation Unit of Police Management Association. Unrepresented Units: Executive, Management & Confidential Employees.

The meeting adjourned at 6:50 p.m. to reconvene in regular session in the Council Chamber.

The Concord City Council met in a regular meeting in the Council Chamber located at 1950 Parkside Drive at 7:00 p.m. on Tuesday, April 14, 2015, with Mayor Grayson presiding. The pledge of allegiance was led by Councilmember Helix. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL

COUNCILMEMBERS PRESENT: Edi Birsan, Dan Helix, Laura Hoffmeister, Ron Leone, Tim Grayson

COUNCILMEMBERS ABSENT: None

STAFF PRESENT: Valerie Barone, City Manager; Mark Coon, City Attorney; Joelle Fockler, City Clerk; Jovan Grogan, Deputy City Manager; Michael Wright, Executive Director, Local Reuse Authority; Brenda Kain, Community Services Program Manager

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Stefanie Meclious, Concord; Seth Adams, Community Coalition; Joe Guerra, SunCal

PUBLIC COMMENT PERIOD – None

PRESENTATIONS – None

ANNOUNCEMENTS

City Clerk Joelle Fockler announced a recruitment to fill three positions on the Commission on Aging, seven positions on the Community Services Commission, five positions on the Concord Pleasant Hill Health Care District Grant Committee, and two positions on the Parks, Recreation and Open Space Commission; and set Friday, May 22, 2015, at 5 p.m. as the deadline for receipt of applications by the City Clerk.

APPROVAL OF MINUTES

Motion was made by Hoffmeister and seconded by Helix to approve the minutes for the meeting of March 24, 2015. Motion passed by unanimous vote of the Council.

REHABILITATION LOAN AGREEMENT – Anka Behavior Health (Nierika Program)

Motion was made by Hoffmeister and seconded by Helix to appropriate \$55,000 from the City of Concord Affordable Housing Fund balance and authorize the City Manager to negotiate and enter into a forgivable rehabilitation loan agreement with Anka Behavior Health for the Nierika Program. Motion passed by unanimous vote of the Council.

**CITY COUNCIL SITTING
AS THE LOCAL REUSE AUTHORITY****RECOMMENDATION TO PROCEED TO INITIAL NEGOTIATIONS – MASTER DEVELOPER FOR IMPLEMENTATION OF THE CONCORD REUSE PROJECT AREA PLAN**

Michael Wright, Executive Director of the Local Reuse Authority, presented a report referring to his memorandum dated April 14, 2015, and noting that the selection of a master developer to launch the implementation of the Area Plan is one of the most crucial steps in successfully transforming the former military base to civilian use and realizing the Area Plan's projected economic, fiscal, urban design and environmental and public benefits.

Mr. Wright presented a summary of the overall master developer selection process and review of the proposals by a nine member evaluation board, and reported that the evaluation board recommended advancement of Catellus and Lennar Urban to the initial negotiation stage of the master developer selection process.

Mayor Grayson opened a public comment period.

Stefanie Meclious, Concord, spoke in support of Lennar and its commitment to the community, sustainability, and to hire locally.

Seth Adams, Community Coalition, thanked the Council for the extensive process, and noted that the Community Coalition supported the evaluation board's recommendation of advancement of Catellus and Lennar.

Joe Guerra, SunCal, spoke of SunCal's appreciation of the time and effort the Mayor, City Council and community have put into this endeavor, and conveyed his disappointment in the recommendation to not advance SunCal to the next round of the process. Mr. Guerra noted that he submitted a letter to the record outlining clarification of SunCal's proposal.

Mayor Grayson closed the public comment period. Following comments by the City Council sitting as the Local Reuse Authority, a motion was made by Helix and seconded by Hoffmeister to advance Catellus and Lennar Urban to the initial negotiation stage of the master developer selection process. Motion passed by unanimous vote of the Council sitting as the Local Reuse Authority.

CORRESPONDENCE

- a. Email from CNWS Neighborhood Alliance – benched Item No. 4.a.
- b. Letter from Joe Guerra, SunCal – benched Item No. 4.a.
- c. Staff response to SunCal letter dated April 13, 2015 – benched Item No. 4.a

PUBLIC COMMENT ON PRESENTATION ITEMS – None

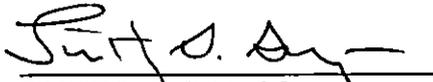
CLOSED SESSION REPORTS – None

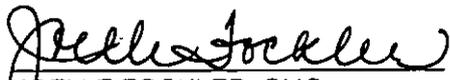
COUNCIL AND STAFF REPORTS

Vice Mayor Hoffmeister spoke of her recent trip to Washington, D.C. where she met with representatives to provide updates on the Base Reuse Project, and, along with students from Mt. Diablo High School's nutrition program, lobbied maintaining and enhancing school nutrition on campuses.

Councilmembers shared information on events and activities in which they had participated since the last meeting and commented on items of interest.

By order of the Mayor, the meeting was adjourned at 8:07 p.m.


TIMOTHY S. GRAYSON
MAYOR


JOELLE FOCKLER, CMC
CITY CLERK