

AGENDA
REGULAR JOINT MEETING OF THE
CITY COUNCIL OF THE CITY OF DUARTE, SUCCESSOR
AGENCY TO DISSOLVED REDEVELOPMENT AGENCY OF THE
CITY OF DUARTE, AND DUARTE HOUSING AUTHORITY

TUESDAY, SEPTEMBER 25, 2012

5:30 p.m. – Closed Session
7:00 p.m. – Regular Session

COUNCIL CHAMBERS, 1600 HUNTINGTON DRIVE, DUARTE, CALIFORNIA 91010

MISSION STATEMENT

With integrity and transparency, the City of Duarte provides exemplary public services in a caring and fiscally responsible manner with a commitment to our community's future

JOHN FASANA, MAYOR & CHAIR HOUSING AUTHORITY/SUCCESSOR AGENCY
LIZ REILLY, MAYOR PRO TEM & VICE CHAIR HOUSING AUTHORITY/SUCCESSOR AGENCY
MARGARET FINLAY, CITY COUNCIL & HOUSING AUTHORITY/SUCCESSOR AGENCY BOARD
TZEITEL PARAS-CARACCI, CITY COUNCIL & HOUSING AUTHORITY/SUCCESSOR AGENCY BOARD
PHIL REYES, CITY COUNCIL & HOUSING AUTHORITY/SUCCESSOR AGENCY BOARD

City/Authority Staff:

Darrell George, City Manager & Successor Agency/Housing Authority Executive Director
Kristen Petersen, Assistant City Manager & Successor Agency/Housing Authority Assistant
Executive Director and Director of Administrative Services
Craig Hensley, Community Development Director
Cesar Monsalve, Director of Parks and Recreation
Brian Villalobos, Director of Public Safety Services
Dan Slater, City Attorney & Successor Agency/Housing Authority General Counsel
Marla Akana, City Clerk

ADDRESSING THE CITY COUNCIL AND HOUSING AUTHORITY:

If you wish to address the City Council, Housing Authority, or Successor Agency on any item on the Agenda, you should fill out a Speaker Card indicating which item or items on the Agenda you wish to speak about, and hand the card to the City Clerk. You will be called to the Podium when that item is heard by the City Council/Housing Authority/Successor Agency. If you wish to address the City Council, Housing Authority, or Successor Agency on any item that is not on the Agenda, but that is within the subject matter jurisdiction of the City/Housing Authority/Successor Agency, you may do so under the "Oral Communications" portion of the Agenda. At the podium, before starting your remarks, please state your name and city of residence for the record.

ADA ACCESSIBILITY NOTICE:

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, you should contact the City Manager's office at (626) 357-7931. Notification no later than 1:00 p.m. on the day preceding the meeting will enable the City to make reasonable arrangements to assist your accessibility to this meeting.

Note: Any documents distributed by the City/Authority to a majority of the City Council/Housing Authority/Successor Agency Board less than 72 hours prior to the City Council/Housing Authority/Successor Agency meeting will be made available for public inspection at City Hall, 1600 Huntington Drive, Duarte, CA 91010, during normal business hours, except such documents that relate to closed session items or which are otherwise exempt from disclosure under applicable law.

THE FOLLOWING ITEMS WILL BE HEARD AT 5:30 P.M.

1. CALL TO ORDER OF CITY COUNCIL, SUCCESSOR AGENCY TO DISSOLVED REDEVELOPMENT AGENCY, AND HOUSING AUTHORITY, AND NOTATION OF ANY ABSENCES
2. ADOPTION OF THE AGENDA
3. CLOSED SESSION
 - A. Public Input – *Members of the public wishing to speak concerning the closed sessions listed below may do so at this time. Each person may speak once for no more than 3 minutes.*
 - B. Conference with Real Property Negotiators pursuant to Government Code Sections 54957(b)(1) and 54957.6; Agency negotiators: Darrell George, Craig Hensley; Negotiating parties: City of Duarte and Charles Company, represented by Mark Gabay and Arman Gabay; Under negotiation: Price and terms of payment; Concerning City-owned properties at 1305, 1415, 1423-1437 Huntington Drive (APN 8530-004-900, 901, 902, 903, and 069)
 - C. Public Employee Performance Evaluation–Pursuant to Government Code Sections 54956(b)(1) and 54956.6; Annual evaluation of City Manager; Designated City representative: Dan Slater, City Attorney

THE FOLLOWING ITEMS WILL BE HEARD NOT EARLIER THAN 7:00 P.M.

4. PLEDGE TO THE FLAG
5. MOMENT OF REFLECTION
6. FITNESS/MENTAL WARM-UP
7. PUBLIC REPORT OF CLOSED SESSION ITEM
8. SPECIAL ITEMS
 - A. Recognition – Kristi Lopez, former Field Representative for Assemblymember Portantino
 - B. Presentation by Duarte Chamber of Commerce – Services Update
 - C. Public Safety update
9. ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS
Any person who wishes to make a brief announcement of a future community event that is open to the general public may do so at this time.
10. ORAL COMMUNICATIONS—ITEMS NOT ON THE AGENDA (30 MINUTES)
Any person wishing to speak on any issue that is not on the Agenda, but that is within the subject matter jurisdiction of the City or Authority, may do so at this time. The opportunity to speak is on a first come, first serve basis. Each person may speak once for no more than 3 minutes and there is a maximum of 30 minutes for all Oral Communications at this time. Under the Brown Act, members of the City Council/Housing Authority/Successor Agency, and staff can respond only with a brief reply to issues raised in Oral Communications, and no action on such matters may take place at this meeting.
11. ITEMS TO BE ADDED TO THE CONSENT CALENDAR
12. CONSENT CALENDAR – Page 1
All matters listed on the Consent Calendar are to be approved with one motion unless a member of the City Council/Housing Authority/Successor Agency removes an item for separate action. Any consent calendar item for which separate action is requested shall be heard as the next Agenda item. The respective entity's consent items are shown in parentheses at the end of each item as "CC" for City Council, "HA" for Housing Authority, and "SA" for Successor Agency.
 - A. Approval of Minutes – September 11, 2012 (CC/HA/SA)
 - B. Approval of Warrants – September 25, 2012 (CC/HA/SA)
 - C. Motion to introduce and/or adopt all resolutions and ordinances presented for consideration by title only and waive further reading (CC/HA/SA)
 - D. City Council/City Manager Conference Attendance – El Centro de Acción Social Gala Dinner, October 18, 2012, Pasadena

13. ITEMS REMOVED FROM CONSENT CALENDAR
14. CITY COUNCIL BUSINESS ITEMS – Page 12
 - A. Appointment by Councilmember Reyes to the Town Center Ad Hoc Advisory Committee
 - B. City Council appointments to Intergovernmental Organizations
 - C. Update on development opportunities on the northwest corner of Huntington Drive/Buena Vista Street
15. CONTINUATION OF ORAL COMMUNICATIONS

*Any person who did **not** speak during the initial 30 minute Oral Communications period earlier in the meeting, who wishes to speak on any issue that is not on the Agenda but that is within the subject matter jurisdiction of the City Council/Housing Authority/Successor Agency, may do so at this time. Each person may speak once for no more than 3 minutes. Under the Brown Act, members of the City Council/Housing Authority/Successor Agency, and staff can respond only with a brief reply to issues raised in Oral Communications, and no action on such matters may take place at this meeting.*
16. ITEMS FROM CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY MEMBERS AND CITY MANAGER/EXECUTIVE DIRECTOR (AB 1234 reports on trips, conference attendance, and meetings)
17. ADJOURNMENT – In memory of U. S. Ambassador John Christopher Stevens, Foreign Service Information Officer Sean Patrick Smith, former Navy SEAL Tyrone Snowden Woods, and former Navy SEAL Glen Anthony Doherty

MEMORANDUM

TO: City Council
FROM: City Manager
DATE: September 20, 2012
SUBJECT: Comments on Agenda Items, Meeting of September 25, 2012

ITEM 8.A. Ms. Kristi Lopez, the former Field Representative for Assemblymember Anthony Portantino, will be recognized by the City Council. Kristi has been assisting staff for the past few years with the many issues coming out of Sacramento. She has accepted another position with a non-profit in East Pasadena.

ITEM 8.B. The Duarte Chamber of Commerce will provide a presentation on the programs and services currently being undertaken by its Board and staff.

ITEM 8.C. The Public Safety Director will give his monthly public safety update.

ITEM 14.A. With the recent resignation of Mr. Eric Greene from the Town Center Ad Hoc Advisory Committee, Councilmember Reyes is designating Mr. Henry Baltazar as a replacement.

ITEM 14.B. At the previous City Council Meeting, Mayor Fasana asked to discuss the Council appointments to intergovernmental organizations. These appointments typically take place after the Council reorganization at the second meeting in November.

ITEM 14.C. This item provides an update on the status of development opportunities on the northwest corner of Huntington Drive and Buena Vista Street. For more than a year and a half (since January 2011), when the Governor first announced his plan to dissolve redevelopment agencies, and then with the June 2011 enactment of ABx1 26, the ability to sell RDA-owned property has been under a significant cloud. That being said, since late 2011, the City has been working with the team of Hopkins Real Estate Group and Ms. Diane Acevedo to bring a five Guys Burger and Fries to Duarte.

The hold-up on this project and the property disposition really involves the State and its decision to end redevelopment. So far, the City has not been able to sell the property. In fact, the current process set forth by the State was outlined in detail by the City Attorney at a recent Council meeting. The City Attorney stated that the Legislature enacted, and the Governor signed into law, Assembly Bill 1484 effective June 27, 2012. AB 1484 amended the redevelopment dissolution act, ABx1 26, and added a host of new requirements and procedures that effectively prevent the City, in its capacity as the Successor Agency to the former Redevelopment Agency, from selling the property until compliance with these various new requirements and procedures. These new requirements and procedures, which apply to all redevelopment agency properties in the State, will delay disposition of the site for up to a year or perhaps longer.

While all this presents great risk to a developer because they have no guarantee the property can be sold, as of now, the developer remains committed to the project, and has recently provided the City with an updated site plan for the northwest corner of Huntington Drive and Buena Vista Street, as well as an updated Letter of Intent by Five Guys Burgers and Fries, and has conveyed the interest of three possible equity partners to fund the project.

Respectfully submitted,



Darrell J. George
City Manager

MINUTES

JOINT CITY COUNCIL/CITY COUNCIL AS SUCCESSOR AGENCY TO DISSOLVED REDEVELOPMENT AGENCY/HOUSING AUTHORITY OF THE CITY OF DUARTE REGULAR MEETING – SEPTEMBER 11, 2012

- CALL TO ORDER** The City Council/City Council as Successor Agency to Dissolved Redevelopment Agency/Housing Authority of the City of Duarte met in a regular meeting in the Council Chambers, 1600 Huntington Drive, Duarte, California. Mayor Fasana called the meeting to order at 5:10 p.m.
- RECORDATION OF ATTENDANCE** The following were in attendance:
PRESENT: Finlay, Paras-Caracci, Reilly, Reyes (arrived at 5:12 p.m.), Fasana
ABSENT: None
ADMINISTRATIVE STAFF PRESENT: City Manager George, City Attorney Slater
- ADOPTION OF AGENDA** Finlay moved, Reilly seconded to adopt the Agenda, as amended to adjourn in memory of Robert Reagan, and carried unanimously.
- WORKSHOP – City Revenues and Cash Flow** Kristen Petersen presented a Workshop describing City revenues and cash flow, including pooled cash, general fund cash, use of reserves, future capital expenses, and grants, and noted the mid-year budget workshop will be held on October 23, 2012.
- The following spoke:
Lino Paras – Salaries, general fund, reserve.
Steve Hernandez – AB1484, sales tax.
- There was discussion about delayed payments from the State, five-year projection vs. three-year projection, deferred projects, and professional opinions on expense project assumptions.
- CLOSED SESSION Existing Litigation** Sheryl Lefman stated the owners of the golf course have been watering it, and thanked the City for looking into the matter.
- Slater stated the Closed Session is pursuant to Government Code Section 54956.9(a); Conference with Legal Counsel; Existing Litigation; *KUA Industry, Inc., a California corporation; U.S. Kuil, Inc., a California corporation, Petitioners and Plaintiffs v. City of Duarte, a California municipality; City Council of the City of Duarte, specifically "John Fasana, Margaret Finlay, Tzeitel Paras-Caracci, Lois Gaston, and Phil Reyes;" City of Duarte Redevelopment Agency, an agency of a California municipality; and Does 1 – 500; inclusive, Respondents and Defendants;* Los Angeles County Superior Court, Case No. BS123299, and enforcement of nuisance abatement judgment against successor-in-interest AMG Duarte LLC, a California limited liability company, for recovery of attorney fees and costs. The Closed

Session concluded at 7:03 p.m. City Council reconvened at 7:11 p.m.

PLEDGE TO THE FLAG	Harb Thind led the Pledge of Allegiance to the Flag.
MOMENT OF REFLECTION	A moment of reflection was observed.
FITNESS/MENTAL WARM-UP	George and Finlay provided the warm-up.
PUBLIC REPORT OF CLOSED SESSION	Slater stated during the Closed Session, City Council received an update on the status of the matter, and unanimously authorized Legal Counsel to seek a resolution of the case through a settlement, and if a settlement is proposed, it will be presented at a future meeting in open session.
SPECIAL ITEMS Library Teen Volunteers	Kay Pearlman and Joanna Gee, Duarte Library, described the summer reading program and thanked the sponsors. Mayor Fasana presented certificates to the “volunteens” in appreciation of their participation.
Recognition – Quinn Cole, Eagle Scout	Cesar Monsalve introduced Quinn Cole and described his Eagle Scout project. Mayor Fasana presented him with a certificate in appreciation of his hard work in completing the renovation of the Beardslee Park Building exterior.
Recognition – Swim Team	Cesar Monsalve presented information about the Parks and Recreation Department swim program, and thanked the coaches. Mayor Fasana presented certificates to swim team members in recognition of their participation and achievements.
Presentation – Duarte City News	Roxanne Breceda, Karen Herrera, Cesar Monsalve, and Brian Villalobos presented an overview of the City of Duarte’s new community newsletter, “Duarte City News,” and described the cooperative effort between City departments, cost savings, and publication highlights.
ANNOUNCEMENTS	<p>Rainbow Yeung, AQMD, provided an update on the Salton Sea situation, and announced new online complaint system, upcoming hearings, and clean air award event.</p> <p>Joanna Gee, Duarte Library, announced upcoming workshops and programs in the months of September and October.</p> <p>Kay Pearlman, Duarte Library, announced bookmark contest.</p> <p>K. C. Caracci announced Route 66 Parade on September 22, with the theme “Get Fit on Route 66,” displayed Parade t-shirts, and thanked City staff and parade sponsors.</p> <p>Brian Barreto and Mark Reifer, Cal Am Water, announced community open house on September 20, and provided an update on the mainline project on Duarte Road.</p> <p>Karen Herrera announced upcoming community events in the months of September and October.</p> <p>Steve Hernandez announced City staff vs. seniors baseball game</p>

on September 27.

Jack Collins announced Black History display at the Duarte Historical Museum through September 30.

ORAL COMMUNICATIONS

The following spoke on items not on the Agenda.

Miriam Fox – DUSD successes.

David Miller – November election, running for Congress.

Steve Hernandez – Accusations, permits, grant writer.

ITEMS ADDED TO CONSENT

Reilly moved, Paras-Caracci seconded to add attendance at the Contract Cities Seminar, October 5-7, 2012, Carlsbad, and the Santa Anita Family YMCA Red Envelope Gala, September 26, 2012, Arcadia, to Item 13.K, and carried unanimously.

CONSENT CALENDAR

Finlay moved, Paras-Caracci seconded to approve the Consent Calendar as amended, as follows, and carried unanimously.

Approve Items A, B, C, J, K.

Receive and File Items G, H.

Remove Items D, E, F, I.

ITEMS REMOVED

Item D – Proclamation
Family Day

Finlay stated “Family Day – A Day To Eat Dinner With Your Children” is on September 24, and the Proclamation encourages spending more time with children.

Item D – Approved

Reilly moved, Finlay seconded to approve Item D, and carried unanimously.

Item E – Proclamation
No Texting While Driving

Reilly discussed the dangers of texting while driving as outlined in the Proclamation “It Can Wait – No Texting While Driving Pledge Day.”

Item E – Approved

Finlay moved, Paras-Caracci seconded to approve Item E, and carried unanimously.

Item F – Proclamation
Childhood Cancer Awareness

Reilly stated awareness of childhood cancer is important, provided statistics, and stated “Childhood Cancer Awareness Week” is September 30-October 6, 2012.

Item F – Approved

Finlay moved, Reilly seconded to approve Item F, and carried unanimously.

Item I – MOU with DCTV
Postponed

The approval of a Memorandum of Understanding between the City of Duarte and Duarte Community Television (DCTV) was postponed.

PUBLIC HEARING
Council Bill 12-R-31–Congestion
Management Program

Mayor Fasana announced this was the time and place set for a Public Hearing to consider Council Bill 12-R-31 relating to the Congestion Management Program.

Slater read by title Council Bill 12-R-31:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGE-

MENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089

Notice of the hearing was given, the affidavit is on file, and no written correspondence was filed in the matter.

George presented a staff report about the State-mandated Congestion Management Program and the local development report.

Mayor Fasana asked if there was anyone in the audience who wished to speak on the item. There were none.

Reyes moved, Finlay seconded to close the Public Hearing, and carried unanimously.

RESOLUTION NO. 12-31

Reyes moved, Finlay seconded to adopt Resolution No. 12-31, and carried unanimously.

BUSINESS ITEMS

Budget Reductions – 2nd Phase
(Continued from 8/14/12)

George presented a staff report about the timing of the second phase budget expense reductions (Special Assignment Deputy and mid-week park restroom cleaning), stated the 2012/13 budget adopted on June 12, 2012, included these two reductions effective January 1, 2013, staff is recommending that these two adjustments be made now for a savings of \$20,000 per month, and if the items are not reduced at this time, the adjustment will be made on January 1, 2013.

Henry Baltazar stated money could be saved in other ways, discussed City Council and staff expenses, galas, dinners, and memberships, and said not using City vehicles could save thousands of dollars.

Steve Hernandez stated he is sorry to see us lose the Deputy, he is a great investment, he wishes he had the opportunity to decide on the vote, and we need to move forward.

Anil Gunaratne stated he could not understand the budget workshop, he thinks there needs to be a 10% pay cut from the City Manager and department heads and revamping their pension plan into a 401K, and said you should consider not cleaning the restrooms at City Hall rather than at the park.

There was discussion about the budget savings for these items, deficit, surplus, trending, moving forward, attending events that benefit the community, upcoming workshop in October, and revenue enhancements.

Fasana moved, Paras-Caracci seconded to approve the two cuts now.

There was further discussion about Prop 30, State clawbacks, and waiting to take action after the workshop.

The motion to approve the two cuts now failed by the following Roll Call Vote:

AYES: Paras-Caracci, Fasana

NOES: Reyes, Finlay, Reilly

AB 1446 (Feuer) – Extend LA
County Transportation Sales Tax

George stated this item is being presented to determine if the City Council would like to take a formal position on AB 1446, which would allow the L.A. County Metropolitan Transportation Authority to ask voters to extend the existing half-cent sales tax for transportation beyond the 30 years that was approved in 2008 (Measure R).

There was discussion about asking the Governor to veto the bill or taking no position.

Finlay moved, Paras-Caracci seconded to take no position on AB 1446, and carried by the following Roll Call vote.

AYES: Reyes, Paras-Caracci, Finlay, Reilly, Fasana

NOES: None

COMMISSION – Parks and
Recreation Commission
Name Teen Center Room on
behalf of Donna Georgino

George provided a staff report about the recommendation from the Parks and Recreation Commission.

Finlay moved, Reilly seconded to approve the recommendation from the Parks and Recreation Commission to approve the recommendation from the Mayor's Youth Council to name the Duarte Teen Center's Multi-Purpose Room on behalf of retired Duarte Parks and Recreation Department Director Donna Georgino, and carried by the following Roll Call vote:

AYES: Reyes, Paras-Caracci, Finlay, Reilly, Fasana

NOES: None

ORAL COMMUNICATIONS
(Continued)

The following spoke on items not on the Agenda.
Jack Collins – Misdemeanor, Senior Center ramp.

ITEMS FROM CITY COUNCIL/
CITY MANAGER

GEORGE: Provided information about grants that have been obtained by the City over the last three years totaling 4½ million dollars.

REYES: Thanked all involved with the 9/11 ceremony, boxing show, and Senator Feinstein's luncheon event, requested a status report about the Edison lines not attached to the large towers, stated they seem to be getting very loud in the last several weeks, the Santa Teresita Rose Gardens facility is outstanding, thanked all involved with the Peace and Unity event, he would like the Five Guys issue to be on the next Agenda, his representative on the Town Center Task Force, Eric Greene, resigned after the first meeting, and he needs to make a new appointment, asked for a report on the status of In and Out at the Nissan corner, and stated the ADA ramp is a great addition to the Senior Center.

PARAS-CARACCI: Stated Betty Sanford, Sierra Auto Cars, and Lois Gaston will be recognized at the YMCA Gala on September 26, applauded the commitment of the Parade Committee, and stated the Parade brings excitement, joy, and a day of fun.

Mayor Fasana congratulated Councilmember Paras-Caracci for being honored by the Pasadena Branch of the NAACP by being presented the Civic Award.

FINLAY: Congratulated Lois Gaston on her Community Volunteer of the Year Award from the YMCA, stated the joint City Council/School Board meeting was great, the City of Hope concert series is fabulous, Baklava Land's desserts are great, congratulated the library on its birthday, Santa Teresita assisted living facilities are very nice, the Peace and Unity concert was packed and was good, stated some Commissioners are concerned with their meetings being cancelled, as the meetings are important for their input, and provided an update on the hanta virus and tiger mosquitos.

REILLY: Asked Hensley to provide information about the next Town Center Ad Hoc Advisory Committee Meeting in October (Hensley stated the Committee will be holding a public workshop on October 3 at 6:30 p.m., it will be a workshop about the town center area, it will be conducted by community members, and invited the public to attend and give their input), encouraged everyone to come to the workshop to give their input, the Unity and Peace event was moving, stated Duarte is not on the verge of bankruptcy, she is looking forward to the Parade, and related her personal experience about 9/11.

FASANA: Stated we owe a debt of gratitude to those who were in power during 9/11 and continue to be in power today, the joint meeting was beneficial, he would like the opportunity to appoint two members from the City Council to work with the School Board regarding strategic visioning for the athletic fields, attended the Economic Partnership dinner event, took a tour of the Foothill Unity Center, acknowledged the long-standing contribution of Senator Mountjoy, the Santa Teresita cottages are incredible, attended Unity and Peace concert and the School Bond Technology seminar, the athletic field at the high school is impressive, attended the convocation, he would like the Council appointments to the various external bodies brought back to the next meeting, stated not all Council meetings for the past year are available on the DCTV website, it is a storage issue, and he would like a report back, and stated he hopes staff can find a way for the Commissions to meet monthly.

ADJOURNMENT

Finlay moved, Reyes seconded to adjourn the meeting at 10:06 p.m., in memory of Eugene Washington, Shelley Ellenson, Robert Reagan, and the victims of the 9/11 tragedy, and carried unanimously.

Mayor John Fasana

ATTEST:

City Clerk

MEMORANDUM

TO: Mayor and Councilmembers

FROM: Darrell J. George, City Manager

DATE: September 20, 2012

SUBJECT: Conference Attendance – City Council Meeting of September 25, 2012



El Centro de Acción Social
Gala Dinner
October 18, 2012
The Westin Pasadena Hotel, Pasadena
\$175 per ticket

YOU ARE INVITED
EL CENTRO DE ACCION SOCIAL



improving lives
 one day at a time

ANNUAL GALA | OCTOBER 18, 2012

**EL CENTRO DE ACCIÓN SOCIAL
 GALA 2012**
**Reservations & Sponsorship
 Opportunities**

CONTACT _____

COMPANY _____

ADDRESS _____

CITY _____ ST _____ ZIP _____

PHONE _____ FAX _____

Names of all persons attending in your party (for registration and ticket claiming purposes):

- NAME _____

Please reserve _____ vegetarian meals for my party.

Sponsorship Opportunities

- \$25,000 **TITLE SPONSOR**
- \$15,000 **DIAMOND SPONSOR**
- \$10,000 **EMERALD SPONSOR**
- \$5,000 **SAPPHIRE SPONSOR**
- \$2,500 **RUBY SPONSOR**
- \$500 **INDIVIDUAL SPONSOR**

_____ Individual Ticket(s) at \$175 each

_____ Table(s) of ten at \$1,750 each

Sorry, we cannot attend, but please find enclosed a tax-deductible donation of \$_____.

Advertising Opportunities

(Print deadline is September 5th):

- \$1,000 **FULL-PAGE AD**
- \$500 **HALF-PAGE AD**
- \$250 **QUARTER-PAGE AD**
- \$100 **BUSINESS CARD AD**

Please make checks payable to El Centro de Acción Social, Inc., and mail in the enclosed envelope to: El Centro de Acción Social, Inc., 37 East Del Mar Blvd., Pasadena, CA 91105

\$45 worth of goods and services are provided per ticket. For more information, please contact El Centro de Acción Social at 626-792-3148.

Tax ID #51-0192257

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MONICA C. LOZANO

Chief Executive Officer of impreMedia,
the leading Hispanic news and information company in the U.S.

ADAM B. SCHIFF

Member of U.S. Congress

MANNY CONTRERAS

President of the Pasadena Mexican American History Association

BOB BADERIAN

Executive Director, The First Tee of Pasadena

CYNTHIA KURTZ

President & CEO of the San Gabriel Valley
Economic Partnership

Thursday, October 18, 2012

6:00 P.M.—RECEPTION

7:00 P.M.—DINNER

The Westin Pasadena Hotel
191 North Los Robles, Pasadena, CA 91101

KEYNOTE SPEAKER **Dr. Terrence Roberts**
“Little Rock Nine” Recipient of the Spingarn Medal
and the Congressional Gold Medal

MASTER OF CEREMONIES **Molly Munger**
Co-Founder and Director of the Advancement Project

For more information call 626-792-3148. You can purchase tickets online: www.elcentropasadena.org Or make
check payable to El Centro de Accion Social. Tax ID # 51-0192257

Creating Opportunities

Mariana Robles-Dalany, *Event Co-chairs*
Robert Monzon, *Event Co-chairs*

Honorary Dinner Committee

Senator Carol Liu, 21st District
Assembly Member Anthony J. Portantino, 44th District
Vice Mayor Margaret McAustin, City of Pasadena
Jacque Robinson, City Councilmember, District 1 (Pasadena)
Chris Holden, City Councilmember, District 3 (Pasadena)
Victor Gordo, City Councilmember, District 5 (Pasadena)
Steve Madison, City Councilmember, District 6 (Pasadena)
Renatta Cooper, PUSD School Board President
Ed Honowitz, PUSD School Board Vice-President
Kimberly Kenne, PUSD School Board Member
Scott Phelps, PUSD School Board Member
Elizabeth Pomeroy, PUSD School Board Member
Phillip L. Sanchez, Pasadena Chief of Police
Calvin E. Wells, Pasadena Fire Department Chief

Dinner Committee

Victor Griego, Diverse Strategies for Organizing (DSO)
Dr. Barbara Goldstein, School Psychologist
Raquel Heredia, Mexican American History Association
John J. Kennedy, Los Angeles Urban League
Kristi G. Lopez, Field Representative for Assembly Member
 Anthony Portantino, 44th Assembly District
Linda Machida, Pasadena Educational Foundation
Fernando de Necochea, Southern California Edison
Yuny Parada, Pasadena Latino Forum (PLF)
Thelma T. Reyna, Author
Joyce Roys-Aguilera, Field Rep. for Senator Carol Liu
Diane Walker, La Pintoresca Library

El Centro's Board of Directors

Mariana Robles-Dalany, President	Maria Betancourt
Dave Cardenas, Vice President	
Robert Monzon, Treasurer	Randy Jurado Ertll, Executive Director
Rosa Gonzalez	
Priscila Leon-Didion	

El Centro de Acción Social

Is dedicated to providing opportunities for low-income individuals and families to become self-sufficient and to provide culturally sensitive programs to those in need of services. El Centro helps to improve our community through social service programs.

Proceeds from "improving lives one day at a time" will benefit these programs including the Youth Education Programs, the El Centro Senior Citizen Program, and Summer School in the Park.



EL CENTRO DE ACCION SOCIAL, INC.
37 E. Del Mar Blvd. Pasadena, CA 91105
626.792.3148
randy.ertll@elcentropasadena.org

(www.elcentropasadena.org)

**Agenda Memo
City Manager's Office**

To: Mayor and Members of the Duarte City Council
From: Karen A. Herrera, Deputy City Manager
Date: 9/19/12
Re: Appointment by Councilmember Reyes of Henry Baltazar to the Town Center Ad Hoc Advisory Committee

Recommendation: That the Duarte City Council affirm, per Resolution 12-07, Councilmember Reyes' appointment of Henry Baltazar to the Town Center Ad Hoc Advisory Committee.

Background: Per the adoption of Resolution 12-07 on March 27, 2012, the Town Center Ad Hoc Advisory Committee was created and shall be composed of (i) the seven members of the City's Economic Development Commission and (ii) for the remaining ten members, each of the five members of the City Council shall appoint two persons to the Committee, for a total of seventeen Committee members. By adoption of this Resolution, the City Council appointed the seven current members of the Economic Development Commission to the Committee, with the remaining ten appointments to be made at City Council meetings.

Discussion: At the September 11th City Council meeting, Councilmember Reyes indicated that his current appointment to the Town Center Ad Hoc Advisory Committee had resigned. Councilmember Reyes contacted the City Manager's office to request that Henry Baltazar be appointed to the Committee.

Ad Hoc Committee members have the following duties and functions within their twelve month tenure: (1) study the feasibility and scope of a potential Town Center and develop goals and objectives for a potential Town Center; (2) invite and encourage residents, business owners, and workers throughout Duarte, including but not limited to the vicinity of a potential Town Center, to attend Committee meetings and provide input; and (3) prepare a report to the City Council on the feasibility, scope, goals, and objectives of a potential Town Center, and submit the report to the City Council no later than one year from the date of the first meeting of the Committee.

DUARTE CITY COUNCIL – INTERGOVERNMENTAL ORGANIZATIONS

AREA “D” EMERGENCY SERVICES

City Manager *Representative*
Full Council *Alternates*

CALIFORNIA CONTRACT CITIES

Liz Reilly *Delegate*
Margaret Finlay *Alternate*
3rd Wednesday - 7:00 p.m.

CITY SELECTION COMMITTEE (COUNTY)

John Fasana *Delegate*
Margaret Finlay *Alternate*
3 or 4 times a year, at the call of the Chairman

COMMUNITY EDUCATION COUNCIL

Tzeitel Paras-Caracci *Representative*
Phil Reyes *Alternate*
3rd Wednesday - 7:00 p.m.

DUARTE COMMUNITY SERVICE COUNCIL

Tzeitel Paras-Caracci *Representative*
Phil Reyes *Alternate*
1st Wednesday - 7:00 p.m.

DUARTE EDUCATION FOUNDATION

Margaret Finlay *Representative*
Liz Reilly *Alternate*
1st Monday - 5:30 p.m.

FOOTHILL EMPLOYMENT AND TRAINING CONSORTIUM

Phil Reyes *Delegate*
Tzeitel Paras-Caracci *Alternate*

FOOTHILL TRANSIT – \$100/mtg (4/yr)

Tzeitel Paras-Caracci *Delegate*
Liz Reilly *Alternate*

GOLD LINE PHASE II JPA – \$100/mtg (1/mo)

Liz Reilly *Delegate*
Tzeitel Paras-Caracci *Alternate*

JOINT POWERS INSURANCE AUTHORITY

Margaret Finlay *Director*
City Manager/Full Council *Alternates*
Annual Meeting – July

LEAGUE OF CALIFORNIA CITIES

Margaret Finlay *Delegate*
Full Council *Alternates*
1st Thursday - 7:00 p.m.

SGV COUNCIL OF GOVERNMENTS - \$50/mo

John Fasana *Governing Board Rep.*
Margaret Finlay *Alt. Governing Board Rep.*
3rd Thursday - 6:00 p.m.

SGV ECONOMIC PARTNERSHIP

Liz Reilly *Representative*
Full Council *Alternates*
2nd Tuesday of odd months – 12:00 noon

SGV VECTOR CONTROL DISTRICT-\$100/mo

Phil Reyes *Representative*
2nd Friday – 7:00 a.m.

SANITATION DISTRICTS #15 AND #22 - \$250/mo

John Fasana *Director*
Margaret Finlay *Alternate*
4th Wednesday - 2:00 p.m.

SO. CAL. ASSOCIATION OF GOVERNMENTS

Margaret Finlay *Delegate*
Full Council *Alternates*
Annual Meeting - April

*Note: Compensated positions
are shown in boxes

Updated: June 13, 2012

MEMORANDUM

TO: Mayor and Councilmembers
FROM: Darrell J. George, City Manager 
DATE: September 20, 2012
SUBJECT: Update on Development Opportunities on the Northwest Corner of Huntington Drive and Buena Vista Street

The City Council requested an update from staff on the status of development opportunities at the northwest corner of Huntington Drive and Buena Vista Street.

For more than a year and a half (since January 2011), when the Governor first announced his plan to dissolve redevelopment agencies, and then with the June 2011 enactment of ABx1 26, the ability to sell RDA-owned property has been under a significant cloud. That being said, since late 2011, the City has been working with the team of Hopkins Real Estate Group and Ms. Diane Acevedo. After a closed session item to discuss the corner property, staff was directed to proceed with discussions/negotiations with the developer team to bring a Five Guys restaurant to Duarte. Staff has since worked with Hopkins, and development plans have been submitted. Hopkins has also provided the City with a detailed Letter of Intent from Five Guys. In addition, Hopkins has negotiated a Memorandum of Understanding with Ms. Acevedo outlining her role and compensation, should the project develop to fruition.

The hold-up on this project and the property disposition really involves the State and its decision to end redevelopment. So far, the City has not been able to sell the property. In fact, the current process set forth by the State was outlined in detail by the City Attorney at a recent Council meeting.

In essence, the City Attorney stated that the Legislature enacted, and the Governor signed into law, Assembly Bill 1484 effective June 27, 2012. AB 1484 amended the redevelopment dissolution act, ABx1 26, and added a host of new requirements and procedures that effectively prevent the City, in its capacity as the Successor Agency to the former Redevelopment Agency, from selling the property at the northwest corner of Huntington Drive and Buena Vista Street (the "Site"), until compliance with these various new requirements and procedures. These new requirements and procedures, which apply to all redevelopment agency properties in the State, will delay disposition of the Site for up to a year or perhaps longer.

The City, as the Successor Agency, first is required to engage a CPA firm approved by the County Auditor-Controller to conduct a due diligence audit in accordance with the requirements set forth in AB 1484. Once the CPA firm completes the work, the audit has to go to the Oversight Board for approval, and then the Oversight Board-approved audit must be filed with the State of California Department of Finance. All of this has to occur by

mid-January 2013. Given the extensive scope of the audit, it likely will take that long to engage the CPA firm, have them do their work, obtain Oversight Board approval, and submit it to the Department of Finance. The audit then has to be reviewed and approved by the Department of Finance. Next, based on Department of Finance approved-audit, the County Auditor-Controller then has to determine further amounts to be paid by the Successor Agency to the Auditor-Controller for distribution to the various taxing agencies. Once that process is completed, the Successor Agency then has to apply for and obtain a "finding of completion" from the Department of Finance. Once that finding of completion is applied for, reviewed, and approved by the Department of Finance, the Successor Agency can then submit a "Property Management Plan" to the Oversight Board for approval. The Property Management Plan is required to identify the properties of the former Redevelopment Agency and the plan for disposing of each property. If approved by the Oversight Board, the Property Management Plan is then submitted to the Department of Finance for its approval. Once the Property Management Plan is approved by the Department of Finance, the Successor Agency can sell the property pursuant to the approved Property Management Plan, but only after a further hearing and approval by the Oversight Board.

All of these new requirements and procedures imposed by the Legislature will take a significant amount of time because they all must be done in the required order, and each step has its own time frame. Thus, we anticipate it taking up to a year or perhaps even longer to complete them all, and to be in a position to sell the Site. Moreover, there is no assurance the Department of Finance will approve a Property Management Plan that shows the Site being sold for a Five Guys Restaurant development. The Department of Finance has authority to reject the Property Management Plan if it feels the proposed disposition does not maximize the value that can be obtained from the sale of the Site. So, the City (as Successor Agency) may go through all the required steps, and still not obtain approval to sell the Site for the intended use. We will diligently move through these new requirements and new process, but the timing and outcome are out of the City's control.

The delay now caused by the State is the requirement for all Successor Agencies to develop a Property Management Plan that will outline the plan to sell all Agency properties. Any notion that this project could have moved forward a year ago is just not accurate, especially knowing any deal that occurred after the legislation to end redevelopment would have been in jeopardy.

While all this presents great risk to a developer because they have no guarantee the property can be sold, as of now, the developer remains committed to the project, and has recently provided the City with an updated site plan for the northwest corner of Huntington Drive and Buena Vista Street, as well as an updated Letter of Intent by Five Guys Burgers and Fries, and has conveyed the interest of three possible equity partners to fund the project.