



Pedro "Pete" M. Sanchez, Mayor
Mike Hudson, Mayor Pro-Tem
Jane Day
Michael A. Segala
Lori Wilson

First and Third Tuesday
Every Month

A G E N D A

SPECIAL MEETING OF THE SUISUN CITY COUNCIL

TUESDAY, APRIL 2, 2013

6:00 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

(Next City Council Res. No. 2013 – 14)

ROLL CALL

Council Members

PUBLIC COMMENT

(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

CLOSED SESSION

Pursuant to California Government Code Section 54950 the Suisun City Council will hold a Closed Session for the purpose of:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to California Government Code Section 54956.8., the Suisun City Council will hold a Closed Session for the purpose of Conference with Real Property Negotiator.

Property Under Negotiation: Assessor Parcel Numbers 0173-010-210 and 0173-010-220

Agency Negotiator: Suzanne Bragdon, City Manager, Ronald C. Anderson, Jr, Assistant City Manager/Administrative Services, Jason Garben, Economic Development Director

Negotiating Parties: Ted Caldwell

Under Negotiations: Terms and payment

2. PERSONNEL MATTERS

Pursuant to California Government Code Section 54954.5 et seq. the Suisun City Council will hold a Closed Session for the purpose of Public Employee Performance Evaluation: City Manager/Executive Director.

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
SUCCESSOR AGENCY 421-7309 FAX 421-7366

CONVENE OPEN SESSION

Announcement of Actions Taken, if any, in Closed Session.

ADJOURNMENT

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council /Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The City may charge photocopying charges for requested copies of such documents. Assistive listening devices may be obtained at the meeting

PLEASE NOTE:

1. The City Council/Agency/Authority hopes to conclude its public business by 11:00 P.M. Ordinarily, no new items will be taken up after the 11:00 P.M. cutoff and any items remaining will be agendized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.
2. Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.
3. Agendas are posted at least 72 hours in advance of regular meetings at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including the Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA, and the Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA.



Pedro "Pete" M. Sanchez, Mayor
Mike Hudson, Mayor Pro-Tem
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First and Third Tuesday
Every Month

A G E N D A

**REGULAR MEETING OF THE
SUISUN CITY COUNCIL**

**SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,
AND HOUSING AUTHORITY**

TUESDAY, APRIL 2, 2013

7:00 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

(Next Ord. No. – 723)

(Next City Council Res. No. 2013 – 14)

Next Suisun City Council Acting as Successor Agency Res. No. SA2013 – 01)

(Next Housing Authority Res. No. HA2013 – 01)

ROLL CALL

Council / Board Members
Pledge of Allegiance
Invocation

PUBLIC COMMENT

(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).

REPORTS: (Informational items only.)

1. Mayor/Council -Chair/Boardmembers
2. City Manager/Executive Director/Staff

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Presentation of a Proclamation to Rosemary Kennedy, Child Abuse Prevention Coordinator of the Fairfield-Suisun Family Resource Centers, Recognizing the Month of April 2013 as Child Abuse Prevention Awareness Month and Supporting the Child Abuse Prevention Council's Blue Ribbon Campaign.

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320

FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340

SUCCESSOR AGENCY 421-7309 FAX 421-7366

4. Presentation on Veteran's Hall Remodel Project by Solano County Architectural Engineer, James Bezek.
5. Presentation by Christina Arrostuto, Solano Safety Net Summits on Poverty Steering Committee, "Roadmap to Cut Poverty" and the Partner Pledge.

CONSENT CALENDAR

City Council

6. Council Adoption of Resolution No. 2013-___: Authorizing the City Manager to Recruit and Appoint Police Officers for Anticipated Openings – (Dadisho).

Joint City Council / Suisun City Council Acting as Successor Agency / Housing Authority

7. Council/Agency Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on February 26, 2013, March 5, 2013, and March 19, 2013 – (Hobson).

Joint City Council / Suisun City Council Acting as Successor Agency

8. Assignment of Bay Conservation and Development Commission (BCDC) Permit – (Wooden).
 - a Agency Adoption of Resolution No. SA 2013-___: Assigning Bay Conservation and Development Commission (BCDC) Permit No. 20-91 to the City of Suisun City.
 - b Council Adoption of Resolution No. 2013-___: Accepting the Assignment of Bay Conservation and Development Commission (BCDC) Permit No. 20-91 from the Successor Agency.
9. Council/Agency Approval of the February 2013 Payroll Warrants in the amount of \$518,783.02. Council/Agency Approval of the February 2013 Payable Warrants in the amount of \$856,763.57 – (Finance).

GENERAL BUSINESS

Housing Authority

10. Housing Authority Adoption of Resolution No. HA 2013-___: Authorizing the Reduction in Housing Authority Subsidy Standards Effective May 2013 in Response to the 2013 Federal Budget Sequestration – (Wooden).
11. Housing Authority Adoption of Resolution No. HA 2013-___: Authorizing the Execution of a Cooperative Agreement with the California Affordable Housing Agency for the Purpose of Exploring Financing for the Acquisition and Rehabilitation of a Multifamily Residential Housing Facility Located in the City known as the Continental Apartments Located at 1101 Crystal Street – (Wooden)

PUBLIC HEARINGS

ADJOURNMENT

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Office of the Mayor

Suisun City, California

Proclamation



WHEREAS, child abuse prevention is a community problem and finding solutions depends on involvement among people throughout the community; and

WHEREAS, child abuse is a national tragedy with an estimated 905,000 annual victims of substantiated abuse or neglect in the United States; and

WHEREAS, 45 percent of child abuse victims with substantiated allegations experienced neglect, 12 percent were physically abused, 4.7 percent were sexually abused, 8.6 percent were emotionally or psychologically maltreated and 14 percent had an absent or incapacitated parent; and

WHEREAS, the estimated annual cost of child abuse and neglect is \$103.8 billion, according to a 2007 study conducted by Prevent Child Abuse America; and

WHEREAS, scientific studies confirm a direct link between child abuse and a significantly greater risk later in life of alcoholism, depression, drug abuse, eating disorders, obesity, sexual promiscuity, smoking, suicide and certain chronic diseases; and

WHEREAS, the number of children with allegations of abuse or neglect between January 1, 2011 and December 31, 2011 in Suisun City, California was 314; and

WHEREAS, the effects of child abuse are felt by whole communities, and need to be addressed by the entire community; and

WHEREAS, to help ensure the safety and well being of our children, our communities must also be committed to supporting and strengthening families; and

WHEREAS, effective child abuse prevention programs succeed because of collaborative partnerships created among the courts, social service agencies, schools, religious organizations, law enforcement agencies, community organizations, medical institutions, and the business community; and

WHEREAS, the Solano County Child Abuse Prevention Council and the Children's Network along with the Family Resource Center Network are sponsoring the Solano Blue Ribbon Campaign to heighten awareness of the need to support families; and

WHEREAS, all Solano County residents should become more aware of child abuse and its prevention within the community and become involved in supporting parents and other caregivers to raise their children in safe, nurturing environments.

NOW, THEREFORE, BE IT RESOLVED, THAT I Pete Sanchez, Mayor, do hereby proclaim April 2013 as:

CHILD ABUSE PREVENTION MONTH

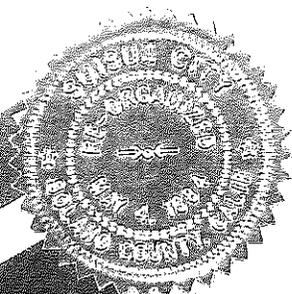
and call upon all residents to increase their participation in efforts to prevent child abuse, thereby strengthening our communities.

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Pete Sanchez
Pete Sanchez, Mayor

ATTEST: _____

DATE: April 2, 2013



AGENDA TRANSMITTAL

MEETING DATE: April 2, 2013

CITY AGENDA ITEM: Council Adoption of Resolution No. 2013 - __: Authorizing the City Manager to Recruit and Appoint Police Officers for Anticipated Openings.

FISCAL IMPACT: There are currently three veteran Police Officers, who have committed to leave City service for higher-paying jobs in other agencies. These officers would be replaced by officers at entry level pay scales which would result in salary savings of approximately \$26,000 for the balance of the current fiscal year (March 16, 2013 to June 30, 2013), as well as a savings of about \$132,000 on an annualized basis.

BACKGROUND: With the adoption of the FY 2011-12 Annual Budget, the City Council established a policy of having the Council review and approve any requests to fill vacant positions. The department is seeking the authority to fill all three anticipated vacancies in the Police Officer job class as they occur.

STAFF REPORT: On March 16, 2013, Master Police Officer Mike Rowe resigned from the Department to accept a position with the Solano County District Attorney's Office as a DA Investigator. Officers Eric Vera and Thomas Kvamme have completed all of their testing with other agencies and we are anticipating their departure in mid-April. Officer Kvamme was given a start date of April 15, 2013, by the Napa Police Department, and Officer Vera is expected to leave around mid-April for the Petaluma Police Department.

The Police Chief has established minimum staffing levels in the General Orders which is one sergeant and two officers on every shift. With the Department already having frozen a total of three positions over the past two years, failure to approve the filling of any authorized Police Officer position would result in the need for significantly increased Overtime. Currently most of the Overtime needs are met on a voluntary basis; however, if all of these positions are not filled to meet basic patrol coverage, officers would be more likely to be assigned mandatory Overtime to ensure minimum staffing levels. The Department is currently working the 3/12 schedule. Any forced Overtime could have a negative impact on officer fatigue and morale. For all of these reasons, staff is requesting the authority to establish a Police Officer eligibility list, and to fill these three positions with the City Manager's approval.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2013 - __: Authorizing the City Manager to Recruit and Appoint Police Officers for Anticipated Openings.

ATTACHMENTS:

1. Resolution No. 2013 - __: Authorizing the City Manager to Recruit and Appoint Police Officers for Anticipated Openings.

PREPARED BY:

REVIEWED/APPROVED BY:

Ed Dadisho, Police Chief
Suzanne Bragdon, City Manager

RESOLUTION NO. 2013-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER TO RECRUIT AND
APPOINT POLICE OFFICERS FOR ANTICIPATED OPENINGS

WHEREAS, with the resignation of Officer Rowe, the Police Department will have one Police Officer vacancy effective March 16, 2013; and

WHEREAS, with the expected resignation of Officer Kvamme, the Police Department will have two Police Officer vacancies effective April 15, 2013; and

WHEREAS, with the expected resignation of Officer Vera, the Police Department will have three Police Officer vacancies effective mid- April 2013; and

WHEREAS, the Police Department has established minimum staffing levels within its General Orders of one Police Sergeant and two Police Officers for each shift; and

WHEREAS, the Department will have to use Overtime to backfill the Police Officer vacancy if unfilled, increasing the potential for officer fatigue; and

WHEREAS, filling these vacancies permanently would enable the Department to continue to provide the current level of services to the community.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the City Manager to recruit for and to fill the three anticipated vacancies in Police Officer positions up to the level of staffing approved by the City Council in the currently adopted Annual Budget.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City duly held on Tuesday, the 2nd day of April 2013, by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 20th day of November 2012.

Donna Pock, CMC
Deputy City Clerk

MINUTES

SPECIAL MEETING OF THE SUISUN CITY COUNCIL

TUESDAY, FEBRUARY 26, 2013

6:00 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council meeting will include teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585. This Notice and Agenda will be posted at the teleconference location.

ROLL CALL

Mayor / Chairman Sanchez called the Meeting to order at 6:00 PM with Council / Board Members Day (by teleconference), Hudson, Wilson and Mayor Sanchez present. Council Member Segala was absent.

Pledge of Allegiance was led by Council / Board Member Hudson.

Invocation was given by City Manager Bragdon.

Howard and Kelly Lute and Wayne Day were attending the teleconference at Council Member Day's house

PUBLIC COMMENT - None

(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).

REPORTS: (Informational items only.)

1. Mayor/Council -Chair/Boardmembers

Council Member Hudson reported attending the Solano EDC and the North Bay League of California Cities along with Council Member Wilson.

Mayor Sanchez reported on February 21 attended first time as the newly installed director of Solano Transit in Vallejo Council Chambers and stated the financial statement looked good, attended Neighborhood Watch Meeting at the Suisun City Library attended by residents from 400-500 Chyrl Way who expressed concern about burglaries and car thefts in the area, KUIC radio station in Vacaville where several elected officials taped a short endorsement of the radio station's new format and programming and in return elected officials will be able to plug in information about things going on in the community where he reminded listeners to continue visiting restaurants on the waterfront and commented nearing completion of the construction of our safe walk for schools, renovation of our Senior Center, and the start of our new supermarket (WalMart).

2. City Manager/Executive Director/Staff - None

CONFLICT OF INTEREST NOTIFICATION - None

(Any items on this agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

PRESENTATIONS/APPOINTMENTS - None

(Presentations, Awards, Proclamations, Appointments).

CONSENT CALENDAR - None

GENERAL BUSINESS

City Council

- 3. Presentation of a Grant Opportunity to Confirm, Update and Expand the Downtown Waterfront Specific Plan (DWSP) to include the Full Downtown Waterfront District Priority Development Area (PDA) – (Wooden).

Staff read Council Member Segala’s comments and questions.

George Guynn expressed concern about comparing Suisun City to Walnut Creek where the average income is much higher; when dealing with regional government -small cities don’t come out on top, stated STA and ABAG promote socialized government, and expressed concern that Fairfield was promoting a new train station.

Mayor Sanchez asked if there was a consensus of the Council to accept staff’s presentation on the grant opportunity to confirm, updated and expand the City’s Downtown Waterfront Specific Plan to include the full Downtown PDA and have this item placed on the March 5 City Council Meeting.

PUBLIC HEARINGS: - None

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the City Council meeting at 7:05 PM.

Linda Hobson, CMC
City Clerk

MINUTES

REGULAR MEETING OF THE SUISUN CITY COUNCIL

SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,

AND HOUSING AUTHORITY

TUESDAY, MARCH 5, 2013

7:00 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

ROLL CALL

Mayor / Chairman Sanchez called the Meeting to order at 7:05 PM with Council / Board Members Day, Segala, Wilson and Mayor Sanchez present. Council Member Hudson was absent.

Pledge of Allegiance was led by Council / Board Member Segala.

Invocation was given by City Manager Bragdon.

PUBLIC COMMENT

(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).

Laura Calderone gave an opposition statement regarding fluoride being added to our water.

Kimberly Hunt read a document listing the health hazards of putting fluoride in our water.

Nancy Lee Liebscher expressed opposition to fluoridation of the water.

Lawrence Woods appreciated the right to speak before the Council and expressed opposition to fluoridation of our water.

June Guidotte spoke about working at a State hospital and expressed concern about putting fluoride in our water and the pet cemetery and the landfill leaking into our water.

George Guynn spoke and handed out articles about a Harvard study by Phillipe Grandjean, Senior Author of the Harvard fluoride/IQ meta-analysis and Fluoride: 1 More Deadly Government Experiment by Lee Hieb, MD

Matt De Mantile presented a records request.

REPORTS: (Informational items only.)

1. Mayor/Council -Chair/Boardmembers

Council Member Segala had questions regarding Lawler Ranch Falls Park, empty lot, gateway walls, and all way stop needed on Woodlark.

7:32 PM – Council Member Hudson arrived.

Council Member Day reported the ad hoc committee with the school district had helped to clean up Suisun City schools, and played a big role in getting the library built, and she was working on the ad hoc committee for Solano College.

Council Member Wilson thanked the citizens for the calls and emails regarding fluoridation.

Hudson reported attending the pedestrian access committee and the land use ad hoc committee.

2. City Manager/Executive Director/Staff - None

CONFLICT OF INTEREST NOTIFICATION - None

(Any items on this agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Presentation of Certificate of Appreciation to Billy Gaither, Jr. for Serving as a Member of the Parks and Recreation Commission from February 1997 through December 2012.

Mayor Sanchez read and Council Member Segala presented the Certificate to Mr. Gaither. Mr. Gaither thanked former Mayor Sperring for appointing him to the Commission sixteen years ago.

CONSENT CALENDAR

City Council

4. Council Adoption of Resolution No. 2013-09: Adopting Form 806, Agency Report of Public Official Appointments, as Required by the California Fair Political Practices Commission Regulation 18705.5– (Anderson).
5. Council Adoption of Resolution No. 2013-10: Regarding the Adjustment of 2010 Census Designated Urban Boundaries for Transportation Purposes – (Wooden).
6. Council Adoption of Resolution No. 2013-11: Authorizing the Recruitment of a Communications & Records Technician I/II – (Dadisho).

Joint City Council / Suisun City Council Acting as Successor Agency / Housing Authority

7. Council/Agency Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on February 12, 2013 and February 19, 2013– (Hobson).

Motioned by Council Member Day and seconded by Council Member Wilson to approve Consent Calendar. Motion carried unanimously.

GENERAL BUSINESS

City Council

8. Council Adoption of Resolution No. 2013-12: Authorize the City Manager to Execute a Grant Application for a Priority Development Area Planning Grant to Confirm, Update and Expand the Downtown Watertown Specific Plan (DWSP) -Wooden).

Council members expressed concerns about approving the application. **8:11 PM - Council Member Hudson left the Council Chambers.**

8:13 PM – Council Member Hudson returned to Council Chambers.

June Guidotte expressed opposition to WalMart and Federal and State control.

Nancy Lee Liebscher expressed concern about the government offering something and then taking more control.

George Guynn commented that whenever government offers something it gains more control.

Michael W opposes all the grants that are offered and stated it snips more of citizens rights.

Further discussion was held by the Council.

Motioned by Council Member Segala and seconded by Council Member Wilson to adopt Resolution No. 2013-12. Motion carried by the following vote:

AYES: Council Members Segala, Wilson, Sanchez

NOES: Council Members Day, Hudson

9. Council Adoption of Resolution No. 2013-13: Accepting the Annual Progress Report on Implementation of City of Suisun City Housing Element for 2012 to State of California Department of Housing and Community Development – (Wooden).

George Guynn discussed up scaling housing rather than cheaper and opposed government being involved

Motioned by Council Member Wilson and seconded by Council Member Segala to adopt Resolution No. 2013-13. Motion carried unanimously by the members present.

PUBLIC HEARINGS: - None

CLOSED SESSION

Pursuant to California Government Code Section 54950 the Suisun City Council and Successor will hold a Closed Session for the purpose of:

10. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to California Government Code Section 54956.8., the Suisun City Council will hold a Closed Session for the purpose of Conference with Real Property Negotiator.

Property Under Negotiation: 1240 Kellogg Street, Suisun City, CA 94585

Agency Negotiator: Suzanne Bragdon, City Manager, Ronald C. Anderson, Jr, Assistant City Manager/Administrative Services, Jason Garben, Economic Development Director

Negotiating Parties: California Marine Sports

Under Negotiations: Terms and payment.

11. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code Section 54956.9(b): Two potential cases.

12. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

Name of case: David Fong v. City of Suisun City Case #: #FCS038343

13. PERSONNEL MATTERS

Pursuant to California Government Code Section 54954.5 et seq. the Suisun City Council will hold a Closed Session for the purpose of Public Employee Performance Evaluation: City Manager/Executive Director.

8:41 PM – Mayor Sanchez recessed the City Council Meeting to Closed Session.

CONVENE OPEN SESSION

Announcement of Actions Taken, if any, in Closed Session.

9:34 PM – Mayor Sanchez reconvened the City Council Meeting and stated no decisions had been made in Closed Session.

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the City Council meeting at 9:34 PM.

Linda Hobson, CMC
City Clerk

MINUTES

REGULAR MEETING OF THE
SUISUN CITY COUNCIL,
SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,
AND HOUSING AUTHORITY
TUESDAY, MARCH 19, 2013
7:00 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

ROLL CALL

City Clerk Hobson opened the meeting and announced the meeting was cancelled due to lack of a quorum of the council members.

PUBLIC COMMENT

(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).

REPORTS: (Informational items only.)

1. Mayor/Council-Chair/Boardmembers
 - a. Fluoridation
2. City Manager/Executive Director/Staff

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

CONSENT CALENDAR

City Council

Joint City Council / Suisun City Council Acting as Successor Agency / Housing Authority

Joint City Council / Suisun City Council Acting as Successor Agency

GENERAL BUSINESS

City Council

Housing Authority

PUBLIC HEARINGS:

CLOSED SESSION

Pursuant to California Government Code Section 54950 the Suisun City Council and Successor will hold a Closed Session for the purpose of:

3. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code Section 54956.9(b): One potential case.

CONVENE OPEN SESSION

Announcement of Actions Taken, if any, in Closed Session.

ADJOURNMENT

AGENDA TRANSMITTAL

MEETING DATE: April 2, 2013

JOINT CITY AND AGENCY AGENDA ITEM: Assignment of Bay Conservation and Development Commission (BCDC) Permit:

- a. Adoption of Agency Resolution No. SA 2013__ : Assigning Bay Conservation and Development Commission (BCDC) Permit No. 20-91 to the City of Suisun City; and
- b. Adoption of Council Resolution No. 2013__ : Accepting the Assignment of Bay Conservation and Development Commission (BCDC) Permit No. 20-91 from the Successor Agency.

FISCAL IMPACT: There would be no fiscal impact associated with this action.

BACKGROUND: On May 29, 1992, the San Francisco Bay Conservation and Development Commission granted a permit to the Redevelopment Agency of the City of Suisun City (RDA) to complete a substantive project around the waterfront area. Subsequent to the initial permit issuance, the City has requested eight amendments to the permit as a result of development within the permitted area, as well as to clarify the requirements of the permit.

STAFF REPORT: As of February 1, 2012, all redevelopment agencies throughout California were eliminated as a result of AB 1X 26. Prior to the elimination of redevelopment agencies, the RDA transferred parcels within its ownership to either the City of Suisun City, or to the Housing Authority City of Suisun City. Within the boundaries of the BCDC permit, parcels were transferred to the City of Suisun City. Due to the fact that the RDA no longer exists and the parcels are now under the City's ownership, it is now necessary to assign the permit to the City of Suisun City. The permit would still function in the same way, except the permittee would now be the City.

STAFF RECOMMENDATION: It is recommended that the:

1. **Agency** adopt Resolution No. SA 2013__ : Assigning Bay Conservation and Development Commission (BCDC) Permit No. 20-91 to the City of Suisun City; and
2. **City** adopt Resolution No. 2013__ : Accepting the Assignment of Bay Conservation and Development Commission (BCDC) Permit No. 20-91 from the Successor Agency.

ATTACHMENTS:

1. Resolution No. SA 2013__ : Assigning Bay Conservation and Development Commission Permit No. 20-91 to the City of Suisun City.
2. Resolution No. 2013__ : Accepting the Assignment of Bay Conservation and Development Commission Permit No. 20-91 to the City of Suisun City.
3. Assignment of Bay Conservation and Development Commission Permit.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

John Kearns, Associate Planner
 April Wooden, Community Development Director
 Suzanne Bragdon, City Manager/Executive Director

13

RESOLUTION NO. SA 2013-____

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY ASSIGNING BAY CONSERVATION AND DEVELOPMENT COMMISSION (BCDC) PERMIT 20-91 TO THE CITY OF SUISUN CITY

WHEREAS, on May 21, 1992, the City of Suisun City Redevelopment Agency was granted a permit from the Bay Conservation and Development Commission (BCDC) to make improvements to the downtown waterfront area including maintaining public access and preserving open space and view corridors; and

WHEREAS, Assembly Bill 1X 26 eliminated redevelopment agencies throughout the State of California as of February 1, 2012; and

WHEREAS, parcels of land around the waterfront were transferred from the Redevelopment Agency of the City of Suisun City to the City of Suisun City.

NOW, THEREFORE, BE IT RESOLVED THAT the Successor Agency to the Redevelopment Agency of the City of Suisun City does hereby assign Bay Conservation and Development Commission Permit No. 20-91 to the City of Suisun City, and the Agency hereby authorizes the Executive Director to execute any documents and to take any actions necessary to implement this assignment.

PASSED AND ADOPTED by the following vote at a regular meeting of the Successor Agency to the Redevelopment Agency of the City of Suisun City, duly held on the 2nd day of April 2013:

AYES: Board Members:
NOES: Board Members:
ABSENT: Board Members:
ABSTAIN: Board Members:

WITNESS my hand and the seal of said City this 2nd day of April 2013.

Linda Hobson, CMC
Secretary

RESOLUTION NO. 2013-___

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ACCEPTING THE ASSIGNMENT OF BAY CONSERVATION AND DEVELOPMENT
COMMISSION (BCDC) PERMIT 20-91 FROM THE SUCCESSOR AGENCY**

WHEREAS, on May 21, 1992, the City of Suisun City Redevelopment Agency was granted a permit from the Bay Conservation and Development Commission (BCDC) to make improvements to the downtown waterfront area including maintaining public access and preserving open space and view corridors; and

WHEREAS, on March 8, 2011, parcels of land around the waterfront were transferred from the Suisun City Redevelopment Agency to the City of Suisun City; and

WHEREAS, Assembly Bill 1X 26 eliminated redevelopment agencies throughout the State of California as of February 1, 2012.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Suisun City does hereby accept the assignment of Bay Conservation and Development Commission Permit No. 20-91 from the Successor Agency to the Redevelopment Agency of the City of Suisun City, the Council hereby authorizes the City Manager to execute any documents and to take any actions necessary to implement this assignment.

PASSED AND ADOPTED by the following vote at a Regular Meeting of the City Council of the City of Suisun City, duly held on the 2nd day of April 2013:

AYES: Council Members:
NOES: Council Members:
ABSENT: Council Members:
ABSTAIN: Council Members:

WITNESS my hand and the seal of said City this 2nd day of April 2013.

Linda Hobson, CMC
City Clerk

Assignment Of BCDC Permit

Successor Agency to the Redev. Agency of the City of Suisun City, 701 Civic Center Blvd. 707421-7300,
(full name, address, and telephone number of current permittee-assignor)

by its Executive Director
(title or position of person executing for assignor, e.g., President, Secretary, etc., if any)

Suzanne Bragdon, assignor, hereby assigns all rights and
(full name of person executing for assignor,
if different from name of assignor)

interests in San Francisco Bay Conservation and Development Commission Permit No. 20-91,

dated May 29, 1992, as amended through Amendment

No. Eight, dated July 14, 2009
(number and date of last amendment, if applicable; otherwise cross out)

to City of Suisun City, California Municipal Corporation
(full name of assignee) (type of entity receiving assignment
e.g. a California Corporation, a Nevada
partnership, an individual, etc.)

701 Civic Center Boulevard, Suisun City, CA
(full address of person or entity receiving assignment)

Executed on this _____ day of _____, 20____, at
_____, California.

(signature of assignor or person executing for assignor)

-2-

City of Suisun City, 701 Civic Center Boulevard, Suisun City, CA (707) 421-7300

(full name, address, and telephone number of entity or person taking assignment)

by its City Manager

(name and title or position of person executing for assignee,
e.g., President, Secretary, etc., if any)

assignee, acknowledges that, he [she or it] has read and understood the application for

Permit No. 20-91, and the permit itself, as amended through Amendment No. Eight,

dated July 14, 2009, and hereby accepts those rights, interest, and obligations in BCDC Permit

No. 20-91, as amended, and agrees to be bound by all the terms and conditions of the

permit and any amendments.

Executed on this _____ day of _____, 20_____, at

_____, California.

(signature of assignee or person executing for
assignee)

Revised 2/2/00

11

AGENDA TRANSMITTAL

MEETING DATE: April 2, 2013

AUTHORITY AGENDA ITEM: Housing Authority Adoption of Resolution No. HA 2013-____: Authorizing the Reduction in Housing Authority Subsidy Standards Effective May 2013 in Response to the 2013 Federal Budget Sequestration.

FISCAL IMPACT: The Budget Control Act of 2011 (BCA) required the sequestration of Federal discretionary funds for 10 years, which meant making across-the-board cuts in order to achieve a \$1.2 trillion reduction in the deficit over a 10-year period. These cuts, which were originally scheduled for January 2, 2013, were postponed to March 1, 2013 by the American Taxpayer Relief Act of 2012.

The recommendations in this staff report propose limited service level cuts in order to address the Sequestration cuts to Section 8 Housing Assistance payments and to program administration. There would be no fiscal impact on the City's General Fund.

As described more fully below, the 5.9% or \$150,000 cut to Section 8 Housing Assistance payments would be fully covered by the proposed subsidy reduction. The 31.5% or \$78,000 cut to program administration; however, would require the use of existing Housing Authority Administrative Reserves to cover the resulting shortfall.

BACKGROUND: President Obama officially put the sequestration order into effect as was required under the law and federally funded agencies are now forced to deal with \$85 billion in automatic budget cuts this year. In addition to the President's signing of the order, the Office of Management and Budget released a sequestration report, outlining where cuts would come from across government agencies. Sequestration of FY 13 discretionary funds will decrease the U.S. Department of Housing and Urban Development (HUD) Housing budgets. Housing Authorities nationwide will be receiving 94.1% of the annual voucher funding (which amounts to approximately a \$150,000 reduction for the SCHA) and only 68.5% of the annual administrative fee funding (which amounts to approximately a \$78,000 reduction for the SCHA).

A reduction in the local Subsidy Standards of the Housing Authority of the City of Suisun City (SCHA) based upon HUD's minimum subsidy guidelines would create an estimated monthly Housing Assistance Payments savings of \$16,900 (or \$202,800 potential annual savings).

The mission of the Housing Authority is to serve the citizens of Suisun City by providing Section 8 rental assistance to all families, seniors, and individuals that apply for and are eligible for Section 8 rental assistance in a fair, cost-effective, and timely manner. The SCHA program provides rental assistance to approximately 340 households monthly through the administration of the Housing Choice Voucher (Section 8) program. This ensures that the City has local control of the conditions under which these residents live.

PREPARED BY:

REVIEWED BY:

REVIEWED/APPROVED BY:

Kathy Lawton, Housing Manager

April Wooden, Community Development Director

Suzanne Bragdon, Executive Director

On March 7, 2013, HUD notified housing authorities nationally to be prepared for a 94.1% proration of voucher renewal funding as well as a 68.5% proration of administrative fee renewal funding. These funding reductions would require the Housing Authority to expend approximately \$130,000 from the Housing Assistance Payments reserve account and approximately \$204,000 from the Administrative Fees reserve account.

STAFF REPORT: Following the direction of HUD's notice, the SCHA has reviewed potential cost savings measures and has determined that utilizing HUD's minimum subsidy allocation of two persons per bedroom would reduce the voucher subsidy to only 55 out of the 340 families currently receiving assistance through the agency. This reduction to only 16% of the households served would generate a monthly cost savings for SCHA of \$16,900 (or \$202,800 potential annual savings). The average impact is a \$307 monthly reduction in the housing assistance paid out for each of these 55 households. A majority of housing authorities nationwide have been utilizing the HUD minimum subsidy standard for several years. Housing Assistance savings at this level ensures that the agency is able to continue to provide rental assistance to the number of families currently served for an additional 12 to 14 months without exhausting the Housing Assistance Program reserves.

In addition, in looking at the limited ability to reduce administrative costs, as of March 14, 2013, staff has limited participant portability only to jurisdictions that will be absorbing incoming portability. Portability occurs when a current participant in Suisun City wants to relocate to another city without losing their subsidy. When someone ports out to another housing authority, the SCHA must pay the administrative costs to the other housing authority. In the case of anyone who ports out, SCHA would have to pay 80% of the administrative costs to the other housing authority, while SCHA would only be reimbursed by HUD for 68.5% of the administrative costs. SCHA cannot afford to allow ports out unless the receiving housing authority frees SCHA from the financial obligation to cover the housing assistance and the administrative requirement to the other agency.

The alternative to reducing subsidy would be to reduce the number of families served. For example, SCHA has been advised by the Sacramento HUD Field office that the Sacramento Housing Authority anticipates releasing approximately 1,700 families from the Housing Choice Voucher (Section 8) program. Staff believes that reducing the number of families served rather than reducing the subsidy to a few families is inconsistent with the SCHA's mission. In addition, the administrative funding received by SCHA on a monthly basis is paid based upon the number of active participant households, therefore a reduction in the number of households served would reduce the administrative funding necessary to administer the program.

RECOMMENDATION: It is recommended that the Housing Authority adopt Resolution No. HA 2013___: Authorizing the Reduction in Housing Authority Subsidy Standards Effective May 2013 in Response to the 2013 Federal Budget Sequestration.

ATTACHMENT:

1. Resolution No. HA 2013-___: Authorizing the Reduction in Housing Authority Subsidy Standards Effective May 2013 in Response to the 2013 Federal Budget Sequestration.

RESOLUTION NO. 2013-___

**A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SUISUN CITY
AUTHORIZING THE REDUCTION IN HOUSING AUTHORITY
SUBSIDY STANDARDS EFFECTIVE JUNE 2013 IN RESPONSE
TO THE 2013 FEDERAL BUDGET SEQUESTRATION**

WHEREAS, the Budget Control Act of 2011 (BCA) required the sequestration of Federal discretionary funds for 10 years, which means making across-the-board cuts to achieve a \$1.2 trillion reduction in the deficit over a 10-year period; and

WHEREAS, these cuts, originally scheduled for January 2, 2013, were postponed to March 1, 2013, by the American Taxpayer Relief Act of 2012; and

WHEREAS, President Obama officially put the sequestration order into effect as was required under the law and federally funded agencies are now forced to deal with \$85 billion in automatic budget cuts this year; and

WHEREAS, the Office of Management and Budget released a sequestration report outlining where cuts would come from across government agencies; and

WHEREAS, sequestration of FY 2012-13 discretionary funds will decrease the U.S. Department of Housing and Urban Development's (HUD) housing budget; and

WHEREAS, housing authorities nationwide will be receiving 94.1% of the annual voucher renewal funding and 68.5% of the annual administrative fee renewal funding; and

WHEREAS, a reduction in the local Subsidy Standards of the SCHA based upon HUD's minimum subsidy guidelines would create an estimated monthly Housing Assistance Payments savings of \$16,900 (or \$202,800 potential annual savings); and

WHEREAS, limiting participant portability only to jurisdictions absorbing would reduce the financial impact to the limited administrative funding available to cover SCHA's administrative expenses.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Suisun City hereby adopts the HUD minimum subsidy standard as the standard for the SCHA; and

BE IT FURTHER RESOLVED that the Authority hereby adopts a policy that allows participant portability only to jurisdictions willing to absorb the participant household.

PASSED AND ADOPTED at the Regular Meeting of the Housing Authority of the City of Suisun City duly held on Tuesday, the 2nd day of April, 2013 by the following vote of the members thereof:

AYES:	Board members:	_____
NOES:	Board members:	_____
ABSENT:	Board members:	_____
ABSTAIN:	Board members:	_____

WITNESS my hand and the seal of said City this 2nd day of April, 2013.

Linda Hobson, CMC
Secretary

AGENDA TRANSMITTAL

MEETING DATE: April 2, 2013

AUTHORITY AGENDA ITEM: Housing Authority Adoption of Resolution No. HA 2013-____: Authorizing the Execution of a Cooperative Agreement with the California Affordable Housing Agency for the Purpose of Exploring Financing for the Acquisition and Rehabilitation of a Multifamily Residential Housing Facility Located in the City Known as the Continental Apartments Located at 1101 Crystal Street.

FISCAL IMPACT: None.

BACKGROUND: Continental Apartments is a 76-unit multifamily housing development located at 1101 Crystal Street, Suisun City, built in 1966. The facility has not undergone any substantial rehabilitation since its construction.

The Internal Revenue Code of 1986 requires that the "applicable elected representatives" of the jurisdiction in which a project to be financed with "private activity bonds" is located adopt a resolution approving the issuance of such "private activity bonds" after holding a public hearing which has been noticed in a newspaper of general circulation in such jurisdiction.

Chapter 1, Part 2, Section 34324 of Division 24 of the Health and Safety Code of the State of California provides that any two or more housing authorities may join or cooperate with one another in the exercise of any or all of their powers for the purpose of financing the issuance of bonds. One authority may provide by resolution that another authority with which it is cooperating is authorized to act on its behalf.

STAFF REPORT: The Authority is being asked to execute a Cooperative Agreement with the California Affordable Housing Agency ("CalAHA") and to set a date for a hearing pursuant to the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) regarding potential approval of the issuance of multifamily housing revenue bonds by CalAHA for the purpose of financing the acquisition and rehabilitation of a multifamily residential housing facility located in the City known as the Continental Apartments (the "Project") located at 1101 Crystal Street.

The Cooperative Agreement would authorize CalAHA to issue and sell revenue bonds for the purpose of financing multifamily rental housing facilities located within an area of operation of CalAHA, subject to action by the City Council.

The actions needed would include:

- The first step would be execution of the proposed Cooperative Agreement.
- The second step would be the City Council's conducting a TEFRA hearing.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

Kathy Lawton, Housing Manager
 April Wooden, Community Development Director
 Suzanne Bragdon, Executive Director

Bond Issuance

CalAHA is interested in issuing bonds to Coldbrook Foundation, a 501(c)(3) non-profit public benefit corporation, for the purposes of acquisition and rehabilitation of the multifamily residential rental facility. The bond proceeds would be used as follows:

- Acquisition funding of \$4,000,000.
- A reserve for repairs of \$ 225,000 (which includes the immediate repairs) to be held by the bond trustee.
- Original bond issuance discount and bond underwriter's discount of \$170,000.
- Debt service reserve to be held by the bond trustee of \$190,000.
- The balance is for the various costs of issuance of the bonds.

The Bonds would not constitute an indebtedness, obligation, or a pledge of the faith and credit of the City or the Housing Authority of the City of Suisun City. The Bonds would be special, limited obligations of CalAHA, payable solely from the revenues of the Project and other amounts pledged therefor.

The City would not be a party to the financing documents. The Bonds would not be secured by any form of taxation, or by any obligation of the City, the Housing Authority of the City of Suisun City, or CalAHA. The debt would not represent or constitute a general obligation of either the City, Housing Authority or CalAHA. The debt would be payable solely from amounts received pursuant to the terms and provisions of financing agreements to be executed by the Owner of the proposed facility.

Short-Term Property Improvements

The Property Needs Assessment (PNA) recently completed on the property identified approximately \$91,000 in immediate repairs on the property. None of these items are considered health and safety or habitability code violations.

The recommended immediate repairs are as follows:

- Asphalt repaving of street and parking stalls along Crystal Street. Area needs to be re-sloped and new subgrade installed and compacted. Parking stalls will be restriped.
- Repair pedestrian walkways throughout the site as needed to repair cracking and settling.
- Repair and improve all exterior stairs on the property.
- Repair some stair landings in need of repair.
- Install water heater seismic restraints for one of the water heaters on the property.
- Install smoke and carbon monoxide detectors in the bedrooms of all units.
- Perform detailed wood destroying pest survey to locate any areas for needed repair.

The exterior stairs entries project would include installing infill blocks at open risers to prevent trip hazard, installing code conforming handrails and picket spacing, installing contrasting nosings (visual warnings) at bottom tread and top riser at all exterior stairs, estimated at \$ 27,600.

Evidence of rotted framing, cracking topping or recent repairs was noted at several stair landings and elevated walkways. This project would involve surveying all structures and replacing damaged concrete toppings as needed, replacing damaged wood framing as needed, sealing gaps

RESOLUTION NO. HA 2013-___

**A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SUISUN CITY
AUTHORIZING THE EXECUTION OF A COOPERATIVE AGREEMENT BETWEEN
THE AUTHORITY AND THE CALIFORNIA AFFORDABLE HOUSING AGENCY FOR
THE PURPOSE OF EXPLORING FINANCING FOR THE ACQUISITION AND
REHABILITATION OF A MULTIFAMILY RESIDENTIAL HOUSING FACILITY
LOCATED IN THE CITY KNOWN AS THE CONTINENTAL APARTMENTS
LOCATED AT 1101 CRYSTAL STREET**

WHEREAS, the California Affordable Housing Agency ("CalAHA") is authorized by Chapter 1 Part 2 of Division 24 of the Health and Safety Code of the State of California ("Act") to issue and sell its revenue bonds for the purpose of financing multifamily rental housing facilities located within an area of operation of the Suisun City Housing Authority ("Authority"); and

WHEREAS, CalAHA desires to issue multifamily housing revenue obligations for the purpose of financing the acquisition and rehabilitation of multifamily residential rental facilities located within the area of operation of CalAHA which are to be occupied, in part, by very low- and low-income tenants; and

WHEREAS, the Coldbrook Foundation, a 501(c)(3) non-profit public benefit corporation (the "Borrower"), has requested CalAHA to issue and deliver multifamily housing revenue obligations in the anticipated principal amount of \$5,300,000 (the "Obligations"), the proceeds of which may only be used for the purpose of financing the acquisition and rehabilitation of a 76-unit multifamily housing development commonly known as Continental Apartments which is located at 1101 Crystal Street, Suisun City, California (the "Project"); and

WHEREAS, the sole purpose of the proposed Cooperative Agreement ("Agreement"), attached hereto as Exhibit A, is to invest CalAHA with the jurisdiction and bonding capacity to accomplish the financing and acquisition of the Project in the method and manner provided by the Act; and

WHEREAS, the Agreement provides that the Authority will not be responsible and/or liable for any actions of CalAHA in connection with the proposed acquisition of the property.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Suisun City hereby approves the execution of the proposed Cooperative Agreement, attached as Exhibit A hereto, for the purpose of investing CalAHA with the jurisdiction and bonding capacity to accomplish the financing and acquisition of the Project, contingent upon further action of the City Council upon a duly noticed and conducted TEFRA hearing.

PASSED AND ADOPTED at the Regular Meeting of the Housing Authority of the City of Suisun City duly held on Tuesday, the 2nd day of April, 2013 by the following vote of the members thereof:

AYES:	Board members:	_____
NOES:	Board members:	_____
ABSENT:	Board members:	_____
ABSTAIN:	Board members:	_____

WITNESS my hand and the seal of said City this 2nd day of April, 2013.

Linda Hobson, CMC
Secretary

at elevated walkways to prevent water intrusion, and installing an elastomeric waterproofing membrane at landings and walkways to prevent future rot and damage, estimated at \$ 17, 600.

These repairs would be funded from the bond proceeds.

Longer-Term Property Improvements

The Property Needs Assessment also identifies additional work (approximately \$ 301,120) that will be done as part of the tax credit financing for the property:

- Additional asphalt paving.
- Replace damaged concrete paved entrance drive aprons.
- Remove and replace damaged concrete wheel stops
- Tree trimming and possible removal of trees affecting concrete walkways on the property.
- Replace dry rot or damaged siding and trim where needed.
- Repair and/or replace windows as needed.
- Repair or replace damaged roof shingles as needed.
- Install new signage throughout the property.
- Reconfigure laundry room to provide wheel chair access.
- Install strobe lighting/alarms in office and laundry rooms.
- Replace office and laundry room thresholds for better accessibility.

The above-indicated property improvements would be funded through tax credit financing at a later date.

RECOMMENDATION: It is recommended that the Authority adopt Resolution No. HA 2013-___: Authorizing the Execution of a Cooperative Agreement with the California Affordable Housing Agency for the Purpose of Exploring Financing for the Acquisition and Rehabilitation of a Multifamily Residential Housing Facility Located in the City Known as the Continental Apartments Located at 1101 Crystal Street.

ATTACHMENTS:

1. Resolution No. HA 2013-___: Authorizing the Execution of a Cooperative Agreement with the California Affordable Housing Agency for the Purpose of Exploring Financing for the Acquisition and Rehabilitation of a Multifamily Residential Housing Facility Located in the City Known as the Continental Apartments Located at 1101 Crystal Street.
2. Cooperative Agreement between California Affordable Housing Agency and the Housing Authority of the City of Suisun City.

COOPERATIVE AGREEMENT

THIS COOPERATIVE AGREEMENT (the “Agreement”) is made and entered into as of the 19th day of March, 2013 by and between the California Affordable Housing Agency (the “Agency”) and the Housing Authority of the City of Suisun City (the “Authority”).

WHEREAS, the Agency is authorized by Chapter 1 Part 2 of Division 24 of the Health and Safety Code of the State of California (the “Act”) to issue and sell its revenue bonds for the purpose of financing multifamily rental housing facilities located within an area of operation of the Agency; and

WHEREAS, the Coldbrook Foundation (“Coldbrook”) is a 501(c) (3) nonprofit benefit corporation that was originally incorporated in 1998 and acquires and maintains multifamily housing projects for workforce housing and senior housing preservation; and

WHEREAS, Coldbrook has previously acquired multifamily housing projects using Agency as the issuer of multifamily housing revenue bonds in Yreka, Fort Bragg, and Brentwood CA; and

WHEREAS, Coldbrook has located a for sale multifamily housing property to purchase and preserve for workforce housing in the City of Suisun City, CA known as the Continental Apartments; and

WHEREAS, the Agency desires to issue multifamily housing revenue bonds (the “Bonds”) under the Act to acquire the multifamily rental property listed in Exhibit A hereto (the “Project”), located in the City of Suisun City, CA (the “City”); and

WHEREAS, the Authority, having authority to operate within the City area, has, in the interests of efficiency and economy, been requested by the Agency to allow the Agency to issue the Bonds under the Act to finance and acquire the Project; and

WHEREAS, pursuant to Section 34324 of the Act, the Agency may act within the jurisdiction of the Authority with respect to the Project if the Authority and the Agency enter into a Cooperative Agreement to such effect;

NOW, THEREFORE, in consideration of the terms and conditions herein set forth it is mutually agreed as follows:

SECTION 1. The Agency shall be authorized and shall use its best efforts to provide for the financing of the Project subject, however, to the applicable provisions of the Act, including, but not limited to, Section 34324 of the Act, and the proceedings to be had and taken for the issuance of the above-described Bonds for such purpose.

SECTION 2. In exercising its rights under Section 1, the Agency may exercise within the area of operation of the Authority all of the powers of the Authority to issue the bonds with respect to the Project and to own and operate the Project as set forth in the Act.

SECTION 3. All costs and expenses incurred with respect to the issuance of the Bonds shall be paid solely from the proceeds of sale of the Bonds, or other legally available sources, and none of City, the Authority, or the Agency shall be, under any circumstances, liable therefor. All services necessary to accomplish the purposes of this Agreement shall be provided by the Agency and financed solely from the sources of funds mentioned in this Section.

SECTION 4. The sole purpose of this Agreement is to invest the Agency with the jurisdiction and bonding capacity to accomplish the financing and acquisition of the Project in the method and manner provided by the Act.

SECTION 5. Agency agrees that in the event any current tenant is displaced by the purchase, rehabilitation and/or conversion of the Project to affordable housing using tax-exempt bonds and/or Low-Income Housing Tax Credits that Agency will pay relocation costs for such tenant. Agency shall report to Authority the status of each and every tenant in the Project with respect to whether relocation assistance will be required for such tenant. Authority shall have no obligation, financial or otherwise, to assist in the relocation of any tenant should relocation be required.

SECTION 6. The Parties stipulate and agree that Authority will not be responsible and/or liable for any actions of the Agency in connection with the proposed acquisition of the Property.

IN WITNESS WHEREOF, the California Affordable Housing Agency and the Housing Authority of the City of Suisun City have caused this Agreement to be executed by officers thereunto duly authorized as of the date hereinabove set forth.

CALIFORNIA AFFORDABLE HOUSING
AGENCY

BY _____
Chairperson

HOUSING AUTHORITY OF THE CITY OF
SUISUN CITY

BY _____
Chairperson

EXHIBIT A

The following property located in the incorporated area of the City of Suisun, CA:

Continental Apartments
1101 Crystal Street
1117 School Street
1101 West Street
Suisun City, CA 94585
(76 units)