



**MILLBRAE CITY COUNCIL
MINUTES
SPECIAL COUNCIL MEETING**

June 28, 2011

CALL TO ORDER MILLBRAE CITY COUNCIL and REDEVELOPMENT AGENCY

Mayor Quigg called the special meeting to order at 7:02 pm

ROLL CALL Mayor/Agency Chair Daniel F. Quigg, Vice Mayor/Agency Vice Chair Marge Colapietro, Council/Agency Members Gina Papan, Nadia V. Holober and Paul Seto.

Authorize execution of a Loan Commitment Agreement pursuant to which the Redevelopment Agency agrees to provide a \$5,700,000 residual receipts loan to Pacific West Communities, Inc. for the acquisition and rehabilitation/permanent financing of a 27-unit affordable residential rental project located at 1275 El Camino Real (the Dolores Lia Project).

City Attorney Cassman presented information on the background of this project and at the June 14, 2011 Regular Council meeting, Council had directed staff to prepare loan and development agreements with Pacific West Management. Cassman explained that bills were passed last week which eliminate Redevelopment Agencies and require the transfer all assets to other agencies. She added that the transaction documents are not complete but due to the timing of the state budget vote and passage staff is requesting that Council approve the loan commitment agreement and Resolution tonight and the actual transaction documents should be complete and submitted for approval at the first council meeting in July. Staff is attempting to protect the Redevelopment funds before the state budget is passed. Cassman reported that Bridge Housing has submitted a letter asking it be signed tonight allowing them to move forward with the paperwork to get the transaction started.

Council discussion included whether the care taker unit would be treated as Low and Moderate Income Housing, specific terms of the agreement and research indicated that Pacific West Management seems to be a good solvent company.

No public comment on this item.

Upon motion/second by Colapietro/Seto, the Council approval of the execution of a Loan Commitment Agreement and signature of the City Manager on the Bridge Housing letter unanimously passed.

Mayor Quigg signed the Loan Commitment Agreement
City Manager Marcia Raines signed the Bridge Housing letter.

Mayor Quigg adjourned the Special meeting at 7:30 pm.

/s/ Fran Nelson
Acting City Clerk

/s/ Daniel F. Quigg
Mayor