

**Las Cortes , Inc.**  
**Regular Meeting Notes**

Date: February 14, 2007  
Location: DCR Conference Room 435 S. "D" Street  
Start Time: 4:02pm  
Attendee(s): **John Zaragoza, Andres Herrera, Sal Gonzalez, Denise Paul-Elliot, Carlos Soria, Imogene Hughes, Tony Grey, Larry White, CarrieSabatini, Mary Gavia-Barajas, Melissa Hettena,**

Absentee(s)

A. ROLL CALL

B. APPROVAL OF MEETING NOTES

Notes from January 10, 2007 regular meeting.

**Moved and seconded to approve meeting notes from January 10, 2007 meeting (Soria/Grey).**

C. PUBLIC COMMENTS

At this time, the Board of Directors ("Board") will consider public comments for a maximum of fifteen minutes. A person may address the Board only on matters not appearing on the agenda and within the subject matter jurisdiction of the Board. A person not able to address the Board at this time because the fifteen minutes expires may do so just prior to adjournment of the meeting. The Board cannot enter into a detailed discussion or take any action on any items presented during public comments. Such items may only be referred to the Secretary as appropriate for administrative action or scheduled on a subsequent agenda for discussion. The presiding officer shall limit public comments to three minutes for each person.

No public comments.

D. CORPORATE BUSINESS

a. Federal Tax Filing for FY 05-06

**Staff provided the Board with copies of the federal tax filing. Filed the 990 EZ because Las Cortes, Inc. did not receive or expend any cash. Las Cortes did not have to file because it did not receive or expend \$25,000 or more, but it filed based on John Zaragoza's recommendation that it beneficial for record keeping purposes. Staff reported that Las Cortes received its 501(c)3 tax exempt status.**

**Moved and seconded to authorize for President to sign filing and for staff to file the tax return. (Grey/Soria). All approved.**

b. Authorize Enrollment in Online Banking

**Staff recommended that Las Cortes enroll in online banking. No forms are necessary. As long as Board authorizes enrollment, then staff will enroll Las Cortes' account.**

**Moved and seconded to enroll in online banking (Gonzalez/Soria). All approved.**

**E. REPORT**

**a. Entitlements Process: Status Report**

**Staff reported that City staff and the developer are working to resolve outstanding issues. Some of the outstanding issues include:**

- Parking for the community center. Andres Herrera asked why it is designated as a community center if its intended use is for residents of the neighborhood. Suggested that it should be called a neighborhood center.**
- Retention Basin for 100 year flood: Housing staff is working with Public Works to resolve this issue so that the project will not need to use the soccer field as a retention basin. Public Works/Ken Ortega has proposed constructing drainage underneath the soccer field instead of on top and has offered to help w/ grading costs.**
- Environment issues: Tree Mitigation must be done.**
- Storm water Study: Steadfast must perform study.**
- On Street Parking: Need to clarify if project can get credit for on street parking in the project**
- Public v. Private streets, and width of streets: All public streets must be a min. of 32 feet. Those streets will have parking on one side. The 36 feet wide public street will have parking on both sides. At one point, the street narrows to 28 feet to allow for a bus stop as requested by SCAT.**
- Off Site Improvements (Rose Avenue): Steadfast is against the idea of bearing any costs for improvements to Rose. They need to understand that they will be reimbursed for costs by the City.**

**The applicable City Departments are working diligently to resolve these issues.**

**The Board asked for a copy of Sal's version of the DAC comments that highlight the remaining issues to be resolved.**

**Tony Grey suggested a glossary be attached to the DAC comments because the document is filled with abbreviations/ acronyms unfamiliar to a lay person reading the document. He would like the document to be more readable for the public.**

**b. School Impact Fees**

**Staff has been in monthly communication with the elementary school district and has met with the high school district on this issue. Staff was originally told that the 260 units in the project did not have to pay school impact fees. Staff received a legal opinion from Steadfast stating that there are instances**

**where fees should be waived by law. Staff and the developer would like to have the fees waived because the units are replacement units which will not increase the impact on the schools by bringing in additional school age children into the area. Staff feels that a letter from the Las Cortes Board asking for a fee waiver would be an effective way to approach the school board. Sal Gonzalez would like present the letter for the Board's approval and signature at the next meeting.**

**The school boards have said that the 260 replacement units need to pay the fees because the Housing Authority is voluntarily demolishing the project, and the fees would only be waived if the demolition were the result of a natural disaster. Staff recommends taking a letter from the Las Cortes Board asking for waiver, along with the legal opinion provided by Steadfast's counsel, and a legal opinion from Alan Holmberg, City attorney, to the school boards as a basis for granting a waiver.**

**Board requested a copy of the legal opinion provided by Steadfast.**

**c. Marketing: Status Report**

**Staff provided the Board with the OHA monthly newsletter sent to the tenants. Regular updates on the project have been provided to the Colonia Village tenants. Staff will resume presentations to the neighborhoods groups soon.**

**d. Street Naming Report**

**Staff reported that the street naming consultant for Steadfast provided a list of suggested names for each new street in the project. That list was forwarded to the other two members of the Street naming committee, that being Mr. Soria representing Las Cortes and Mrs. Esther Lara representing the Colonia Village Tenants Association. That list was forwarded to the two additional members for their review and comments. Staff is still waiting for Mrs. Lara's comments. Once staff receives all comments, staff will forward the comments to Steadfast who will then submit the list to the City's Street Naming Committee for their review and final selection of the new street names. The Board asked to be provided with the list of suggested names.**

**F. STUDY SESSION**

**No Items**

**G. BOARD COMMENTS**

**Tony Grey asked about an update on the annexation process. Staff reported that**

**Steadfast no longer wants to pursue this option because of the availability of funds from other sources The annexation was always planned as a backup financing option.**

H. ADJOURNMENT

Adjourned at 4:46 p.m.

I. NEXT MEETING: March 14, 2007 at 4:00p.m. in the Housing Department Large Conference Room (435 South D Street).

Roll Call—Called to order at 4:02pm.

Mr. Zaragoza,  
Mr. Hererra  
Mr. Gonzalez  
Ms. Paul Elliot  
Mr. Soria  
Ms. Hughes  
Mr. Grey  
All present

#### Entitlement Process

Moving along to resolve outstanding issues

Andres: Why is the designation of a community center? Not the intent, intended more to be a neighborhood center. Intended to benefit those who live nearby, a place ppl can walk to. That way wouldn't need to do a full blown parking standard.

**Board asked for Sal's version of the DAC comments. Sal agreed to provide.**

Retention basin: 100 year flood. Working with Pub Works to resolve this issue, so don't need to use the soccer field as a retention basin. Sal reported that PW proposed, constructing a drainage underneath the soccer field. PW/ Ken has also offered to help with grading for ????, because it is a cost issue.

Environmental issues: Tree mitigation, etc, will be done.

Want NPDES Study: Stormwater study. Steadfast will do

Off-street parking: Could get credit for on street parking as a part of the parking count.

All 32 feet public streets, have one sided. All 36 feet public streets will have parking on both sides—narrows to 28 feet at one point bcause SCAT requested a bus stop.

Traffic issue: Steadfast against the idea—for expansion of Rose, but Steadfast needs to know that they will be reimbursed through????

Now, White said need to have a list of compiled of issues that still remain, so Steadfast can respond. Departments are working diligently to resolve these comments.

Tony said the DAC comments are filled with abbreviations/ acronyms. Want document to be more public readable. Andres and Sal said it is a document available for the public, but not written for the public. Glossary suggested for document.

#### School Impact Fees

Staff has been in monthly communication with Elementary school district and have met with high school district. Originally told did not have to pay school impact fees. Have legal opinion that says can get fees waived. Want to get them to waive the school impact fees. Staff feels that a letter from the Las Cortes Board asking for waiving of the fees would be more effective. **Sal said would like to provide the letter from the Board at the next meeting.**

Said we need to pay fees because we are voluntarily demolishing the project, it is not the result of a natural disaster, so fees apply. Steadfast got their counsel to get an opinion, but the school boards have not reacted one way or another. Hope to take Las Cortes Board letter, along with legal opinion, and an opinion from A Holmberg to the school boards. Both the high school and elementary school feel this way.

**Board wants to see the legal opinion. Will forward the letter to the Board. (tell them did not forward legal opinion, because came to staff concluded that it does not apply in our case)**

#### Marketing

Provided the Board with the OHA monthly newsletter sent to the tenants. Give an update of the project to keep the Colonia Village tenants updated. Mary and Larry will start making presentations to the neighborhoods again.

I. Cervantes Is a great person, terrific person.

#### Street Naming Report

The consultant for Steadfast provided list of suggested names for each new street in the project. That list was forward to the other two members of the Street naming committee, that being Mr. Soria as the Las Cortes Representative and Mrs. Esther Lara representing the Colonia Village Tenants Association. That list was forwarded to the two additional members for their review and additional name suggests. I am still waiting for Mrs. Lara's comments. Once I receive them, I will forward the comments to Steadfast who will then submit the list to the City's street Naming Committee for their review and final selection of the new street names.

**Email the list of the names to the Board.**

#### Board comments

Tony: Annexation. What is the update? Steadfast no longer wants to pursue this option because of the availability of funds. No longer need the money, it was always a back up financing option.

Adjourned at 4:46pm.