

**MINUTES  
IMPROVEMENT AGENCY MEETING  
MONDAY, MARCH 7, 2005**

**CALL TO ORDER** Chair Shoals called the meeting to order at 9:00 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

**ROLL CALL**

Agency: Board Members Ashton, Ekbohm, Lieberman, Vice Chair Versaw, and Chair Shoals were present.

Agency Staff: Executive Director Anderson, General Counsel Koczanowicz, Agency Secretary McMahon, Agency Finance Officer Chapman, Deputy Director Raper, Police Chief Copsey, and Recreation Manager Petker were also present.

Also present was Economic/Organizational Development Consultant Bragdon.

**PUBLIC COMMUNICATIONS** The Chair opened the floor to any member of the public for comment on items of interest which were within the jurisdiction of the Improvement Agency but were not listed on the agenda. No one responded and the Chair closed the Public Communications segment for this portion of the meeting.

**CONSENT AGENDA**

None at this time.

**IMPROVEMENT AGENCY BUSINESS**

**IA-1. Confirmation of Economic Development/Redevelopment Policy Goals and Tools as the Foundation for the FY 06 Work Program.**

Chair Shoals read the title to the foregoing item and deferred to staff for a report. Referencing a PowerPoint presentation, Economic/Organizational Development Consultant Bragdon gave an overview of the Agency's economic development strategy to date; reviewed policy goals established through the FY 05 work program and community visioning workshops; reviewed various available economic development tools; phases of the development process; and suggested further steps to support redevelopment efforts in FY 06.

Staff then responded to questions from the Board regarding specific elements and tools used in the economic development process.

Discussion was held regarding proposed steps to stimulate economic development, such as updating sections of the Municipal Code, addressing the issue of small lot parcels, initiating a General Plan amendment for a planned development (P-D) overlay along the West Grand Avenue corridor, various alternatives to meeting lot coverage and parking requirements, gap financing on a case-by-case basis, the use of eminent domain and/or development agreements, and potentially identifying specific commercial areas to receive priority processing. Suggestions were also provided for revisions of marketing materials to be distributed to potential investors/developers.

**Action:** Upon consensus of the Agency, staff was directed to: 1) provide the results of the Phase II Buxton Community ID study in advance of the date when the April 4, 2005 Improvement Agency agenda packets were distributed; 2) schedule discussions of implementing a P-D Overlay within the next three months; 3) schedule discussions of using eminent domain and/or development agreements to address the issue of land assemblage for "significant or major projects" only; and 4) arrange for refinancing bond notes in December 2005 to provide gap financing and facilitate economic development opportunities.

**ADJOURNMENT**

There being no further business to come before the Improvement Agency, Chair Shoals adjourned the meeting at 10:37 p.m.

/s/ JOHN P. SHOALS, CHAIR

Attest:

/s/ DONNA L. McMAHON, AGENCY SECRETARY  
(Approved at IA Mtg April 4, 2005)