

**MINUTES  
IMPROVEMENT AGENCY MEETING  
MONDAY, JULY 2, 2007**

**CALL TO ORDER** Chair Lieberman called the meeting to order at 8:19 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

**ROLL CALL**

Agency: Board Members Ashton, Bright, Nicolls, Vice Chair Shoals, and Chair Lieberman were present.

Agency Staff: Executive Director Perrault, General Counsel Koczanowicz, Agency Secretary McMahon, Deputy Director Hansen, and Police Chief Copsey were also present.

**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.

**REGULAR IMPROVEMENT AGENCY BUSINESS**

**IA-1. Agreement to Acquire Property Located at 506 Longbranch Avenue, Grover Beach, California, for an Affordable Housing Project.**

Chair Lieberman read the title to the foregoing item, and deferred to staff for a report. General Counsel Koczanowicz stated that, pursuant to Council and Agency Board direction, staff had negotiated an agreement to acquire property using housing set-aside funds for a future affordable housing project. As required by state law, and prior to acquisition of the property for an affordable housing project, on June 12, 2007 the Planning Commission made the necessary finding of consistency with the City's General Plan. Issuing a Request for Proposal (RFP) for affordable housing projects designated for low- to very-low income families would be scheduled for the Agency to consider after property acquisition. General Counsel Koczanowicz and Executive Director Perrault then responded to questions from the Board regarding the 10-day escrow period, an estimated time frame of several months after property acquisition before the Board would discuss issuing an RFP, and clarification on the property size.

Chair Lieberman invited comments from those in the audience who wished to be heard on this matter.

Adam Hill, Grover Beach, commended the Board for its commitment to providing affordable housing units and spoke in support of acquiring the property for that purpose.

There were no further public comments received.

Brief discussion was held by the Board on establishing procedures for identifying and acquiring properties in the future for potentially larger affordable or "workforce housing" projects.

**Action:** It was m/s by Board Member Ashton/Vice Chair Shoals to adopt Resolution No. IA-07-07 authorizing the purchase of the property by the Agency and authorizing the Chair to execute the Sale/Purchase Agreement, along with any other documents necessary to complete the transaction. The motion carried on the following roll call vote:

AYES: Board Members Ashton, Bright, Nicolls, Vice Chair Shoals, and Chair Lieberman.  
NOES: Board Members - None.  
ABSENT: Board Members - None.  
ABSTAIN: Board Members - None.

**Resolution No. IA-07-07: A Resolution of the Grover Beach Improvement Agency Authorizing Acquisition of Property Located at 506 Longbranch Avenue in Grover Beach, California, for an Affordable Housing Project.**

**ADJOURNMENT**

There being no further business to come before the Improvement Agency, Chair Lieberman adjourned the meeting at 8:27 p.m.

/s/STEPHEN C. LIEBERMAN, CHAIR

Attest:

/s/DONNA L. McMAHON, AGENCY SECRETARY  
(Approved at IA Mtg 9/17/07)