

SPECIAL EL CERRITO MUNICIPAL SERVICES CORPORATION MEETING

MINUTES

Tuesday, May 6, 2014

Immediately Following the Adjournment of the 7:00 p.m. City Council Meeting
City Council Chambers

Meeting Location

El Cerrito City Hall
10890 San Pablo Avenue, El Cerrito

Janet Abelson – Chairperson

Vice Chairperson Rebecca Benassini
Boardmember Mark Friedman
Boardmember Scott Hanin

Boardmember Jan Bridges
Boardmember Greg Lyman
Boardmember Karen Pinkos

ROLL CALL

Present: Directors Benassini, Bridges, Hanin, Lyman, Pinkos and Chair Abelson
all present.

Absent: Director Friedman

CONVENE SPECIAL MUNICIPAL SERVICES CORPORATION MEETING

Chair Abelson convened the Special Municipal Services Corporation meeting at 9:54 p.m.

1. **BOARD / STAFF COMMUNICATIONS** – *None*
2. **ORAL COMMUNICATIONS FROM THE PUBLIC** – *None*
3. **PRESENTATIONS** – *None*
4. **ADOPTION OF THE CONSENT CALENDAR – Item No. 4**

Moved, seconded (Lyman/Pinkos; Ayes – Directors Benassini, Bridges, Hanin, Lyman, Pinkos and Chair Abelson; Noes – None; Abstain – None; Absent – Director Friedman) to approve the Consent Calendar as indicated below.

Approval of Minutes

Approve the April 1, 2014 special meeting – closed session minutes.

Action: Approved minutes.

5. POLICY MATTERS

Amend Existing Exclusive Negotiating Rights Agreement and Approve a Term Sheet with Build, Inc. for the Development of the Mayfair Block

Adopt a resolution authorizing an amendment of the existing Exclusive Negotiating Rights Agreement (ENRA) with Build, Inc. (Developer) for the development of the

Mayfair block and for endorsement of a term sheet. *Extension of the ENRA and endorsement of the proposed term sheet is not a project pursuant to CEQA. Execution of the DDA will require that the project complies with CEQA. Project-specific review of the project will be reliant on, and completed after, the San Pablo Avenue Specific Plan's Programmatic EIR is certified.*

Presenters: Melanie Mintz, Community Development Director.

Action: Moved, seconded (Lyman/Bridges; Ayes – Directors Benassini, Bridges, Hanin, Lyman, Pinkos and Chair Abelson; Noes – None; Abstain – None; Absent – Director Friedman) and carried to adopt MSC Resolution No. 2014-01 as revised to add 1925 Kearney Street into the first recital of the resolution and the recital A of Exhibit A to the resolution; a reformatted Exhibit B to the ENRA and a revised Exhibit C to the ENRA which modifies Item No. 8 in the following way: 8. Design-Review-Board Approval of Project-Design Project Entitlement.

Moved, seconded (Lyman/Benassini; Ayes – Directors Benassini, Hanin, Lyman and Chair Abelson; Noes – Director Bridges; Absent – Director Friedman) and carried to extend the meeting to 11:00 p.m.

6. ADJOURNED SPECIAL MUNICIPAL SERVICES CORPORATION MEETING at 10:43 p.m. in memory of Joe Witherell, former El Cerrito Community Services Director, who served the City from December 16, 1972 through August 31, 1994.

SUPPLEMENTAL REPORTS AND COMMUNICATIONS

Item No. 5 Amend Existing Exclusive Negotiating Rights Agreement and Approve a Term Sheet with Build, Inc. for the Development of the Mayfair Block

1. Revised Resolution (Attachment 1), Term Sheet (Exhibit B), and Performance Schedule (Exhibit C) – *Submitted by Melanie Mintz, Community Development Director.*

THIS IS TO CERTIFY that the foregoing is a true and correct copy of the minutes of the special meeting of May 6, 2014 as approved by the El Cerrito Municipal Services Corporation.



Cheryl Morze, Secretary



Rebecca Benassini, Vice Chair