

**MINUTES  
PARADISE TOWN COUNCIL  
SPECIAL MEETING - 3:00 P.M. – March 1, 2011**

The Special Meeting of the Town Council of the Town of Paradise was called to order by Vice Mayor Culleton at 3:04 p.m. in the Council Chambers, Town Hall, 5555 Skyway, Paradise, California. Mayor White arrived during the roll call and led the pledge of allegiance.

**COUNCIL MEMBERS PRESENT:** Steve "Woody" Culleton, Joe DiDuca, Scott Lotter, Tim Titus and Alan White, Mayor.

**COUNCIL MEMBERS ABSENT:** None.

**STAFF PRESENT:** Town Clerk Gutierrez, Town Manager Rough, Town Attorney Moore, Assistant Town Manager Gill, Finance Director Will, Public Works Director Schmidt, Community Development Director Baker and Onsite Sanitary Official Danz.

**2. CONSENT CALENDAR**

**Agenda Item 2a:** **MOTION by Lotter, seconded by Culleton,** adopted Resolution No. 11-05, A Resolution of the Town of Paradise Rescinding Resolutions 04-21, 04-22, 04-23 and 04-24, and Decertifying the Environmental Impact Report Relating to the FHK Paradise, LLC Skyway Plaza Shopping Center Development Project and Finding that the Related Development Agreement is Null and Void. Roll call vote was unanimous.

**3. COUNCIL CONSIDERATION**

Town Manager Rough reported to Council regarding the request for Council approval of an interest bearing loan from the Town to the Paradise Redevelopment Agency, stated that when the Redevelopment Agency was formed, the Town Council agreed that the Town would advance money to the agency during its first ten years with the expectation that the Town's general fund would be reimbursed, and that this would be the sixth and final loan that would be made to the Redevelopment Agency. Mayor White opened the matter for public comment.

1. Ward Habriel asked questions as to how much funding was used for projects, how much was used for administration and how did the Town receive money back from the previous loans.

2. Keith Lockwood, representing the Paradise Fire Fighters Association, asked the Town Council to consider continuing this matter until they have time to gain a better understanding of how the Redevelopment Agency

operates and to understand the Governor's proposal regarding redevelopment agencies.

Manager Rough and the Council discussed how the loans to the Redevelopment Agency have been a good business practice in that the loans are paid back with interest, have allowed the Town to recoup advances, or costs, associated with the Town administration of various redevelopment agency non-housing programs and projects, and have been paid back with tax increments which can only be used to pay off debt. Manager Rough offered, and Mr. Lockwood agreed, to get together at a later date to get the questions of the association answered.

Council concurred to strike the word "cover" and insert the word "recoup" to clarify that the loan will allow the Redevelopment Agency to reimburse the Town for non-housing administrative and program costs.

**Agenda Item 3b:** MOTION by Lotter, seconded by Culleton, (1) approved a 5-year interest bearing loan at 4.5% interest from the Town of Paradise to the Paradise Redevelopment Agency in the amount of \$479,613 to recoup Agency non-housing administrative and program costs through June 2011; and, (2) Authorized the Mayor to execute the loan agreement with the Paradise Redevelopment Agency. Roll call vote was unanimous.

At 3:40 p.m., Mayor White adjourned the Town Council meeting to hold the Paradise Redevelopment Agency meeting and reconvened the Council Meeting at 3:50 p.m.

#### **4. CLOSED SESSION**


At 3:50 pm Mayor White announced that pursuant to Government Code Section 54956.8, the Town Council will hold a closed session with its negotiators, Charles L. Rough, Jr., Lauren Gill, Gina Will, Dennis Schmidt and Doug Danz to discuss the price and terms to acquire real property from the owner Frank Nichols. The property is described as follows: Real property located within a 229 acre parcel of real property located south of Town along the side of Skyway within the Blue Oaks Phase III subdivision area, identified as AP #055-540-037.

Mayor White reconvened the meeting at 4:15 and announced that information was given and no action was taken in closed session.

**5. ADJOURNMENT**

The Special Town Council meeting was adjourned at 4:15 pm.

**APPROVED:** April 5, 2011

A stylized, handwritten signature in dark ink, consisting of a large, sweeping 'A' followed by a horizontal line.

ALAN WHITE, Mayor

A handwritten signature in dark ink, appearing to read 'Joanna Gutierrez', written over a horizontal line.

JOANNA GUTIERREZ, Town Clerk