



**JOINT ANTELOPE VALLEY AUTHORITY  
Board Meeting  
October 11, 2007**

Meeting Began at: 10:31 a.m.  
Meeting Ended at: 11:11 a.m.

Members Present: Glenn Johnson, Christine Jackson, Karl Fredrickson,  
Others Present: Amy Cornelius-Jones, Joel Pedersen, Wayne Teten, Margaret Remmenga,  
JJ Yost, Wynn Hjermsstad, Bruce Sweney, Clark DeVries, Michael Snodgrass,  
Delores Lintel, Mike Morosin, Steve Larrick, Ken Almquist, Ken Reitan,  
Glenn Cekal

**Order No. 01-07 - Call Meeting to Order**

Glenn Johnson called the JAVA Board meeting to order at 10:31 a.m.

**Order No. 02-07 - Approval of Minutes of September 13, 2007 JAVA Board Meeting**

Correction to September 13, 2007 minutes, page 2 paragraph 2: "The resolution is for the Redevelopment Tracts provided in the Interlocal Agreement and for partial lot remnants at approximately 29th-20th and 'R' Streets.

Jackson moved to approve the minutes of the September 13, 2007 meeting with correction. Fredrickson seconded.

AYE: Johnson, Jackson, Fredrickson

NAY

**Order No. 03-07 -Resolution authorizing the JAVA Chair to sign a contract for Antelope Valley Lewis Fields Parking Lot.**

JJ Yost from Parks and Recreation updated the JAVA Board on the Antelope Valley Lewis Fields Parking Lot contract. On October 3, 2007, the bids were open for this project. Two bids were received and they came in significantly higher than the engineer's estimate and well above the available budget. Yost recommends that the JAVA Board rejects these bids. Alternatives are being looked at to construct this project. The initial thought is to re-bid the project as part of a package with either construction of the 'J' Street bridge or potentially the Corps of Engineer's bid package for Channel Phase III. Both of these options would be in 2008.

Fredrickson moved to reject the bids received for the Lewis Fields Parking Lot Project. Jackson seconded.

AYE: Johnson, Jackson, Fredrickson

NAY

**Order No. 04-07 - Certification of Completion of Military Road and Bridge Project.**

Joel Pedersen presented the Board with Certificates of Completion. These are provided in the Interlocal Agreement for when a project is done. These are separated into four different parcels because they are recorded in the Register of Deeds office as a Certificate of Completion related to properties. These are related to the Military Road and Bridge project. The other party involved is the DAS. The DAS Improvement Agreement is related. All four certificates can be done in a single motion but will need to recognize that the JAVA Chair has authority to sign the Certificates on behalf of JAVA. DAS will then need to sign the Certificates. Clint Thomas will then file with the Register of Deeds office.

Jackson moved to approve the Certifications of Completion of Military Road and Bridge project and authorizing the JAVA Chair to sign those certificates. Fredrickson Seconded.

AYE: Johnson, Jackson, Fredrickson

NAY

## Order No. 05-07 - Staff Reports

Wayne Teten updated the Board on various JAVA projects. Rain has caused delays in many of the projects.

- O Street - Utility work is being done on 21<sup>st</sup> Street. Contractor expects to be building the temporary roadway on the north side with the next two weeks. Traffic will be shifted to the north so that utility work can start on the south side as well as the starting of the bridge work.
- East Leg - The approvals for work to start have been received. Delays due to fiber optics that needed to be relocated. The projected date for 17<sup>th</sup> Street to close to vehicles is October 30, 2007. Pedestrian access will be allowed.
- Channel - Dirt work in the channel has been non-existent for the last month. It is about 70% done with the removals between 'Y' and Vine Street and 40% done south of Vine. The wall on the west side is almost done. All set to start laying mattresses as soon as it dries out.
- P and Q - Fence work details have been worked out and should be done within a couple of weeks.

Wynn Hjermsstad updated the Board on Redevelopment projects in Antelope Valley.

1. Reminded the Board that Crandall Arambula from Portland was hired to help with the Research and Development Master Plan for Antelope Valley. They will also be working on Design Guidelines and Design Standards. Since the last Board meeting there has been the first Public Information Meeting that was well attended with approximately 100 people from the community to listen and to provide input. Three committees are working with Crandall Arambula to also provide input. They are; a Steering Committee, a Technical Committee and an Action Team. The hope is to have it done in December 2007 which does not include the City's approval process. This Research and Development Master Plan piece of this will be an amendment to the Redevelopment Plan. As a result, this will have to go through the Planning Commission and the City Council for approvals, most likely after the first of the year.
2. Turbine Flats Project (2124 'Y' Street) - The Business Incubator project, young entrepreneurs with research and development who wanted to be close to the University, selected this site because of the vision they see in Antelope Valley. The Redevelopment Agreement was approved by City Council. This allows a Tax Increment Financing (TIF) District to be created. The City's portion of the TIF dollars will be used to buy down the leases. There is a ribbon cutting at this location on October 16, 2007 at 10:00 a.m.
3. 10<sup>th</sup> & Military Road - Site of the old Naval Reserve building. This is an amendment to the Redevelopment Plan and is scheduled to go in front of the Planning Commission on October 24, 2007 and hopefully to City Council by the next Board meeting. This will be a 60 unit complex; 20 units reserved for the severely mentally ill. This is an Affordable Housing Project and are for people who are 60% or less of the median income. There will be 10 units on the south side of the project that will buffer the more residential part of the neighborhood from this project. These units will be rent to own. There are some issues with this project, such as it is in the flood plain, there may be environmental issues and there is a sewer line going through it among others smaller issues.

Joel Pedersen advised the Board that he had received a call from the City Attorney's office regarding the appearance by Mike Morosin at the open mike session of City Council on Monday, October 8. Morosin had addressed the Council regarding concerns relating to the relocation of his house through the Antelope Valley Project. Pedersen indicated that before Morosin approaches this Board that they should be aware that there are circumstances that need to be considered. The one year anniversary of the Board approving the surplus sale for Morosin's property is approaching. Morosin also has an issue with the demolition process of the 'S' Street site and this concern is being looked into. There is also follow up being done in conjunction with issues Morosin has with the movers. A final issue is with Mr. Morosin's business, the cycle shop and the storage unit which is also coming up on a one year anniversary. There was an escrow fund set up to assist Morosin with the building of the garage within a year. Morosin agreed to this work being done within a year and as of yet, the construction is not complete. JAVA's role in

this is to oversee the reimbursement costs related to this project.

Johnson acknowledged and welcomed Michael Snodgrass who was in attendance. He is from Neighborworks, Inc. an organization that works closely with JAVA on Redevelopment projects.

**Order No. 06-07 - Citizen's Committee Report**

None

**Order No. 07-07 - Non Agenda Items**

Mike Morosin presented his concerns to the JAVA Board that related to the issues that were previously stated by Pedersen. This includes claims of not being kept informed by the moving company. Morosin also had issues with the contractor that will become a civil litigation and does not involve JAVA. A new contractor has been hired to complete the work. Morosin indicated that charges from the moving company were incorrectly assessed. He stated that his issues are not specifically with JAVA but the moving company.

Glenn Cekal spoke in support of Morosin.

**The next JAVA Board meeting is scheduled for November 8, 2007 at 10:30a.m.  
in the City Council Chambers.**

Meeting adjourned at 11:11 a.m.