

Minutes of a Special Meeting of the La Mesa City Council  
Tuesday, July 9, 2019 at 5:00 p.m.  
City Manager's Conference Room and City Council Chambers  
8130 Allison Avenue, La Mesa, California

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Mayor Arapostathis called the meeting to order at 5:03 p.m.

**ROLL CALL**

PRESENT: Mayor Arapostathis; Vice Mayor Parent; Councilmembers Alessio and Weber.

ABSENT: Councilmember Baber.

STAFF: City Manager Garrett; City Attorney Sabine; City Clerk Wiegelman; Assistant City Manager Humora.

**PUBLIC COMMENTS**

Kathleen Brand, resident, spoke regarding the transparency of City decision making.

City Manager Garrett stated that the item before Council was to consider whether or not to enter into negotiations for an exclusive negotiating agreement with the intent to possibly enter a ground lease. City Manager Garrett said that this was the first step in the development process and that future decisions regarding this matter would come before Council in open session. City Manager Garrett explained that there would be much community sensing as the development process progresses.

Lois Knowlton, resident, spoke regarding the need for middle and lower affordability housing and senior housing.

Joe Glidden, resident, spoke regarding the California law governing conflict of interest.

**OPEN SESSION**

**1. DISCUSSION OF WHETHER TO CONSIDER THE POTENTIAL GROUND LEASE REGARDING BELOW REFERENCED PROPERTY:**

AUTHORITY:	Government Code 54956.8
PROPERTY:	Located at the southeast corner of Allison Avenue and Date Avenue, commonly known as The Old Police Station Site
CITY NEGOTIATOR:	Yvonne Garrett, City Manager
TO NEGOTIATE WITH:	USA Properties Fund
UNDER NEGOTIATION:	Price and terms of a potential ground lease agreement

City Manager Garrett provided a brief overview of the history of the property under negotiations and the process leading up to the negotiations. City Manager Garrett explained the property

site's exemption from zone requirements and building restrictions and why the property site must include affordable housing

Council questions and comments ensued.

Mayor Arapostathis adjourned the meeting to Closed Session in the City Manager's Conference Room at 5:14 p.m.

### **CLOSED SESSION**

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| <b>1. CLOSED SESSION:</b> | <b>CONFERENCE WITH REAL PROPERTY NEGOTIATOR</b>  |
| AUTHORITY:                | Government Code 54956.8  |
| PROPERTY:                 | Located at the southeast corner of Allison Avenue and Date Avenue, commonly known as The Old Police Station Site |
| CITY NEGOTIATOR:          | Yvonne Garrett, City Manager   |
| TO NEGOTIATE WITH:        | USA Properties Fund  |
| UNDER NEGOTIATION:        | Price and terms of a potential ground lease agreement  |

The meeting reconvened at 5:49 p.m. with all members present.

### **REPORT FROM CLOSED SESSION**

City Attorney Sabine announced that the City Council by a 4-0 vote, with Councilmember Baber absent, authorized the selection of USA Properties Fund for the purpose of entering into an Exclusive Negotiating Agreement to Possibly Lease Real Property to develop a mixed-rate, multi-family apartment project on a 1.27-acre parcel of City-owned land, located at the southeast corner of Allison Avenue and Date Avenue, commonly known as The Old Police Station Site.

### **ADJOURNMENT**

Mayor Arapostathis adjourned the meeting at 5:49 p.m.

Megan Wiegelman, CMC  
City Clerk