



BOARD OF DIRECTORS APPROVED MINUTES

SPECIAL MEETING
of the
BOARD OF DIRECTORS
of the
SANTA BARBARA METROPOLITAN TRANSIT DISTRICT
A Public Agency
Tuesday, March 30, 2021
8:30 AM
John G. Britton Auditorium
550 Olive Street, Santa Barbara, CA 93101

1. CALL TO ORDER

Chair Dave Davis opened the meeting at 8:30 AM by recognizing the recent passing of MTD employee Clarence Willis and called for a moment of silence.

2. ROLL CALL OF THE BOARD MEMBERS

Chair Davis reported that all members were present and noted that former Director Dick Weinberg retired from the Board on March 25, 2021.

3. REPORT REGARDING POSTING OF AGENDA

Christina Perry, Clerk of the Board and Administrative Assistant, reported that the agenda was posted on Friday, March 26, 2021, at MTD's Administrative office, mailed and emailed to those on the agenda list, and posted on MTD's website.

4. PUBLIC COMMENT

Howard Green attempted to provide public comment but experienced technical difficulties. Chair Davis opted to reopen Public Comment later in the agenda.

5. RECESS TO CLOSED SESSION: REAL PROPERTY NEGOTIATIONS (GOVERNMENT CODE §54956.8) - (ATTACHMENT - ACTION MAY BE TAKEN)

Property: 4678 Calle Real / 149 North San Antonio Road

Agency Negotiators: General Manager Jerry Estrada; District Outside Counsel, Graham Lyons

Negotiating Parties: Comstock Homes, People's Self Help Housing Corporation; Chandler Partners; Con/Am Group; Greystar Development West, LLC.

Under Negotiation: Price and terms of payment.

Prior to Closed Session recess, general public comment was provided by Howard Green regarding the resumption of suspended lines. Mr. Green also provided comment regarding the Real Property Negotiations Closed Session Item, in which he requested an inbound bus stop for Line 7 prior to development of the Calle Real property. Mr. Green

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also requested staff investigate changes in a path adjacent to the Forte Ranch Property that might be effected by development.

Tom Elliott, President of the Homeowners Association at Forte Ranch, addressed Mr. Green's comment regarding the path at the Forte Ranch Property. Additionally, Mr. Elliott noted concerns about the number of rental units in future development plans.

The Board recessed to Closed Session at 8:43 AM. Chair Davis noted the previous "Time Certain" return would be delayed.

The Board returned from recess at 9:20 AM.

General Manager Jerry Estrada provided an review of the proposed development plan and actions taken by staff and the Calle Real *Ad Hoc* Committee. Mr. Estrada requested that the Board receive the *ad hoc* committee's unanimous recommendation and, through adoption of Resolution 2021-04, authorize the General Manager or his designee to negotiate and enter into an Exclusive Negotiating Agreement (ENA) with the development team comprised of Chandler Partners and the ConAm Group.

Secretary Bill Shelor moved to approved the recommendation and adopt Resolution 2021-04. Directory Chuck McQuary seconded the motion. Chair Davis opened a roll call vote and the motion passed unanimously.

6. OTHER BUSINESS AND REPORTS - (INFORMATIONAL)

Planning and Marketing Manager Hillary Blackerby provided an update on the status of the K-12 Boosters to support the area school district's return to in-person classes.

General Manager Estrada recommended cancelling the regularly scheduled meeting of April 6, 2021. Chair Davis noted that the next meeting of the Board of Directors will therefore be scheduled for April 20, 2021.

7. ADJOURNMENT

Chair Davis adjourned the meeting at 9:33 AM in honor of MTD employee Clarence Willis.