



CITY OF CARMEL-BY-THE-SEA PUBLIC IMPROVEMENT AUTHORITY AGENDA

Mayor Dave Potter, Council Members Jeff Baron,
Karen Ferlito, Bobby Richards, and Carrie Theis
Contact: 831.620.2000 www.ci.carmel.ca.us

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

PUBLIC IMPROVEMENT AUTHORITY SPECIAL MEETING Monday, August 2, 2021 4:30 PM

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Also, see the Order by the Monterey County Public Health Officer issued March 17, 2020. The health and well-being of our residents is the top priority for the City of Carmel-by-the-Sea. To that end, this meeting will be held via teleconference and web-streamed on the City's website ONLY.

Click the following link to attend via Zoom (or copy and paste the link into your browser); <https://ci-carmel-ca-us.zoom.us/j/96210728499?> Meeting ID (if needed): 962 1072 8499; Passcode (if needed): 923512; or to attend via telephone, dial 1-669-900-9128

The public can also email comments to cityclerk@ci.carmel.ca.us. Comments must be received 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be added to the agenda and made part of the record.

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Council, Authority, Board or Commission or the public may ask that any items be considered individually for purposes of Council, Authority, Board or Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.
e used to adopt all recommended actions.

1. September 1, 2020 Special Meeting Minutes and September 3, 2020 Adjourned Meeting Minutes
2. Resolution No. PIA 2021-001 superseding Resolution No. 92-01 and establishing a regular meeting time and date

ORDERS OF BUSINESS

Orders of Business are agenda items that require City Council, Authority, Board or Commission discussion, debate, direction to staff, and/or action.

ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, outside the Park Branch Library, NE corner of Mission Street and 6th Avenue, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage <http://www.ci.carmel.ca.us> in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this agenda, received after the posting of the agenda will be available for public review at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).



CITY OF CARMEL-BY-THE-SEA PUBLIC IMPROVEMENT AUTHORITY Staff Report

**August 2, 2021
CONSENT AGENDA**

TO: Honorable Chair and Public Improvement Authority Directors

SUBMITTED BY: Chip Rerig, City Administrator

APPROVED BY: Chip Rerig, City Administrator

SUBJECT: September 1, 2020 Special Meeting Minutes and September 3, 2020 Adjourned Meeting Minutes

RECOMMENDATION:

Approve the September 1, 2020 Special Meeting Minutes and September 3, 2020 Adjourned Meeting Minutes as presented.

BACKGROUND/SUMMARY:

The Public Improvement Authority routinely approves the Minutes of its meetings.

FISCAL IMPACT:

None for this action.

PRIOR CITY COUNCIL ACTION:

None for this action.

ATTACHMENTS:

Attachment #1, 9-1-2020 Public Improvement Authority Special Meeting Minutes
Attachment #2, 9-3-2020 Public Improvement Authority Adjourned Meeting Minutes

PUBLIC IMPROVEMENT AUTHORITY SPECIAL MEETING
Tuesday, September 1, 2020
4:30 PM

This meeting was held via teleconference due to the Shelter in Place Order issued by Monterey County and Governor Newsom's Executive Order N-29-20

CALL TO ORDER AND ROLL CALL

Chair Potter called the Carmel-by-the-Sea Public Improvement Authority Special Meeting to order at 6:38 p.m.

Present: Board Members Reimers, Baron, Theis, Richards, Chair Potter

PUBLIC APPEARANCES

None

ORDERS OF BUSINESS

Item 1: Adopt Resolution PIA 2020-001 authorizing the issuance and sale of Refunding Lease Revenue Bonds to refund outstanding 2010 bonds related to the Sunset Center Theater and approving related documents and actions and provide direction on savings option

On a motion by Board Member Reimers and seconded by Board Member Theis, the Public Improvement Authority Board of Directors adjourned this item to September 3, 2020 at 5:00 p.m., by the following roll call vote:

AYES:	BARON, REIMERS, THEIS, RICHARDS, POTTER
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

APPROVED:

ATTEST:

Dave Potter, Chair

Britt Avrit, MMC
Board Secretary

PUBLIC IMPROVEMENT AUTHORITY
Thursday, September 3, 2020
5:00 PM

ADJOURNED REGULAR MEETING - ADJOURNED FROM SEPTEMBER 1, 2020

This meeting was held via teleconference due to the Shelter in Place Order issued by Monterey County and Governor Newsom's Executive Order N-29-20

CALL TO ORDER AND ROLL CALL

Chair Potter called the Carmel-by-the-Sea Public Improvement Authority Special Meeting to order at 5:00 p.m.

Present: Board Members Reimers, Baron, Theis, Richards, Chair Potter

PUBLIC APPEARANCES

None

ORDERS OF BUSINESS

Item 1: Adopt Resolution PIA 2020-001 authorizing the issuance and sale of Refunding Lease Revenue Bonds to refund outstanding 2010 bonds related to the Sunset Center Theater and approving related documents and actions and provide direction on savings option

This item was discussed jointly with the Carmel-by-the-Sea Public Improvement Authority.

The Director of Budgets and Contracts provided the staff report for this item.

The City Council/Public Improvement Authority requested clarification regarding the impact to the City if additional payments are made in the early years.

Discussion among the City Council/Public Improvement Authority and staff included discussion of pushing the payments out a few years to provide the City with a stable payment stream, taking advantage of the low interest rate and discussion of reducing the amount the City will have to pay if Option 1 is chosen. Additional discussion took place regarding not knowing what the future holds with regard to revenues due to the impacts of COVID-19; retail and Transient Occupancy Tax may suffer for several years. The City Council also discussed the importance of paying off the City's debt, and using Fund Balance for debt service either for this issue or for CalPERS.

On a motion by Mayor Potter and seconded by Council Member Baron, the City Council adopted Resolution 2020-059 approving the issuance and sale of Refunding Lease Revenue Bonds by the City of Carmel-by-the-Sea Public Improvement Authority to refinance outstanding bonds related to the Sunset Center Theater and approving related documents and actions and provided direction on savings option, by the following roll call vote:

AYES:	BARON, REIMERS, THEIS, POTTER
NOES:	RICHARDS
ABSENT:	NONE
ABSTAIN:	NONE

ADJOURNMENT

Chair Potter adjourned the meeting at 5:44 p.m.

APPROVED:

ATTEST:

Dave Potter, Chair

Britt Avrit, MMC
Board Secretary



CITY OF CARMEL-BY-THE-SEA PUBLIC IMPROVEMENT AUTHORITY Staff Report

**August 2, 2021
CONSENT AGENDA**

TO: Honorable Chair and Public Improvement Authority Directors

SUBMITTED BY: Sharon Friedrichsen - Director, Contracts and Budgets

APPROVED BY: Chip Rerig, City Administrator

SUBJECT: Resolution No. PIA 2021-001 superseding Resolution No. 92-01 and establishing a regular meeting time and date

RECOMMENDATION:

Adopt Resolution No. PIA 2021-001 superseding Resolution No. 92-01 and establishing a regular meeting time and date.

BACKGROUND/SUMMARY:

On December 8, 1988, the City of Carmel-by-the-Sea and the City of Carmel-by-the-Sea Parking Authority entered into a Joint Exercise of Powers Agreement ("Agreement") to establish the Carmel-by-the-Sea Public Improvement Authority ("Authority"). The purpose of the Agreement, as specified within Article II, Section 2.0.1, is to provide for the financing of Public Capital Improvements for any of the Members through the acquisition by the Authority of such Public Capital Improvements, the purchase by the Authority of Obligations of any of the Members, or the loan of funds to any of the Members.

According to Article II, Section 2.04 (a) of the Agreement, the Board of Directors of the Authority ("Board") shall hold at least one regular meeting each year. On July 7, 1992, the Board adopted resolution No. 92-01 on July 7, 1992, which established the regular meeting date as the date and hour immediately preceding the regular meeting of the Carmel-by-the-Sea City Council in the month of July. Staff recommends changing the regular meeting schedule of the Authority to occur concurrently as a joint meeting with a regular scheduled meeting of the Carmel-by-the-Sea City Council on a meeting date to be determined by the City Council at the time the meeting dates for the regular meetings of the City Council are set. This action would require that when the City Council adopts an annual resolution establishing the City Council meeting dates for the upcoming calendar year, it also sets the date for the Authority meeting as well. Changing the Authority meeting date and time improves the efficiency of coordinating and conducting the annual Authority meeting.

FISCAL IMPACT:

There are no fiscal impacts associated with this action.

PRIOR CITY COUNCIL ACTION:

The Board of Directors adopted Resolution No. 92-01 on July 7, 1992, which established the Public Improvement Authority's regular meeting date as the date and hour immediately preceding the regular meeting of the Carmel-by-the-Sea City Council in the month of July.

ATTACHMENTS:

Attachment #1 - Resolution PIA 2021-001 Establishing Meeting Time and Day

**CITY OF CARMEL-BY-THE-SEA
PUBLIC IMPROVEMENT AUTHORITY**

RESOLUTION NO. PIA 2021-001

**A RESOLUTION OF THE CARMEL-BY-THE-SEA PUBLIC IMPROVEMENT AUTHORITY
SUPERSECEDED RESOLUTION NO. 92-01 AND ESTABLISHING A REGULAR MEETING
TIME AND DATE**

WHEREAS, on December 8, 1988, the City of Carmel-by-the-Sea and the City of Carmel-by-the-Sea Parking Authority entered into a Joint Exercise of Powers Agreement ("Agreement") to establish the Carmel-by-the-Sea Public Improvement Authority ("Authority"); and

WHEREAS, in accordance with Article II, Section 2.04 (a) of the Agreement, the Board of Directors of the Authority ("Board") shall provide for its regular meetings; provided however that at least one regular meeting be held each year; and

WHEREAS, on July 7, 1992, the Board adopted Resolution No. 92-01 to establish the annual meeting of the Authority as the date and hour immediately preceding the regular meeting of the Carmel-by-the-Sea City Council in the month of July; and

WHEREAS, changing the Authority meeting date and time is a business necessity and, improves the efficiency in coordinating and conducting the Authority meeting.

**NOW THEREFORE, BE IT RESOLVED THAT THE CARMEL-BY-THE-SEA PUBLIC
IMPROVEMENT AUTHORITY DOES HEREBY:**

Establish the annual meeting of the Carmel-by-the-Sea Public Improvement Authority to occur concurrently as a joint meeting with a regular scheduled meeting of the Carmel-by-the-Sea City Council on a meeting date to be determined by the City Council at the time the meeting dates for the regular meetings of the City Council are set.

Direct the Secretary of the Authority to send a copy of the executed resolution to each member of the Board of Directors of the Carmel-by-the-Sea Public Improvement Authority.

**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE CARMEL-BY-
THE-SEA PUBLIC IMPROVEMENT AUTHORITY this 2nd day of August, 2021, by the
following vote:**

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Dave Potter
Chair

Britt Avrit, MMC
Authority Secretary

