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AGENDA

**TEMECULA CITY COUNCIL
SPECIAL MEETING
COUNCIL CHAMBERS
41000 MAIN STREET
TEMECULA, CALIFORNIA
NOVEMBER 4, 2024 - 9:00 AM**

CLOSED SESSION - 8 AM

CONFERENCE WITH REAL PROPERTY NEGOTIATORS. The City Council will convene in closed session pursuant to Government Code Section 54956.8 regarding the amendments to the agreements for the sale and acquisition of certain property interests for the real property located at 28715 Las Haciendas, 28111 Colorado Avenue, and 28772 Calle Cortez, Temecula CA 92590 CA (APNs: 921-050-016-2; 921-050-020-5). The negotiating parties are the City of Temecula and the property owner, Las Haciendas Housing Associates, L. P. Negotiators for the City are Luke Watson, Matt Peters, and Haide Urias. Under negotiations are price and terms of the amendments to the agreements for the sale and acquisition of certain property interests for the real property.

CALL TO ORDER: Mayor James Stewart

FLAG SALUTE: Mayor James Stewart

ROLL CALL: Alexander, Kalfus, Schwank, Stewart

BUSINESS

Any member of the public may address the City Council on items that appear on the Business portion of the agenda. Each speaker is limited to 5 minutes. Public comments may be made in person at the meeting by submitting a speaker card to the City Clerk. Speaker cards will be called in the order received. Still images may be displayed on the projector. All other audio and visual use is prohibited. Public comments may also be submitted by email for inclusion into the record. Email comments must be received prior to the time the item is called for public comments and submitted to CouncilComments@temeculaca.gov. All public participation is governed by Council Policy regarding Public Participation at Meetings adopted by Resolution No. 2021-54.

1. Approve Subordination Agreement Required for a Refinancing/Permanent Loan for the Las Haciendas Project (Which Pays Off the Existing Construction Loan Coming Due) (At the Request of Subcommittee Members Kalfus and Schwank)

Recommendation: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA APPROVING A SUBORDINATION AGREEMENT WITH NEWPOINT REAL ESTATE CAPITAL, LLC, FOR ITS LOAN TO LAS HACIENDAS HOUSING ASSOCIATES, L.P. TO REFINANCE AND PAY OFF ITS EXISTING CONSTRUCTION LOAN

Attachments: [Agenda Report](#)
[Resolution](#)
[Subordination Agreement](#)
[Subordination Memorandum](#)

CITY ATTORNEY REPORT

ADJOURNMENT

The next regular meeting of the City Council will be held on Tuesday, November 12, 2024, at 5:00 p.m., for a Closed Session, with regular session commencing at 6:00 p.m., at the Council Chambers located at 41000 Main Street, Temecula, California.

NOTICE TO THE PUBLIC

The full agenda packet (including staff reports, public closed session information, and any supplemental material available after the original posting of the agenda), distributed to a majority of the City Council regarding any item on the agenda, will be available for public viewing in the main reception area of the Temecula Civic Center during normal business hours at least 72 hours prior to the meeting. The material will also be available on the City's website at TemeculaCa.gov. and available for review at the respective meeting. If you have questions regarding any item on the agenda, please contact the City Clerk's Department at (951) 694-6444.