

**ACTION MINUTES**

**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 convened 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 at 9:00 AM: Mayor James Stewart**

**FLAG SALUTE: Mayor James Stewart**

**ROLL CALL: Alexander, Kalfus (absent), 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. 2024-69

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

Approved the Staff Recommendation (3-0, Kalfus absent): Motion by Schwank, Second by Alexander. The vote reflected unanimous approval with Kalfus absent.

**CITY ATTORNEY REPORT**

The City Attorney stated there was no reportable action from closed session.

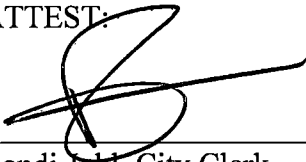
**ADJOURNMENT**

At 9:03 PM, the City Council meeting was formally adjourned to Tuesday, November 12, 2024, at 5:00 PM for Closed Session, with regular session commencing at 6:00 PM, City Council Chambers, 41000 Main Street, Temecula, California.



James Stewart, Mayor

ATTEST:



Randi Juhl, City Clerk

[SEAL]