



**SANTA CRUZ METROPOLITAN TRANSIT DISTRICT (METRO)
BOARD OF DIRECTORS SPECIAL MEETING MINUTES*
JULY 11, 2024 – 10:00 AM**

A special meeting of the Board of Directors of the Santa Cruz Metropolitan Transit District (METRO) convened on Thursday, July 11, 2024, as a hybrid meeting.

The Board meeting agenda packet can be found online at www.SCMTD.com. *Minutes are “summary” minutes, not verbatim minutes. Audio recordings of Board meeting open sessions are available to the public upon request.

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1 CALLED TO ORDER at 10:01 AM by Board Chair Brown.

2 SAFETY DEBRIEF

Gregory Strecker, Safety, Security & Risk Management Director, provided a debriefing on safety, emphasizing METRO’s response to a fire, earthquake and/or medical emergency and the building’s evacuation routes.

3 ROLL CALL

The following Directors were **present**, representing a quorum:

Director Kristen Brown	City of Capitola
Director Rebecca Downing	County of Santa Cruz
Director Jimmy Dutra* AR 10:02	City of Watsonville
Director Shebreh Kalantari-Johnson	City of Santa Cruz
Director Manu Koenig	County of Santa Cruz
Director Donna Lind	City of Scotts Valley
Director Bruce McPherson**	County of Santa Cruz
Director Scott Newsome	City of Santa Cruz
Director Larry Pageler	County of Santa Cruz
Director Quiroz-Carter	City of Watsonville
Director Mike Rotkin	County of Santa Cruz
Ex-Officio Director Alta Northcutt	Cabrillo College
Ex-Officio Director Edward Reiskin	UC Santa Cruz

*Attended via teleconference from 275 Main Street, Watsonville, CA

**Attended via teleconference from 97 Pasatiempo Drive, Santa Cruz, CA

Corey Aldridge
Julie Sherman

CEO/General Manager
General Counsel

4 ORAL AND WRITTEN COMMUNICATIONS TO THE BOARD OF DIRECTORS

Having none, Board Chair Brown moved to the next item.

5 APPROVE: CONSIDER AUTHORIZING THE CEO/GM TO EXECUTE AN EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE SANTA CRUZ METROPOLITAN TRANSIT DISTRICT AND MIDPEN HOUSING CORPORATION FOR THE WATSONVILLE TRANSIT CENTER – INFILL TRANSIT ORIENTED DEVELOPMENT PROJECT

John Urgo, Planning and Development Director, spoke to the item and requested the Board of Directors to authorize the CEO/General Manager to execute this agreement between the Santa Cruz Metropolitan Transit District and MidPen Housing Corporation (MidPen) for the Watsonville Transit Center redevelopment project. He explained that this agreement enables MidPen to pursue various feasibility studies, negotiate development agreements, and the funding required to develop the housing portion of this project.

Discussion followed on:

- Securing preferences on affordable housing for the people of Watsonville and Santa Cruz County.
- Requesting MidPen to provide an update on the project, their funding sources, and workforce housing at a future Board meeting.

Mr. Urgo responded that he'd reach out to MidPen and report back to the Board.

There were no public comments.

The Board Chair called for a roll call vote.

ACTION: AUTHORIZE THE CEO/GM TO EXECUTE AN EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE SANTA CRUZ METROPOLITAN TRANSIT DISTRICT AND MIDPEN HOUSING CORPORATION FOR THE WATSONVILLE TRANSIT CENTER – INFILL TRANSIT ORIENTED DEVELOPMENT PROJECT

MOTION: DIRECTOR ROTKIN

SECOND: DIRECTOR PAGELER

MOTION PASSED WITH 9 AYES (Directors Brown, Downing, Dutra, Koenig, Lind, McPherson, Newsome, Pageler, and Rotkin). Directors Kalantari-Johnson and Quiroz-Carter were absent.

6 ANNOUNCEMENT OF NEXT REGULAR MEETING

Board Chair Brown announced the next regular Board meeting will be on Friday, August 23, 2024, at 9:00 AM at the METRO Admin Office, 110 Vernon Street, Santa Cruz, CA

7 ADJOURNMENT

Board Chair Brown adjourned the meeting at 10:13 AM.

Respectfully submitted,

Donna Bauer
Executive Assistant