



SYNOPSIS

**Sacramento Housing and Redevelopment Commission
June 17, 2009**

ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:00 p.m. by Chair Tom Burruss.

PRESENT: Burruss, Chan, Fowler, Gore, Morgan, Otto, Rosa, Shah, Stivers (one vacancy)

ABSENT: Dean

STAFF PRESENT: Vickie Smith, LaShelle Dozier, Tia Boatman-Patterson, Christine Weichert, Nick Chhotu, Karen Lukes, Don Cavier, Chris Pahule, Cecette Hawkins, Robert Stitt, Greg Ptucha

APPROVAL OF AGENDA

Approved as submitted. Chair Burruss introduced new Commissioner Josh Rosa.

1. **APPROVAL OF ACTION SUMMARY SYNOPSIS**

The action summary for June 3, 2009 was approved with changes recommended by Cyril Shah to change the verbiage on page four to read "local ULI members" instead of "local stakeholders".

2. **CITIZEN COMMENTS**

Ron Emslie asked about the status of the sidewalk near Stanford Market. The Chair requested that staff follow up with Mr. Emslie on this item.

CONSENT

3. **Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial Report (CAFR) for the Year Ended December 31, 2008 – City report**

4. **Sacramento Housing and Redevelopment Agency Comprehensive Annual Financial Report (CAFR) for the Year Ended December 31, 2008 – County report**

The Commission recommended approval of the staff recommendation for the items listed above. The votes were as follows:

AYES: Burruss, Chan, Fowler, Gore, Morgan, Otto, Rosa, Shah, Stivers

NOES: None

BUSINESS

5. Acquisition of 4601 and 4625 10th Avenue
Robert Stitt, Management Analyst, presented the item.

Commissioner Shah asked about the initial acquisition cost. Staff indicated that they did not have this information available but would report back. Commissioner Shah expressed concerned about the amount proposed to be spent on this acquisition.

Commissioner Otto asked to confirm the zoning. Staff indicated that the property is in a special planning district.

Commissioner Chan asked what the plan would be for the property after it was acquired. Staff indicated that an RFP would be prepared and that a developer would be sought to develop this site and other adjacent Agency owned parcels using the existing plans if possible.

Commissioner Burruss asked if this property was included in the ULI study. Staff indicated that it was not included.

Claira McKeithern and Ron Emslie, Oak Park residents, spoke in opposition to the project.

Terrance Johnson, Oak Park RAC member, spoke in favor of the project.

Frank Louie, Oak Park business owner, recommended that the Agency obtain other appraisals before they purchase the site.

Commissioner Shah asked Terrance Johnson why the majority on the RAC voted no on the project. Terrance indicated that it was his opinion that the members did not understand the full scope of the project and the importance of this site.

Commissioner Chan asked for an explanation of the legal issues related to revestment of the property, which Tia Boatman Patteson, Agency Legal Counsel, provided.

Commissioner Shah asked if there are other options if the site is not acquired. Staff indicated that there are only two options which are to acquire and control the site, or to do nothing and allow the current owner to hold it for an indefinite period and to concurrently pursue legal action.

Commissioner Otto commented that the special planning district zoning protects the site from being developed in a less than desirable manner. She expressed concerns that this funding will set a precedent for other development projects.

The Commission recommended approval of the staff recommendation for the item listed above. The votes were as follows:

NOES: Chan, Morgan, Otto, Shah

ABSENT: Dean

6. Business Terms for Gap Financing of "Station 65" Project, 65th Street and Folsom Boulevard

Greg Ptucha, Management Analyst, presented the item.

Commissioner Shah asked if fees from this project could eventually be reinvested into additional projects in the project area. Staff confirmed that this was correct.

Commissioner Morgan expressed concern about shuttle bus traffic in the area being impacted by the project. Staff indicated that they would discuss the matter with RT and report back.

Commissioner Burruss asked if this project would be affected by the State's potential taking of redevelopment funds. Staff indicated that this assumes that redevelopment funding will be available.

The Commission recommended approval of the staff recommendation for the item listed above. The votes were as follows:

AYES: Burruss, Chan, Fowler, Gore, Morgan, Otto, Rosa, Shah, Stivers

NOES: None

ABSENT: Dean

7. American Recovery Reinvestment Act (ARRA) Competitive Grant Application

Nick Chhotu, Assistant Director, presented the item.

Commissioner Burruss asked if this would be considered in the second round of applications. Staff indicated that we would submit in the first application round and, if the application was not funded, it would roll over to the second round.

Commissioner Morgan asked how quickly the building will be completed if the project is funded. Staff indicated that we will need to move quickly since 60% of the funds need to be spent within two years.

The Commission recommended approval of the staff recommendation for the item listed above. The votes were as follows:

AYES: Burruss, Chan, Fowler, Gore, Morgan, Otto, Rosa, Shah, Stivers

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ABSENT: Dean

EXECUTIVE DIRECTORS REPORT

La Shelle Dozier reviewed the following items:

1. Activities Calendar
2. Oak Park Status Report
3. Oak Park Project report back
4. New Commissioner Louis Morton will start on July 1st.
5. June 18th is the Anne Moore Scholarship presentation at the Marina Vista Community Room (240 Seavey Circle).

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

Commissioner Fowler commented that he appreciated the public comments made at the meeting.

Commissioner Stivers asked for an update on the Made-rite site and the Starbucks coffee in Oak Park which staff provided.

Commissioner Burruss asked for an update on the LIFT program. Staff indicated that they would provide the information to him the next day.

ADJOURNMENT

As there was no further business to be conducted, Chair Burruss adjourned the meeting at 7:20 p.m.

AGENCY CLERK