

ALKALI FLAT PROJECT AREA COMMITTEE

# *Meeting Minutes*

**WEDNESDAY, JULY 28, 2004 – 6:00 PM**

ALKALI FLAT NEIGHBORHOOD CENTER/  
BRANCH BOYS AND GIRLS CLUB  
COMMUNITY ROOM  
1117 G STREET  
SACRAMENTO, CALIFORNIA

Item 1 Randy Owen called the meeting to order.

Roll call was conducted:

Present: Sofia Parra, Marylyn Prosser, Laura Lough, Antonia Lopez, Dan Frankfield, Randy Owen. Catherine Camacho, Charlotte Delgado arrived after roll call.

Mr. Erias requests item number 5, Globe Mills, be moved to the front of the agenda, after announcements, in order to accommodate guests. Mr. Erias gives announcements:

1. RT to host an open house August 16<sup>th</sup>, 4:30 – 7:00, at the Library Galleria regarding the EIR 7<sup>th</sup> Street Light Rail Extension
2. The Alkali Flat Visioning Project will conduct its first public meeting August 26<sup>th</sup> 6:00 – 8:00 at the Boys and Girls Club.
3. City Parking officials will be holding a public at our August PAC meeting regarding the proposal to implement a residential parking fee.
4. The City's Parks and Rec Dept. have decided on a design for Neely Park. They will display the design at a meeting at the park on August 11 6:30 – 7:30.

Item 5 *Globe Mills (Jim Hare, SHRA)*

Item was moved to accommodate guest speakers. Mr. Erias states Globe on the Agenda for the NOP. Option J listed on NOP but developers choosing option M. The developers are here to describe option M and answer questions regarding the NOP.

Cyrus Youssefi of CFY Developers describes option M to the group. Upon completion of his talk, he opens the floor for question and answer. Most in the group voiced approval for the project and the design. There were some concerns.

Most felt that the planned penthouse suite for seniors and the lap pool for market rate tenants should be available for all tenants. The developer stated he would look into allowing the shared use of both facilities but that he was concerned for the senior's safety.

The landscape design of the site was also a concern. The group asked to see the landscape design before design review process. The developer agreed to present the design to the PAC.

There were also concerns regarding the Notice of Preparation for the site. Some in the group were concerned about air quality issues. The Sacramento Metropolitan Air Quality Management District's (SMAQMD) methodology for measuring air quality was a concern. It was stated that SMAQMD has been told by federal regulators that their methods are not sufficient. Consequently, some in the group felt that the work for Globe should be completed using the federal model rather than the local. The developers agreed as long as it did not interfere with the timing of the project.

Item 2 *Implementation Plan/Budget, (Chris Erias, SHRA)*

Mr. Erias briefly discusses the implementation plan. The handout for the topic included past projects, current projects and budget information. A discussion of Globe ensues. Some in the PAC voice concern over potential subsidies for the project.

Item 3 *La Valentina RFP, (Chris Erias, SHRA)*

Mr. Erias presented the draft RFP that SHRA has prepared for the La Valentina Station area. The RFP is seeking proposals to develop the land behind the light rail station. It also includes properties across the street. Mr. Erias sought feedback on the RFP. He also stated that the 12<sup>th</sup> Street Collaborative did not meet its latest deadline for submitting requirements for the La Valentina DDA and that the 12<sup>th</sup> Street Collaborative is pursuing the Maria Hastings site for their child care facility. Mr. Erias stated that SHRA plans to treat the 12<sup>th</sup> Street Collaborative's purchase of the Maria Hastings site and La Valentina as separate entities and plans to proceed with the RFP and will ask the PAC for a vote at the next meeting. The item will then move for SHRA Commission approval on September 1.

Some in the group voiced concern regarding the separation of the 12<sup>th</sup> Street Collaborative from the La Valentina site. It was felt that if their purchase of the Maria Hastings site fell through that they would be left without an option.

Ms. Camacho also mentioned that she was concerned about putting the project before the visioning exercise. She felt the project should mirror the results of the visioning. She also stated a concern over the Collaborative being left with no option but did feel they could bid on the project if they were so inclined.

Item 6 *Redevelopment Updates*

Postponed

Item 7 *Status of Lot next to Boys and Girls Club*

Postponed

Item 8 *Appointment of new PAC member*

Ms. Prosser brings the motion to accept Diane Gubatawao as a new PAC member representing the Boys and Girls Club. Mr. Frankfield seconds the motion and all vote yes.

Item 9

General Comments

Mr. Owen asks about the draft EIR for the REA building.

Mr. Owen asks Ms. Prosser for an update on her attempts to purchase Maria Hastings. She states that the Collaborative is moving forward and have asked to see the schools recent financial statements. She also stated that her group was asked to complete a confidentiality statement, which they plan to complete. She also stated they have some problems with the site and plan to make some improvements. She stated that they have asked SHRA for assistance. Mr. Erias stated that the Agency plans to assist the Collaborative but can not commit any financial support until a plan is put together by the Collaborative.

Mr. Owen further stated a frustration over communication between the PAC Chair and the Agency over this matter. He stated that he felt the PAC was left out of the loop. Ms. Camacho mentioned that all information is shared at PAC meetings.

Item 10

Adjournment

Ms. Comacho adjourned the meeting