

ALKALI FLAT PROJECT AREA COMMITTEE

# *Meeting Minutes*

**WEDNESDAY, September 15, 2004 – 6:00 PM**

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

Item 1 6:10 Randy Owen called the meeting to order.

Roll call was conducted:

Present: Sofia Parra, Marilyn Prosser, Sean Wright, Diane Gubatayao and Randy Owen.

Catherine Camacho and Charlotte Delgado arrived after roll call.

Item 2 Approve September Minutes

Item was moved to the end of the meeting. Ms. Delgado brought the motion to accept the minutes; Ms. Gubatayao seconded the motion and all accepted.

Item 3 Implementation Plan (Chris Erias, SHRA.)

Ms. Delgado moved the item to the end of the meeting until we had a quorum for the vote.

Mr. Erias introduced a draft implementation plan for comment and approval. Many in the group asked for more time for review. Mr. Erias stated that the Agency was on a tight timeline with all Agency RDA plans and the item could not wait.

Ms. Camacho suggested moving on a motion and forming a subcommittee to make recommendations for the plan. Mr. Erias said that this approach could work if the suggestions were in by October.

Ms. Delgado made the motion to “accept the plan and allow it to go forward with the condition that a subcommittee meet and make recommendations to add.” Ms. Prosser seconded the motion. The vote was as follows:

Ayes:	Prosser, Camacho, Parra, Delgado, Gubatayao, and Owen.
Noes:	None
Abstains:	Wright.

The group also favored the plans concept to set aside 25% rather than the 20% for affordable housing.

Item 4 Redevelopment Updates, (Chris Erias, SHRA)

#### UC David Graduate Study

Mr. Erias introduced a group of UC Davis graduate students interested in studying the Alkali Flat area. Topics of the study could include demographics, rental statistics, homelessness, transportation, economic development, and affordable housing.

#### Boys and Girls Club

Mr. Erias informed the group that the Agency has made an offer on the parcels. He also stated that the environmental reports showed levels of arsenic and lead on the site and these will need to be addressed before a play area can be developed.

#### 524 Building

Mr. Erias stated that the Mr. Gomez, half of the building ownership group, rejected the Agency's purchase offer and is now partnering with a family member to renovate the building. They are preparing a proposal for delivery to the Agency.

Mr. Erias also stated that the vacant properties around the building were purchased by a third party.

#### La Valentina

Mr. Erias stated that the Agency plans to seek approval from the SHRC on October 6<sup>th</sup> for approval to release the RFP. He also indicated that the 12<sup>th</sup> Street Collaborative is working on a deal with the owners of the Maria Hastings site. The Agency is waiting for more details from the Collaborative on the project.

Ms. Camacho had concerns about the timing of the RFP. She stated that the RFP was too vague. In addition, she stated that it was premature to release the RFP because of the current Visioning process.

#### Visioning Exercise

Mr. Erias stated that next phase of the Visioning program was the phone survey, which will take place in mid-October.

#### Globe Mills

The City Council approved a \$100,000 CDBG pre-development loan for Globe Mills.

#### 12<sup>th</sup> Street Maintenance District

Mr. Erias stated that the Agency is starting to work with the district in order to improve services.

#### Alleys

Mr. Erias presented City generated cost estimates for repairs to the alleys. Most in the group thought the costs were too high. Mr. Erias was asked to get costs for patching alleys instead of total resurfacing.

Item 5

#### General Comments

Councilman Tretheway reported that there will be a Downtown visioning effort called Walk Downtown. The purpose of this event is to gather input from interested parties to help identify downtown issues. Councilman Tretheway indicated it would be similar to the Alkali Visioning exercise.

Councilman Tretheway expressed disappointment that more people did not attend the first Visioning Meeting. He asked the group how he can find the critical mass needed to develop a comprehensive strategy for the area.

Item 6

Adjournment

Ms. Comacho adjourned the meeting