



REGULAR MEETING OF THE ALKALI FLAT REDEVELOPMENT ADVISORY COMMITTEE (RAC)

Boys & Girls Club
1117 G Street

Thursday, April 6, 2006
6:00 PM

MEETING MINUTES

I. Call to Order & Roll Call—6:04 PM

Present: Chair Williams, Vice-Chair Miller, RAC Members Delgado, Prosser, Valle and Vierra

Absent: RAC Members Camacho, Kivela, and Montgomery

II. Announcement

Staff announced the resignations of RAC Members Corinne Rosenblum and Kevin Nagle.

Chair Williams expressed an interest in rotating the chairing responsibilities among RAC Members and requested Vice-Chair Miller to chair the remainder of the meeting.

III. Public Comment

Wendy Carter, Alkali Flat Resident—Updated the RAC on Form Based Codes Study and announced a public workshop planned for May. Ms. Carter also requested to make a Form Based Codes presentation to the RAC at the May meeting. Additionally, she expressed an interest in soliciting the RAC for funding of the Form Based Codes Study on 12th Street and would provide more information during the May presentation.

Randy Owen, Alkali Flat Resident—Mr. Owen Inquired about replacing former RAC Member Nagel of Crystal Cream with another Crystal employee. Staff explained that the RAC Bylaws only permit replacing a RAC Member with someone from the same organization if the RAC Member represented a 501(c)3 nonprofit organization. The RAC expressed an interest in changing this portion of the Bylaws and requested that this be included as an agenda item at the May RAC meeting.

IV. Agenda Review

Update of the Globe Mills project was moved to item V. a. before the action items.

V. Approve February 2, 2006 Minutes

Motion (Delgado, Williams): To approve the minutes.

Vote 5-0-1-3: Williams, Miller, Delgado, Valle and Vierra—Prosser—Camacho, Kivela, and Montgomery.

VII. Information Items

a. Globe Mills

Jim Hare, SHRA staff, updated the RAC on the change in budget and financing of the Globe Mills project. Since inception, project costs have increased by \$8.6 million and the Agency is in the process of resolving the budget deficit in order to complete the project. Once a decision has been made about how to bridge the budget short fall, staff will update the RAC.

RAC Members and the public asked why the project budget has increased and whether the project is in jeopardy of not moving forward. Mr. Hare explained that there have been increases in the cost of construction and there is a possibility that the project could not be completed.

In order to reduce costs, Randy Owen suggested that the Agency consider one or both of the following:

- i. "moth balling" the mill, and/or
- ii. converting the mill to "for sale" condominiums.

Mr. Hare did not think a "moth balled" building next to the new housing would be supported by the developer and/or community. With the projects funding structure, he also thought it would not be possible to include "for sale" condominiums in the project.

RAC Member Delgado clarified that the former Alkali Flat Project Area Committee (PAC) was completely supportive of the Globe Mills project. However, they recommended to the commission and Council that the Agency contribute only \$2.5 million instead of the \$3.5 million that was recommended by Agency staff.

VI. Action Items

a. Potential Development Sites and Projects in Alkali Flat

Staff provided an overview of development opportunities on 12th Street and other revitalization tools that the RAC could look at and support for improving private investment on 12th Street. Chair Williams requested that this item be continued to the next meeting. She also stated a desire for the RAC to have a visioning workshop to explore the options for 12th Street. As part of that process Chair Williams requested that staff include old photographs of Alkali Flat and the former PAC's visioning piece. RAC Members agreed to continue the item.

Motion (Delgado, Prosser): To continue this topic as an Action Item on the May RAC meeting agenda.

Vote 6-0-0-3: Williams, Miller, Delgado, Prosser, Valle and Vierra—Camacho, Kivela, and Montgomery.

b. Elect a RAC Member to serve on the Workreation Interview Board

Motion (Valle, Prosser): To appoint Catherine Camacho to the interview panel and interview Workreation applicants.

Vote 6-0-0-3: Williams, Miller, Delgado, Prosser, Valle and Vierra—Camacho, Kivela, and Montgomery.

VII. Information Items

b. *404 12th Street*

Staff updated the RAC on the renovation project at 404 12th Street including the façade grant that the property owners are receiving from the Agency.

c. *Update on Form Based Codes Committee*

RAC Member Prosser requested that the Form Based Codes study be included as an action item on the May RAC agenda in order to discuss and vote on recommending seed money (under \$10,000) in order to undertake the project.

d. *Workreation - Past Applications*

The memo from last month's RAC meeting was presented. It was noted that several of the Workreation participants over the last three years have not been residents of Alkali Flat.

e. *RAC Responsibilities & Bylaws*

Staff updated the RAC on Agency Counsel's recent interpretation of the RAC Bylaws including the provision that projects or programs occurring outside the Alkali Flat Redevelopment Area boundary will not be included on future RAC agendas.

f. *Future Agenda Items*

- i. Changing the RAC Bylaws,
- ii. Changing the date of the July and August meetings,
- iii. Form Based Codes Presentation
- iv. Potential Development Projects and Sites on 12th Street

VIII. Adjournment—7:30

Motion (Delgado, Valle): To adjourn the meeting.

Vote 6-0-0-3: Williams, Miller, Delgado, Prosser, Valle and Vierra—Camacho, Kivela, and Montgomery.