



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

Boys & Girls Club
1117 G Street

Thursday, September 7, 2006
6:00 PM

MEETING MINUTES

I. Call to Order & Roll Call

Present: RAC Members Camacho, Delgado, Kivela, Poe, and Prosser

Absent: Chair Williams, Vice-Chair Miller, and RAC Members Valle and Vierra

II. Public Comment

No public comment.

III. Agenda Review

No agenda changes.

IV. Approve August 3, 2006 Minutes

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

Vote 3-0-2-4: Delgado, Kivela and Poe—Camacho and Prosser—Williams, Miller, Valle and Vierra. **Motion passed.**

V. Action Items

a. *La Valentina Development Site*

Staff provided an overview and explanation of the change from a Request For Proposal (RFP) to Request For Qualifications (RFQ).

Motion (Delgado, Kivela): To recommend Agency release of the RFQ.

Vote 5-0-0-4: Camacho, Delgado, Kivela and Poe, Prosser—Williams, Miller, Valle and Vierra. **Motion passed.**

VI. Information Items

a. *Washington Square & Sherwood Court Update*

Staff explained that in the end Alkali Flat Redevelopment Area did not need to financially assist with the purchase of the Washing Square & Sherwood Court properties in Alkali Flat; and the Agency used other funds from outside the Redevelopment Area's tax increment and bond money.

b. Update on Enterprise Zone (EZ)

Staff updated RAC on outcome of Agency's EZ application and explained that, in the end, the application did not include any portion of the Alkali Flat Redevelopment Area (RDA).

The RAC asked why the RDA was not included in the EZ application, as well as:

- What criteria are used to set up an Enterprise Zone? Is there some section of California State law or an ordinance that the RAC could review to find out more information about how an EZ is set up?
- What steps for setting up an Enterprise Zone?
- Why was setting up an EZ in the Rail Yards important?
- Who approves the EZ application?

RAC requested that staff email or send a copy of the map of the EZ boundary (adjacent to Alkali Flat), as well as answers to the above questions.

c. Redevelopment Updates

- Staff explained that the 524 12th Street property continues to make progress on its permits to rehabilitate the building.
- The Boys & Girls Club Board continues to look at possible development opportunities and developers to work with on the Agency owned properties directly north of the Boys & Girls Club.
- The City confirmed that portions of Alkali Flat would be included in the scope of the traffic study for the Rail yards. The RAC requested the contact information for the traffic study's project manager.

VII. Future Agenda Items

- PBID on 12th Street
- Petrovich Development Company for La Valentina Site

VIII. Adjournment—7:03 PM

Motion (Delgado, Kivela): To adjourn.

Vote 5-0-0-4: Camacho, Delgado, Kivela, Poe and Prosser—Williams, Miller, Valle and Vierra. Motion passed.