

**ALKALI FLAT  
REDEVELOPMENT ADVISORY COMMITTEE  
MEETING MINUTES  
Thursday February 7, 2008**

Call to order- 6:00 P.M.

Present: Frankfield, Monighan, Wright, Owen, Lough, Miller, Delgado

Absent: Camacho, Poe, Carter, Federer

Discussion/ Action Reports

Staff reports include oral presentations and those recommending receive and file.

1. **Approval of Minutes for December 6, 2008**  
**Recommendation: Approve Meeting Minutes**  
Motion to approve (Wright, Delgado ): - Frankfield, Monighan, Wright, Owen, Lough, Miller, Delgado- To approve the minutes. **Vote 7-0-0-4: Motion passed.**
  
2. **Update on District 1 and 2 Events, New and On-Going Projects, Business Activities and Community Initiatives (Information Item)**  
**Contact: Raul Carrillo, Redevelopment Planner, 440-1399 x1277.**  
Item moved down the Agenda and combined with Information Item # 6.
  
3. **Discussion on Robert's Rules and Meeting Structure (Information Item)**  
**Contact: Raul Carrillo, Redevelopment Planner, 440-1399 x1277**  
Raul Carrillo (SHRA) provided an overview of strategies to conduct a more effective meeting.
  
4. **Update: Globe Mills Adaptive Reuse and Housing Project- Presentation by Skip Rosenbloom (Information Item) - 10 Minutes**  
**Contact: Raul Carrillo, Redevelopment Planner, 440-1399 x1277**  
Skip Rosenbloom, co-owner and developer of the Globe Mills provided an update on the Globe Mills Development Project. The senior buildings are scheduled for completion by late March while the Mill Building is scheduled for completion by early June. The development team is currently in discussions with the Mercy Medical Group to locate a small medical facility on site. Further Mr. Rosenbloom distributed applications for the units and provided information on the efforts to hire an on-site property manager.
  
5. **Presentation: La Valentina Development Project- Presentation by Domus Development – (Information Item) - 25 Minutes**  
**Contact: Katherine Klein Mcfadden, Management Analyst and/or Raul Carrillo, Redevelopment Planner**  
Mea Kang and Agency Staff provided an update on the La Valentina Development Project. The proposed concept could include 54 units, three residential floors over parking and retail. The vacant lot north of D St. is no longer part of the

development concept. Exact details regarding the funding sources are still being finalized. The developer has identified 4 percent tax credits as a major funding source in the project which would restrict most, if not all of the units to families making 60 percent of AMI. Many of the RAC members communicated their discontentment with a project that includes strictly affordable housing.

**6. Update Regarding the Montessori School's Efforts on Attendance (Information Item)- 10- Minutes**

Contact: Raul Carrillo, Redevelopment Planner, 440-1399 x 1277.

Montessori School representative submitted an Action Plan to Agency staff detailing their efforts in retaining low income students. The regulatory agreement between the Agency and Montessori School requires that 50% of the students come from low income households and more specifically have be referred by Child Action. They have until December of 2009 to come under compliance. Agency staff will continue to monitor their progress.

**7. Status of Approved Redevelopment Projects – 10 Minutes**

- Agency staff met with Boys and Girls Club representatives, Kim Williams and Tim Fry, regarding their plans to create an outdoor recreation area and potentially a housing, mixed use or commercial project. They will provide staff a draft concept and financial information within the next few weeks.

**8. Public Comments - Matters Not on the Agenda**

- Gail Irving, owner of a new business along 12<sup>th</sup> Street spoke to the RAC regarding over the lack of parking along 12<sup>th</sup> Street and in the community in general.

**9. Committee Comments-Ideas, Questions, and Announcements**

- RAC member Delgado provided an update on the Washington Square/ Sherwood Court Housing Project. She noted a positive improvement based on the rehabilitation efforts. Additionally, Delgado will be traveling to Washington DC to attend an affordable housing forum.

**10. Adjournment**

**Recommendation:** Adjourn Meeting.

**Adjournment – 7:27 p.m.**

**Motion (Delgado, Lough):** - Frankfield, Monighan, Wright, Owen, Lough, Miller, Delgado To adjourn. **Vote 7-0-0-4:** Motion passed