

**ALKALI FLAT
REDEVELOPMENT ADVISORY COMMITTEE
MEETING MINUTES
Thursday March 6, 2008
*Revised***

Call to order- 6:00 P.M.

Present: Frankfield, Monighan, Wright, Owen, Lough, Miller, Delgado, Poe, Ferderer
Absent: Camacho, Carter

Discussion/ Action Reports

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

1. Approval of Minutes for February, 2008

Recommendation: Approve Meeting Minutes

Motion to approve (Wright, Delgado): - Frankfield, Monighan, Wright, Owen, Lough, Miller, Delgado, Poe, Ferderer- **Vote 9-0-0-2: 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: Proposed Boys and Girls Club Project on Agency Owned Parcels (Information Item) – 10 Minutes

Tim Fry a Boys and Girls Club Board Member and lead on the development of the Agency owned lots was unable to attend, thus the B&G Club did not provide an update on the proposed plans to develop the Agency owned lots. Instead, Gary Hyden, a landscape architect with the City of Sacramento and Kim Williams (B&G Club CEO) provided information on behalf of the B&G Club's efforts to develop a park adjacent to the B&G Club, currently the B&G Club parking lot. Construction of the park is tentatively scheduled to begin within a few months and could be completed by June of 2009.

The RAC had several comments and concerns. The B&G Club originally planned to build the park behind the B&G Club, on the Agency owned lots. Committee members communicated their interest on obtaining more information on the development of the Agency owned lots. Committee members expressed concerns over the period of time it has taken to develop a project for the site. The B&G Club is currently developing a timeline and concept for Agency owned lots. Staff is working with the B&G Club team to develop a schedule and concept. Staff to follow up.

4. **Presentation: Staff Recommendation to Extend ERN with Domus Development for the Development of the La Valentina Development Site- (Action Item) - 30 Minutes**

Agency Staff, Jim Hare and Katherine Klein McFadden presented a staff recommendation to extend the Exclusive Right to Negotiate (ERN) between the Agency and Domus Development (Developer) for 12 months. The ERN was set to expire on March 7, 2008. Staff recommended extending the ERN for one year to allow the Developer to solidify a feasible construction concept and financing plan and staff to recommend a Disposition and Development Agreement. Staff clarified that the financing plan will be based on the use of 4% tax credits and mortgage revenue bond financing. Tax Credits require that the project provide housing to households making a mix of 50% and 60% of AMI.

The RAC had several concerns and comments. Some committee members are concerned with adding additional affordable units to the area and would be more interested in making the housing either market rate or for sale. Still other members were not opposed to leaving the lot vacant until a later date, to allow for a different type of development.

Staff stated that Staff would respect the RAC's vote. The committee voted to authorize extension as follows:

Motion (Monighan/Miller): - In Favor/ Yes: Wright, Monighan, Miller, Poe, Ferderer,
Opposed/No: Frankfield, Lough, Owen, Delgado
Vote 5-0-4-2: Motion passed

5. **Status of Approved Redevelopment Projects – (Information Only)- 10 Minutes**
Committee members called for an informal vote from the committee requesting an action be taken at the following RAC meeting to require the B&G Club to produce a timeline, concept and/or proposal within a specified timeline. Committee members requested a vote be taken at the next meeting.

6. **Public Comments - Matters Not on the Agenda**
None

7. **Committee Comments-Ideas, Questions, and Announcements**
None

8. **Adjournment: Recommendation:** Adjourn Meeting.
Adjournment – 7:27 p.m. Motion to adjourn (Wright, Delgado): - Frankfield, Monighan, Wright, Owen, Lough, Miller, Delgado, Poe, Ferderer: **Vote 9-0-0-2: Motion passed.**