

**ALKALI FLAT
REDEVELOPMENT ADVISORY COMMITTEE
MEETING MINUTES
Thursday April 3, 2008**

Call to order- 6:00 P.M.

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

Absent: Miller

Discussion/ Action Reports

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

1. Approval of Minutes for March 6, 2008

Recommendation: To Approve Meeting Minutes

March Minutes not approved. Clarifications and modification to the March Meeting Minutes requested by the committee. Committee members felt that the description for Item # 3 *Proposed Boys and Girls Club Project on Agency Owned Parcels* did not accurately reflect the order of events and presented information. Further, committee members expressed their discontent since March's Item #3 was not placed on April's Agenda as an action item after requested by the committee. Staff to incorporate changes and reintroduce March Minutes for approval at the next RAC meeting.

2. Update on District 1 & 2 Events, Business Activities and Community Initiatives (Information Only) – 5 Minutes

Committee members provided information on neighborhood events.

3. Discussion: Redevelopment Area Projects and Budget Overview (Information Item) – 10 Minutes

Agency Staff Carrillo provided an update on Redevelopment related projects and an Alkali Flat Tax Increment budget overview. The following information was presented:

- Globe Mills Schedule:
 - New Building One Completed – April 2, 2008
 - New Building Two Completed – May 1, 2008
 - Mill Building Completed– June 15, 2008
 - Project Pending Certificate of Occupancy.

- Washington Square/Sherwood Court Rehabilitation Project
 - Developer (CHOC) will present at May RAC meeting
 - Committee member Delgado interested in the preserving art at Washington Square. Staff to follow up.
 - Projected completion date November 2008

- La Valentina Development Project
 - ERN Extended – Pending City Council Approval in June
 - Tentative Community Meeting June 2008
- North Lot
 - Staff to evaluate next stage of process
 - Project update in May 2008
- B&G Club : Park
 - B&G Team currently developing plans for park
- B&G Club: Agency owned vacant lot development
 - B&G Team in the process of submitting a tentative schedule of performance to Agency Staff for the vacant lots.
 - Staff has requested the B&G Club attend the May RAC Meeting to discuss schedule of performance for both the park and Agency Owned lots
- 1210 D Street Acquisition
 - Acquisition negotiations ongoing
 - Process has taken longer than expected
 - Hope to reach a resolution by late summer

4. Information: Cost Analysis for Lights Within the Alkali Flat Project Area (Information Item) - 15 Minutes

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

Staff presented information on the cost associated with implementing street lights in Alkali Flat. Each block could accommodate 16 of 24 infill lights or 4 to 6 lights on each side of a city block at a cost of \$360,000 per City Block (estimated \$6,120,000 for the entire Redevelopment Project Area). Existing lighting includes:

1. 144 Mast Arm Lights (mostly Cobra)
2. 11 Ornamental Street Lights 3)
3. 12 Park Lights.

Committee members communicated a desire to find funding resources for implementing street lights. Staff will continue to examine resources for implementing street lights. Committee member Wright requested that staff break the cost out based on geographic area. The committee was also interested in obtaining budget information for the Agency. Staff to follow.

5. Appointment of Committee Members to the La Valentina Development Project Subcommittee (Information Item)- 5 Minutes

Committee Members: Lough, Carter, Ferderer, Delgado, Monighan and Wright appointed to the subcommittee.

6. Status of Approved Redevelopment Projects – (Information Only)- 10

Report took place during project overview.

7. Public Comments - Matters Not on the Agenda

Community members and property owners Chin and Sign spoke on their mutual interest in developing a project on 12th Street. They asked the RAC for ideas. Both gentlemen own property on 12th Street and are interested in pursuing a project jointly.

8. Committee Comments-Ideas, Questions, and Announcements

Discussion on Alkali Flat Farmers Market by committee members.

9. Adjournment

Recommendation: Adjourn Meeting.

Adjournment – 7:45 p.m. Motion to approve (Delgado, Monighan): Frankfield, Monighan, Wright, Owen, Lough, Miller, Delgado, Poe, Ferderer, Camacho, Carter- **Vote 10-0-0-1: Motion passed.**