

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

Call to order- 6:00 P.M.

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

1. Approval of Minutes for August 7, 2008 RAC Meeting and October 2, 2008 Subcommittee Meeting (Action Item)

- **Recommendation: Approve August 7, 2008 RAC Meeting Minutes:** (Delgado/Federer), Frankfield, Wright, Owen, Lough, Miller, Ferderer and Delgado, Monighan and Poe
- **Recommendation: Approve October 2, 2008 RAC Meeting Minutes:** (Delgado/Federer), Frankfield, Wright, Owen, Lough, Miller, Ferderer and Delgado, Monighan and Poe

2. Presentation by Alchemist Group on Community Revitalization Efforts (Information Item) – 10 Minutes

Alchemist Contact: Chris Aguirre, 420-7444

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

Alchemist Group representatives, Chris Aguirre and John Bozeman provided an overview of their accomplishments working in the community over the last year. They also provided details on their current activities. Most recently, Alchemist sponsored the Urban Farm Stand, at J. Neely Park, and hosted a Form Based-Code planning community meeting and Community Movie Nights. They are interested in bringing a cafe to Alkali Flat or Mansion Flat. Concerns over alcohol being served at the Café came up. Alchemist is interested in returning to the RAC to discuss community revitalization project ideas.

3. City of Sacramento Inclusionary Housing Ordinance Update (Information Item)- 5 Minutes

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

The City is in the process of talking to community members regarding proposed changes to the City Inclusionary Housing Ordinance. Alkali Flat currently does not have a mandatory inclusionary housing requirement per City ordinance; rather inclusionary housing is required per redevelopment law. The RAC was

encouraged to attend one of the various community workshops taking place throughout the City. The City Council will discuss this effort at their regularly scheduled meeting on December 3, 2008.

**4. Boys and Girls Club Project Update (Moved to Item # 3)
(Information Item)- 10 Minutes**

Contact: Raul Carrillo, Redevelopment Planner, 440-1399 x1277

Kim William, CEO of Boys and Girls Club of Greater Sacramento provided an update on their proposed plan to develop a park and gathering area on Agency owned lots. She reported that they were in process of developing a design concept for the site and would be entering into an MOU with the City within the next month providing \$500,000 to build the project. At this time, the outdoor recreation area consists of a water mister, playground court games, benches and a water fountain. A suggestion was made to include more natural materials and also for the B&G to consider building commercial/retail on the property facing 12th Street. Raul Carrillo (SHRA) reported staff would be recommending that the Agency enter into a DDA with the B&G Club at the next meeting.

5. Quarterly Project Update and Discussion on Approved Redevelopment Projects - (Information Item)- 10 Minutes

Raul Carrillo provided the RAC a *Quarterly Project Area Update* on the following projects:

Globe Mills

- Project Complete
- 100% Occupancy April 2009

Washington Square/Sherwood Court Rehabilitation Project

- Project 99% Complete
- 100% Occupancy

1210 D Street Acquisition

- Property acquired and secured
- Property scheduled for demolition January 2009

La Valentina Development Project

- Entitlements submitted
- Financing structure and sources currently being outlined
- DDA Presentation scheduled for City Council January/February 2009
- RAC Presentation December/January 2009

B&G Club

- B&G Team currently developing plans for park on Agency owned land
- Proposed funding/resources \$500,000 CCRIP Bond funding, \$65, 0000 CDBG, Agency Land
- Project/Entitlement approvals tentatively scheduled for January
- Proposed DDA presented to RAC on 12/08
- Tentative construction timeline January 2009 – August 2009

Crystal Creamery

- Entitlements submitted
- EIR Circulated
- Currently exploring financing options

North Lot

- Phone call into 7/11
- Initiate process in February
- Please submit ideas

1224 D Street

- Initiate process in February
- Please submit ideas

6. Public Comments - Matters Not on the Agenda

none

7. Committee and Staff Comments-Ideas, Questions, and Announcements

none

8. Adjournment – 7:28 p.m.