



**Sacramento  
Housing &  
Redevelopment  
Agency**

**MEETING MINUTES  
Sacramento Army Depot  
Redevelopment Advisory Committee**

**February 28, 2008**

*Max Baer Park, Elmo Allen Slider Clubhouse  
7815 35<sup>th</sup> Avenue, Sacramento, CA 95824*

All items listed are heard and acted upon by the Army Depot Redevelopment Advisory Committee unless otherwise noted.

**Call to Order – 5:30 p.m.**

**Roll Call**

Present: Hubbard, Lenau, Lien, O'Brien, Pinkston, Slider, Stein, Toney, Vourakis

Absent: None

Staff: Caitlin Camp, Aaron Sussman, Celia Yniguez

**Discussion / Action Reports**

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

**1. Approval of Minutes for January 30, 2008**

The meeting minutes were postponed to the next RAC meeting for additional RAC Member consideration by a unanimous vote on a motion by Mr. Vourakis and seconded by Mr. Lenau. RAC Members Hubbard, O'Brien, Pinkston and Slider were not present for the vote.

**2. 2008 RAC Meeting Dates**

Chairman Lien recommended the regular March 27<sup>th</sup> RAC meeting date be moved to March 20<sup>th</sup>. The recommendation was approved by a unanimous vote on a motion by Mr. Lenau which was seconded by Mr. Vourakis. RAC Members Hubbard, O'Brien, Pinkston and Slider were not present for the vote.

**3. George Sim Community Center Expansion Project**

Staff recommended allocation of \$2,252,145 of Army Depot 2006 Tax Exempt Bond funds and \$1,308,855 in Army Depot Tax Increment funds for a total of \$3,561,000 for construction of Phases I, II and IV of the George Sim Community Expansion Project (Project). Mr. Dave Morgan from the City of Sacramento's General Services Department displayed the Projects site plan for Phases I, II, II and IV, distributed the Guaranteed Maximum Price with Brown Construction and the Project's cost summary. Cynthia Kranc, Facilities Manager for the Department of General Services and Brown Construction were present to answer questions. The recommendation was approved by

a unanimous vote on a motion by Mr. Hubbard which was seconded by Ms. Slider. Chairman Lien shared the RAC's inclination to fund Phase III and his understanding that staff is reluctant to recommend funding Phase III based on the Agency's goal to allocate funds to projects that will increase Tax Increment. The chairman requested staff prepare a project funding discussion for the March meeting and develop timeline's and budgets for all projects under consideration to determine the feasibility of funding Phase III of the Project. Chairman Lien had to excuse himself from the meeting due to conflict and vice chairman Lenau took over facilitating the meeting.

**4. Power Inn Road Streetscape Improvements Project at UPRR Tracks**

Staff shared the fact that the northwest corner of the plan was located within the 65<sup>th</sup> Street Redevelopment Area and Army Depot funds could not be used to fund that portion. Staff is reviewing possible funding options and will return to the RAC with an update.

**5. Army Depot 2008 Budget and Project Prioritization**

Mr. Sussman distributed and discussed the following documents: 2005-2009 Implementation Plan Projects/Priorities table, Tier 1 and Tier 2 Project Priorities for Tax Exempt and Taxable Bond Funds table, adopted targeted spending amounts for the 2006 Bond proceeds with currently funded projects table and Army Depot project budget scenario tables. The goal of the discussion was to reiterate the overall priorities for redevelopment funds to the RAC and provide an overview of funding scenarios. All RAC members provided input based on the funding scenarios and there was not a clear consensus that the RAC should fund Phase III of the Sim Center Expansion Project. Staff will reanalyze the proposed projects targeted for funding in 2008 in advance of the March RAC meeting. If Phase III of the Sim Center Expansion Project is funded, the RAC will need to reprioritize future projects.

**6. Redevelopment Updates for the Sacramento Army Depot Redevelopment Area**

No comments were received on this item.

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

7. No public comments were received.

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

8. No Committee comments were received.

**Adjournment**

The meeting was adjourned at 7:30 pm on a motion Mr. Hubbard and seconded by Mr. Vourakis. The motioned passed by a unanimous vote. Chairman Lien was not present for the vote.