

**SACRAMENTO HOUSING AND REDEVELOPMENT
ARMY DEPOT
REDEVELOPMENT ADVISORY COMMITTEE**

<p>Meeting Minutes Wednesday, November 16, 2005, 5:30 pm George Sim Community Center, 6207 Logan Street</p>
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1. Call to Order and Roll Call

Chairman Timothy Lien called the meeting to order at 5:40pm. Roll Call was conducted.

RAC Members Present: Don Colquitt, John Healey, Joseph Hensler, Bernardo Hubbard, Tim Lien, Dorothy Medley, Rosalie Vierra, Steve Vourakis, Dahlia Ward

RAC Members Absent: Jose G. Chacon, Burnie D. Lenau

Staff Present: Chris Pahule

2. Approval of Minutes

The minutes of the October 19, 2005 meeting were approved by unanimous vote on a motion by Mr. Hensler and second by Mr. Healy.

3. General Comments

There were no comments from community members present at the meeting.

4. Nomination and Election of RAC Officers

Mr. Pahule noted that the Army Depot RAC's Operating Guidelines call for election of officers annually. The officers described in the Operating Guidelines include Chairperson, Vice-Chairperson and Secretary. Currently, those positions are held by Mr. Lien, Mr. Lenau, and Mr. Hensler.

The last officer election was held in November 2004; however member term expirations, which happen every April, are off track with the officer elections. Therefore, staff recommended tabling the officer elections until May 2006 once the appointments to the RAC had been made.

Mr. Hensler mentioned that he was not interested in continuing to serve as the RAC's secretary, but that Mr. Hubbard had expressed interest in the position. Mr. Lien made a motion to have Mr. Hubbard replace Mr. Hensler as secretary and place the election of officers on the May 2006 RAC agenda. The motion was seconded by Mr. Healy, and passed unanimously.

5. RAC Meeting Dates

Mr. Lien mentioned that there have been member conflicts with the meeting dates, and proposed that the RAC meetings be moved to the 3rd Thursday of each month. Ms. Ward indicated that the Avondale/Glen Elder Weed and Seed's Steering Committee meets on the same date, but it may be changed in the near future. The RAC agreed to meet on the 4th Thursday of each month beginning on January 26, 2005. Mr. Pahule noted that staff would check on the availability of the Sim Center to accommodate those meeting dates.

Mr. Lien asked that Ms. Ward communicate to staff if the Weed and Seed meetings were changed as the 3rd Thursday was the preferable date for most RAC members.

Ms. Vierra agreed to bring food and refreshments to the January 2006 RAC meeting.

6. FY06 Budget

Mr. Pahule noted that there has not been any new information from the County Assessor's Office on the tax increment revenue projections for the expanded portion of the Project Area. He also mentioned that Sacramento Housing and Redevelopment Agency's annual budget was approved at City Council on November 15th, and did not include any projects for the Army Depot Project Area.

Mr. Pahule indicated that he did have a conversation with the County Assessor regarding the reassessment of the Depot Park property. The Assessor stated that the lease information requested of US Leasing was not provided when the initial assessment was made; therefore a standard formula was employed. Lease information that was provided by US Leasing caused the Assessor to revise the assessment.

Mr. Hensler asked how much information on the budget would be available by January 2006 as there is a potential project that could be considered at the meeting. Mr. Pahule stated that the information on the expanded portion of the Project Area should be available by December. He committed to sending out a memo with budget information with the notice canceling the December RAC meeting.

Mr. Lien asked if the 2006 tax increment revenues would be sufficient to pay for the rebate that US Leasing is receiving from the County. Mr. Pahule confirmed that revenues would be sufficient.

7. Redevelopment Updates

Mr. Pahule provided an update on projects in the Project Area including:

- **Sim Center Expansion Planning**
The SHRA Commission recommended approval of the \$350,000 in design funding at their November 2nd meeting. The City Council will consider the item on November 22nd.
- **Commercial Revitalization Program**
The City Council will consider the item at their January 10th meeting. Following approval, the Program will be available for commercial property owners in the Fruitridge Road and Elder Creek Road areas.
- **Redevelopment Law Changes**
The California State Senate and Assembly will be holding a joint committee hearing on November 17th to review possible changes to California Redevelopment Law. There was some discussion with the RAC about eminent domain and redevelopment law.

Mr. Hensler noted that after the Sim Center design project was approved he engaged in some research to determine if there were potential cost savings in the design and construction of the project. He called commercial developers and engineering firms and came to the conclusion that the City was primed to pay significantly more than reasonable cost to design and build the Sim Center expansion.

He was able to schedule a meeting with Councilmember McCarty, Bob Williamson from City Department of General Services, and Anne Moore from SHRA. Mr. Williamson stated that he would talk to the City Manager about a design/build process for the project.

8. Potential Projects

Mr. Lien asked for status summaries from RAC members who volunteered to advance specific projects.

- Ms. Ward and Mr. Colquitt are working on pedestrian improvements in the Project Area. Ms. Ward stated that Cindy Bates from the City's Transportation Department is meeting with the Weed and Seed Steering Committee on November 17th to discuss their process for making improvements. RAC members mentioned that they have concerns about traffic on 53rd Avenue and Sun River Drive.
- Mr. Hubbard is working on landscaping on Power Inn Road. He said that he spoke with Hector Barron from the City's Transportation Department. The City has applied for a grant from the PUC for funds to construct a median at the Power Inn Road/RR track interchange. They feel confident

that they will receive funds for the project, and are open to landscaping the median and planter strip area, if funding was available.

- Mr. Hensler, along with two volunteers, is working on bike lane improvements on Florin-Perkins Road and development of the Cal Central bike trail. They have met with Dick Fischer and he is amenable to using right-of-way at the Depot Park for a bike lane. A meeting has also been set with Ed Cox from the City's Transportation Department to discuss bike improvements. Mr. Pahule mentioned that there are a lot of connection issues to the 65th Street Redevelopment Area, and SHRA staff is currently working with the City on a new circulation study. He committed to bring these efforts to the January RAC meeting as a discussion item.
- Ms. Medley stated that she talked with Robert Hendrix from the Facilities Maintenance Department of Sacramento Regional Transit regarding shelters at 65th Street and Fruitridge Road. RAC members also asked her to look into shelters at 65th Street and Elder Creek Road near Kennedy Estates. RAC members inquired about a median fence at Fruitridge and Florin-Perkins Road to prevent youth from jaywalking to get to the VAPAC School. Mr. Hubbard committed to talking with Hector Barron about this proposed project.
- Ms. Vierra discussed proposed traffic signals at Fruitridge Road and S. Watt Avenue. She said she is trying to get a hold of Hector Barron.
- Mr. Healy needs to reschedule a meeting with Joyce Raley to discuss the potential for a contemporary grocery store to serve the area.
- Ms. Ward said that there is no movement on defining affordable housing projects. She did mention that the City is working on a Rental Housing Inspection ordinance that would place a fee on all rental units in the City, and code enforcement would inspect units to make sure they are safe places to live.

9. Adjournment

- The meeting then adjourned at 7:10 PM.