



ARMY DEPOT REDEVELOPMENT ADVISORY COMMITTEE

Meeting Minutes

Thursday, January 26, 2006
George Sim Community Center, 6207 Logan Street
Sacramento, CA 95824

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: Jose G. Chacon, Joseph Hensler, Bernardo Hubbard, Burnie D. Lenau, Tim Lien, Dorothy Medley, Rosalie Vierra, Steve Vourakis, Dahlia Ward

RAC Members Absent: Don Colquitt, John Healey

Staff Present: Gregory Ptucha, SHRA

2. Approval of Minutes

Mr. Lien confirmed that Mr. Lenau did not attend the November meeting. He then noted a spelling correction needed on page three. As corrected, the minutes of the November 16, 2005 meeting were approved by majority vote on a motion by Ms. Vierra that was seconded by Ms. Medley. The vote was 8:0:1, with Mr. Lenau abstaining.

3. General Comments

Audience members Raj Narayan and J. Raj Narayan asked about the RAC's position on new grocery stores. Mr. Lien described the RAC's general agreement that the area would benefit from development of a new grocery outlet; however, no formal position has been taken. Mr. Lien noted that RAC member John Healey had "adopted" this objective to pursue. Mr. Narayan noted their preliminary efforts to determine if a parcel they own at 6228 Ring Drive (northwest corner, Elder Creek Road) could be redeveloped for commercial use as a grocery store. Mr. Narayan has met with City planner Ashley Feeney on this matter.

There were questions about the size of store the site could support, as well as parking requirements. It was suggested that Mr. Narayan discuss his idea with Mr. Healey, who was not present.

4. "Workreation" Proposal

Ms. Cheryl Rose was introduced. Ms. Rose is Program Supervisor with the city's Department of Parks and Recreation. A program managed by Ms. Rose is the "Workreation" program, for which SHRA staff are recommending a \$25,000 allocation of Army Depot tax increment funds in order to fund a neighborhood-based crew of eight teenagers and one adult crew leader for an eight-week summer season this year. Funds for the program had previously come through the Community Development Block Grant (CDBG) Program, but funding cuts have caused administrators to seek alternative funding sources.

Ms. Rose distributed printed program materials (2005 brochure) as she described how the program is structured to provide teenagers aged 14 - 16 with a variety of team-building experiences, "hard" and "soft" job skills and behaviors, and, certain life skills. Examples of training included: working under supervision; cooperation with colleagues; conflict resolution; interviewing skills; attitude and dress in the workplace; resume writing; securing government identification cards and work permits; appropriate risk-taking; suicide prevention; abuse prevention; anger management; and, gang violence prevention. The venues include graffiti and weed abatement work and community clean-up work in neighborhood settings (i.e., Avondale/Glen Elder), training workshops, limited on-site work at a food bank or social service provider; and, limited recreational events.

Ms. Rose described the recruitment process in general. She noted that, for the entire program (affecting nine city neighborhoods), approximately 1,200 applications are expected. She estimates that 700

would be determined eligible for consideration and that approximately 100 are approved for participation in the program.

Mr. Lenau inquired about pay scale (response: to be \$7.47/hour in 2006). Mr. Chacon asked for a comparison with the year-round program operated by SETA (Sacramento Employment Training Agency). Mr. Jackson asked about how/if participants are tracked to evaluate the impact the Workrecreation Program has over the long-term (response: there is no monitoring/evaluation component). He then inquired about whether minimum academic achievement criteria are used for recruitment (answer: no). Ms. Rose was thanked for her presentation after Mr. Lien indicated the RAC would decide on whether to take action later in the meeting.

Later, because of RAC budget uncertainties, and to allow RAC members to reflect on Ms. Rose's presentation, Mr. Lien suggested that no action be taken at this time. In addition, some RAC members asked for clarification on what types of projects/activities are eligible for funding with tax increment revenues, i.e., planning efforts, capital projects and/or social/training programs. The item was continued and will be placed on the February 16, 2006 meeting agenda.

5. Redevelopment Updates

Staff Gregory Ptucha elaborated on the following items:

- **Commercial Revitalization Program**

The SHRA staff report is circulating internally. Action on the report and its recommended allocation of \$200,000 of Army Depot tax increment funds is tentatively scheduled for February 15, 2006 (SHRA Commission) and February 28, 2006 (City Council).

- **George Sim Community Center expansion**

It was reported that the draft agreement between the city's Department of General Services and SHRA has yet to be produced. The agreement would govern the \$350,000 in Army Depot tax increment funds that the RAC recommended for approval at its September 28, 2005 meeting. There was speculation that the delay might be linked to reports of a planned bond issue that may provide significant funding for a most extensive scope of work than the phase 1 plans/specifications that would have been funded with the \$350,000.

- **65th Street and Fruitridge Street Monuments**

After confirming that unspent funds appear to be available, SHRA is asking the city's Department of Transportation (DOT) engineering staff to have the cast aluminum accent pieces installed that were previously dropped from the scope of work for this project. Ptucha distributed a photocopy of the original design, with these features highlighted.

- **CDBG Reprogrammed Funds**

\$300,000 of CDBG funding will be reprogrammed for improvements at Max Baer Park and Warren Park. Original plans were to possibly include 21st Avenue Parkway improvements as well, but Parks Dept has determined that that project will be pursued separately due to the large scope of work and need for environmental review for 21st Avenue improvements. Per Janet Baker of the Parks Department, Council member McCarty is in agreement with this approach.

The Park Department hopes to add other City funding sources to the \$300,000 to increase the total budget to an unspecified amount. The scope of work for Max Baer Park and Warren Park is still being defined. In particular, Parks wants to coordinate improvements at Warren Park with their plans to comprehensively repair/replace the park's irrigation system. A February 14, 2006 meeting is scheduled between Parks Department and SHRA staff to discuss the process for planning and approving these improvements.

- “Glen Elder” new residential construction
Ptucha distributed a plot plan for a subdivision now under construction in the Army Depot Redevelopment Area. The 34 new single-family detached homes are in a development called “Glen Elder,” located on 52nd Ave, W of Power Inn. The developer is Riverland Homes (principals are local Barry Norman and San Diego lawyer Greg Judkins). Home sizes range from 1,715 to 2,325 square feet, 1- and 2-story. Asking prices range from \$369,000 to \$427,500. The broker indicates that 16 homes are completed and 13 have been sold. Ten homes are under construction and seven of those are under contract. Construction has yet to begin on four lots.
The developer has targeted June 2006 as a completion date for all construction. The project is adjacent to the self-help housing project sponsored by Mercy Housing. Broker contacts are Steve & Sue Galster of Lyon Real Estate (987-8012).
The broker indicated that most buyers live nearby and are upgrading to larger, higher-quality housing. Reportedly, many buyers are business owners in the Asian specialty retail developments on 65th Street. RAC members inquired about whether the purchasers are investing in them as rentals or buying them as a new principal residence.
- Max Baer Park perimeter lighting
According to David Flores in DOT contract management, bids for Phase II lighting improvements led to contract being issued to Globus Electric for \$76,000. A “Notice to Proceed” with the work was issued on December 7, 2005. Anticipated completion was to be within 45-days of project start.
- Vacant lot program
In response to a request from Mr. Raj Narayan, staff downloaded, printed and forwarded a program summary, staff report and maps of eligible areas (N. Sacramento, Oak Park & Walnut Grove) to Mr. Narayan.
- Caina Court
This time was deferred in-part due to the absence of RAC member Don Colquitt.
- Depot Park
RAC members inquired about the pending agreement to the lawsuit filed by U.S. National Leasing LLC (long-term master lessee of Depot Park) against SHRA concerning the expansion of the Army Depot Redevelopment Area. City Council will consider the terms of the agreement at its January 31, 2006 meeting. If approved, it will be discussed in detail at the RAC’s February meeting.
RAC members asked for the financial impacts of the recent reassessment of Depot Park to be discussed at the February meeting, also, along with discussion of the 2006 redevelopment area budget.

6. Potential Projects

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

- **Bike Paths**
Mr. Hensler updated those present on planning efforts on the following:
 1. 14th Avenue east-west connection across the Union Pacific railroad (UPRR) tracks.
Mr. Hensler described bicycle/pedestrian improvements being proposed on Redding Avenue that would link the 65th Street light rail station with areas south of Highway 50. Hensler is hoping a network of bicycle routes will eventually allow travel on Redding to 14th Avenue and then to the industrial areas east of Power Inn Road.

2. North-south route along Florin Road

This route would connect the Florin-Perkins light rail station to Belvedere Avenue, Depot Park and to the industrial area east of Florin-Perkins Road. Mr. Hensler acknowledged that the most important portion of this route is north of Belvedere Avenue and outside the Army Depot Redevelopment Area boundary. However, an opportunity may exist to create a first “leg” of this route on Depot Park property. Mr. Dick Fischer, principal of U.S. National Leasing LLC (operator of Depot Park) is planning landscaping improvements along its eastern edge that could provide room for a one-half mile off-street bicycle path from Fruitridge Road to Thys Court on the west side of Florin-Perkins.

Mr. Hensler has met with DOT “Alternative Mode” project staff and received encouragement. Construction costs have been estimated by two private sector contractors at approximately \$90,000, not including City DOT administrative/oversight charges. The RAC may be asked to allocate funds towards implementation if the project is further developed to the point where a funding request would be appropriate.

This led to discussion about when and how projects being championed by RAC members should be “handed-off” to staff. In the case of the bicycle path, it was noted that a number of issues need to be investigated and resolved, including:

- 1.) Confirm ownership/control of the real estate upon which the path would be developed.
- 2.) Determine how the path would ultimately link the planned park at NWC, Florin-Perkins Road and Elder Creek Road and the rest of the Depot Park property.
- 3.) Gain the needed real estate rights to construct and use the path.
- 4.) Maintenance obligations to be defined.
- 5.) Liability risks clarified and relationships confirmed.
- 6.) Implementation responsibilities clarified (City oversight or private contractor).

Mr. Hensler, SHRA and DOT personnel will confirm how to proceed.

- **Power Inn Road/UPRR Landscaping**

Bernardo Hubbard described his work in attempting to plan and propose landscaping improvements for an area 10 to 12 feet deep on each side of Power Inn Road at the UPRR tracks. Mr. Hubbard is working on researching property ownership and using a preliminary budget of \$130,000 at this time. The objective is to beautify this area and to create some visual screening for the detention basin northeast of the road/railway junction.

9. Adjournment

The meeting was adjourned at 7:30 PM. No one was identified to provide food and refreshments to the February 2006 RAC meeting.