



**ARMY DEPOT
REDEVELOPMENT ADVISORY COMMITTEE**

Meeting Minutes
Thursday, March 16, 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 5:35pm. Roll Call was conducted.

RAC Members Present: Don Colquitt, John Healey, Joseph Hensler, Bernardo Hubbard, Burnie D. Lenau, Tim Lien, Constance Slider, Rosalie Vierra, Steve Vourakis, Dahlia Ward

RAC Members Absent: Jose G. Chacon, Dorothy Medley

Staff Present: Gregory Ptucha, SHRA

2. Approval of Minutes

Corrections were offered by Mr. Lien, Ms. Vierra and Mr. Lenau. As amended, the minutes of the February 16, 2006 meeting were approved by unanimous vote on a motion by Ms. Ward that was seconded by Mr. Vourakis.

3. General Comments

a.) Raj Narayan, owner/operator of Elder Creek Market, described his desire to construct a new grocery store on the site of his current building. He asked if the RAC might consider financial support for that purpose. Mr. Lien described how development of a new supermarket was one of the RAC's priority projects and that it was being championed by Mr. Healey (who had yet to arrive). Ms. Slider noted that neighborhood associations in the community desire a contemporary supermarket. The size of Mr. Narayan's parcel would limit the size of building that could be constructed. It was suggested that Mr. Narayan speak to Mr. Healey and consider how to prepare a viable proposal. Staff can provide certain types of assistance in the preparation and analysis of a proposal.

b.) Ms. Rachel Iskow introduced herself as Executive Director of the Sacramento Mutual Housing Association (SMHA), a nonprofit organization that, since 1988, has worked on affordable housing projects, leadership training and staff support for the Weed & Seed Program. Ms. Iskow summarized recent, nearby SMHA residential developments and the strong demand for those units.

Recently, SMHA has worked to identify vacant sites in Lemon Hill, Avondale and Elder Creek neighborhoods upon which new affordable housing projects might be constructed. She told of diverse input from the community about the type of housing product that is needed/desired. These included safe senior housing; also, low-rent, large family apartments/townhouses; and, low-cost for-sale housing (single-family detached or otherwise). She also described the "co-housing" concept. Prior to acquiring any particular parcels, she would prefer having a better sense of the type of housing that would be supported by the RAC and the community in general.

Ms. Slider described how 54% of housing in the area is renter-occupied and her desire is to increase the percentage of ownership housing. Ms. Ward offered to arrange brief presentations by community members to the RAC that would help the RAC appreciate the range of housing most desired in the area.

Ms. Ward inquired about funds targeted for housing development, and pointed out that the 2006 budget presented at the February 16, 2006 meeting did not show any of the expected City loan proceeds budgeted for affordable housing development. Greg Ptucha indicated that those

figures were preliminary and no formal action has been taken to allocate those pending funds for either housing or non-housing uses. Before that occurs, the RAC would be asked recommend project priorities for consideration by the SHRA Commission.

- c.) J. Raj Narayan mentioned his family's desire to produce new housing on an eight-lot parcel on Ring Drive. He talked about the possible need for a rezone to R-1A status (Single Family Alternative zone). Since the owners don't have a particular proposal in-mind, it was suggested that they seek expert consultant advice to help them identify a feasible project.

4. Earl Warren Park

Mr. Jonathan Rewers and Ms. Jennifer Ragsdale were introduced. Both work in the Sacramento Park and Recreation Department financial section. Mr. Rewers described how monies to expand, repair or improve existing facilities in mature neighborhoods are often difficult to secure. For this purpose, the department often seeks grant funds, redevelopment funds and/or Community Development Block Grant (CDBG) funds.

Mr. Rewers told of plans to submit a grant application to the California Land and Water Conservation Program. The application would seek \$150,000 to \$250,000 for repairs and improvements at Earl Warren Park, located at Vandenberg Drive and Peacock Way. The proposed Earl Warren improvements are a priority in the Parks and Recreation Programming Guide, which is used to determine how to allocate new funds for park projects. If funded, the grant proceeds would supplement \$120,000 in Proposition 50 bond funds that are expected. Those monies are earmarked for replacement of the park's irrigation system.

Mr. Rewers summarized existing conditions at the five-acre park, including: restroom problems; the bad irrigation system; lack of trees; and, vandalized equipment. The range of possible improvements would include a new soccer field, trees and underground wiring for new lighting standards/fixtures. (Mr. Rewers mentioned that experiments with solar lighting fixtures have not worked well elsewhere.)

The existing tennis courts at the park were recently resurfaced, but it is unclear if the courts are in demand by park users. RAC members indicated a desire to keep the tennis courts. A suggestion was made to include a walking/jogging path around perimeter of the proposed soccer field. Ms. Vierra commented that the Tahoe Tallac softball team uses the existing field at Earl Warren for its games.

Mr. Rewers said the department has an 80% success rate with applications submitted for Land and Water Conservation Program grants. A decision on the grant application is expected by autumn of this year. The Parks and Recreation Department plans to assign a landscape architect to the project, and to schedule community meetings to solicit park user input. Ms. Ward urged the department to include outreach to youth for park planning recommendations.

Mr. Healy made a motion that the RAC approve submittal of a letter of endorsement for the department's application for a California Land and Water Conservation Program grant to benefit Earl Warren Park. The motion was seconded by Mrs. Vierra and it passed unanimously. Mr. Rewers and Ms. Ragsdale were thanked for their presentation.

5. Depot Park Reassessment

As follow-up to the February 16, 2006 RAC meeting, an e-mail invitation to Sacramento County Assessor Ken Stieger was issued the previous week. This was followed by telephone discussions with Ms. Kathleen Kelleher, Assistant Assessor. Earlier this week, the Assessor responded by letter—previously distributed to RAC members—in which the invitation was declined. The letter also described the general methods and standards used to assess income property. In discussion, RAC members expressed dissatisfaction with the Assessor's response. References in the letter to Depot Park assessment information that are considered "non-public" were questioned.

There was discussion about the history of the Depot Park property and previous Assessor errors in attributing taxpayer of record for particular parcels in Depot Park owned by Foodlink. Discussion included the lack of follow-through on previous public sector commitments to improve infrastructure at Depot Park, and how the \$1 million legal settlement and future net tax increment generated by Depot Park will only benefit parcels controlled by U.S. National Leasing.

RAC members asked staff to inquire about the process that would have to be followed to change the official name of the redevelopment area. Whether the RAC as a whole, or personally as individual members, should request a grand jury investigation was discussed.

A motion to direct a letter to District 6 Council member Kevin McCarty was made by Mr. Lenau and seconded by Mr. Vourakis. This was later withdrawn in favor of a motion by Mr. Healey to have the RAC chairman direct a letter to the Assessor describing the RAC's disappointment with his letter, and the RAC's continued desire for answers to questions about the Depot Park reassessment process and its conclusions. This motion was seconded by Mr. Lenau and then approved by a vote of 6:4:0.

6. Redevelopment Updates

a.) George Sim Center Expansion Project

In earlier discussion, Mr. Rewers of the Parks and Recreation Department, described the Individual Project Agreement (IPA) for phase 1 expansion design work as near completion. Staff Greg Ptucha indicated his impression that the IPA may not have been started yet due to lack of resolution of how to approach design, bidding and construction of the project (traditional approach or design/build method).

In his February update, District 6 Council person Kevin McCarty suggested that \$6 million in City bond proceeds might be allocated for expansion of the center, but that the planned three-phase approach for the expansion might cost approximately \$12 million.

Mr. Hensler noted that he had previously consulted with building contractors, who indicated that a design/build process that used "prevailing wage" formulas could complete the entire expansion program (i.e., all three phases at once) for under \$6 million.

Ms. Vierra made a motion, seconded by Mr. Colquitt, that the RAC address a letter Councilperson McCarty—to be drafted by Joe Hensler—that has the objective of focusing attention on the need to quickly determine which approach will be pursued, so design work for the center's expansion can commence. The motion was approved unanimously.

b.) 2006 RDA Budget

At its February 16, 2006 meeting, it was noted that estimated tax increment for the entire Army Depot Redevelopment Area should total about \$1.9 million, and that exact budget figures would not be available until after the agency closed its 2005 financial records. In response to a recent inquiry about the final 2006 budget for Army Depot Redevelopment Area, staff was told that the 2005 books had been closed, but that the actual funds available won't be confirmed until August of this year, after the last of the 2005/06 tax increment funds are received from the county.

SHRA has retained the services of a financial analyst to confirm whether expected tax increment revenues are adequate to service the loan that the City might to extend to SHRA for use in the Army Depot Redevelopment Area. The source of the loan would be proceeds from the City's pending bond issue.

c.) Florin-Perkins Bike Path

Mr. Hensler described his previous effort to champion the project and its subsequent turnover to staff. He was concerned about progress in light of time sensitivity. Staff Greg Ptucha recounted the circumstances of Mr. Hensler's original proposal for approximately ¼ mile of new off-road bicycle path on Depot Park property (west side of Florin-Perkins road between Fruitridge and Thys Court). Mr. Ptucha noted that direct discussions with the Depot Park operator had to wait until the recent lawsuit settlement was approved and executed. The settlement established a protocol for new projects. In recent discussions with Mr. Richard Fischer of U.S. National Leasing LLC (operator of Depot Park), the project implementation is no longer as time sensitive. Mr. Fischer verbally agreed to proceed with his landscaping improvements in a manner that would allow for a future bicycle path. This will allow a thorough review of all the circumstances surrounding the larger objective of providing safe bicycle commuting options to link Depot Park and other key destinations with Jackson Road and the Florin-Perkins light rail station.

Mr. Ptucha noted that Florin-Perkins Road is listed in the City's 2006 Transportation Programming Guide (TPG) as a major street reconstruction project, ranked at # 27. The City's Department of Transportation (DOT) staff indicates there is no funding likely for this

project, and that the City's Bikeway Master Plan identifies Florin-Perkins as an existing on-street bike route with no plans for further improvements.

DOT also confirmed no significant research to-date concerning "big picture" questions about right-of-way acquisition needs and design/construction feasibility of improved bicycle facilities to link light rail with Depot Park and the public park at Elder Creek, VAPAC, Pride, etc. The possibility of new bicycle circulation paths around Depot Park and development of a off-street path on the old Cal Central Traction RR route (which is listed in the TPG) could be studied in conjunction with Florin-Perkins if all parties are agreeable and funding is provided., SHRA staff plans to meet with DOT and the Department of Parks and Recreation soon to discuss a master plan for Depot Park. Planning efforts might qualify for Redevelopment monies and/or Community Development Block Grant monies.

- Depot Park Project

Greg Ptucha reported on a recent submittal by U.S. National Leasing LLC (operator of Depot Park) for a project they wish to pursue with funds resulting from the recent settlement agreement for the U.S. National Leasing LLC lawsuit against SHRA. The proposal calls for replacement of clerestory window frames and glazing replacement at four buildings at Depot Park. The budget would exceed \$500,000.

The lawsuit settlement agreement established a protocol for project submission, review and approvals. Staff is waiting for additional documentation for the required staff report to be acted on by the SHRA Commission and City Council. When received, a review by the RAC will be scheduled.

RAC members discussed whether the proposed scope of work was eligible for use of tax increment funds, which are the source of the legal settlement monies.

- Term Expirations

Mr. Ptucha noted that six RAC member terms expire on April 29, 2006. Current RAC members occupying those positions will be eligible for a second term if they apply. The City Clerk plans to advertise these positions from March 29 – April 28, 2006.

9. Adjournment

The meeting was adjourned at 7:50 PM after approval of a motion by Mr. Healey and a second by Mr.Lenau.

(Note: food/beverage arrangements for the April 27, 2006 meeting were not formalized.)