



**ARMY DEPOT
REDEVELOPMENT ADVISORY COMMITTEE**

DRAFT Meeting Minutes
Thursday, 17, 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 5:45pm. Roll Call was conducted.

RAC Members Present: Jose G. Chacon, Don Colquitt, Burnie D. Lenau, Tim Lien, Constance Slider,

RAC Members Absent: John Healey, Joseph Hensler, Bernardo Hubbard, Steve Vourakis

Staff Present: Gregory Ptucha, Celia Yniguez & Chris Pahule, SHRA

2. Approval of Minutes

The minutes of the July 20, 2006 RAC meeting were approved by unanimous vote on a motion by Mr. Chacon that was seconded by Ms. Slider.

3. Introduction of New Program Manager

Chris Pahule, Assistant Director of Community Development, described recent reorganization of SHRA's Community Development Department (CD). He summarized how CD staff responsibilities will now focus on preliminary project planning efforts or on project implementation activities. Mr. Pahule then introduced Celia Yniguez as the new Redevelopment Manager who will oversee planners assigned to the 65th Street Redevelopment Area and to Army Depot Redevelopment Area. Rather than have one planner cover both areas, each will receive a full-time planner. The new planners will replace Greg Ptucha, who has new project implementation responsibilities. This new scenario results in a net increase in SHRA staff for each of these redevelopment areas—in part to help plan and initiate projects to fully utilize the recent City loan funds that resulted from the City bond issuance in June 2006.

4. General Comments

None were offered by RAC or audience members.

5. Max Baer Park Play Structure Replacement

Mr. Randy Will, General Recreation Supervisor for the Sacramento Parks and Recreation Department (Parks), was introduced. Mr. Will explained that his responsibilities include park maintenance south of the American River (not including downtown), and that another duty is playground maintenance city-wide. He then provided a status report on the recent arson that destroyed the play structure at Max Baer Park. Mr. Will said that fire, police and incident reports had been filed. The damaged structure remains in-place but surrounded by chain link fencing. Demolition bids are currently being solicited.

Alternative approaches for a new play structure include the following:

- a.) The department has received an acceptable sole-source \$47,000 bid to install a replacement structure that would replicate the original. If this approach is selected, Mr. Will would have it implemented in the near-term future. Parks would advance the funds needed for the contract with the expectation of partial reimbursement when Parks' claim for damages to its risk pool is processed.
- b.) If there is consensus that the play structure should be replaced with one of a different design, scale, materials, etc., then the timeframe would become longer, since it would involve the design and budgeting process as though it was a new Parks improvement project. If the budget would exceed \$100,000, then City Council would have to vote to approve the expense.

Discussion favored early replacement of the damaged structure. Ms. Slider suggested that the structure be replicated, and then a future project might focus on a second design that would enhance the original. It was noted that the existing (damaged) structure was designed for use by older children. A future structure could ensure that younger children also have appropriate play equipment. Mr. Colquitt inquired about whether the area around the existing play structure can accommodate future expansion. Mr. Will noted constraints due to existing concrete and other materials that are inappropriate for "fall zones." Mr. Lien suggested that Max Baer Park improvements might be added to the RAC's project priority list, and that Parks might consider a new master plan process for that facility. No action was taken. Mr. Will was thanked for his presentation.

6. Retail/Commercial Development Concept

Mr. Mario Affinito, principal of Quality Properties, was introduced. Mr. Affinito owns five abutting unimproved parcels totaling about 27 acres at the southeast corner of Power Inn Road and Elder Creek Road that he may seek to develop for retail/commercial purposes. He discussed his family's background in the local grocery business and, more recently, in real estate development/management.

Mr. Affinito described how the area around the Power Inn/Elder Creek site has suffered a poor image due to dumping and crime, but that circumstances have improved to the point where development might now be timely. Mr. Affinito pointed to healthy traffic volumes on major streets and to the recent Granite Park development at Power Inn and 14th Avenue as having catalyzed the improved circumstances. He hopes to create a retail environment that will continue the trend of upgrading the area, add tax increment revenue and increase sales tax receipts.

Mr. Affinito circulated a conceptual site plan that was prepared a few years ago. It included a supermarket anchor, many smaller retail stores, a police substation, and, an open-air market component that would be placed under the existing SMUD overhead lines and utilize an awning shelter system based on an example shown from Palm Springs. This particular scheme has not been implemented due to an inability to secure a commitment from the supermarket anchor. The plan called for a "Raley's"-sized prototype 65,000 square foot store. Segmentation in the grocery industry was described, and various local examples of niche grocery store merchandizing themes were noted.

The retail theme Mr. Affinito has selected is one that emphasizes architecture, design and merchandise that would appeal to a Spanish-speaking customer base as well as other demographic groups. Demographic trends support this choice, according to Mr. Affinito. He recently identified a small, 13-store ethnic-themed grocery chain in southern California that uses a 45,000 square foot store and would be suitable for the type of look, feel and "price point" he hopes to achieve. This would also allow a stand-alone drug store to be added as a secondary anchor.

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Mr. Affinito has also been in discussion with a large home improvement store chain, which is interested in acquiring two of his parcels totaling about 14 acres, upon which they would construct a large store. Although he felt that this use would be beneficial to the area, Mr. Affinito said he recently decided to terminate those discussions due to onerous restrictions the chain was attempting to place on merchandise and services that could be offered on the remaining land that Affinito would continue to own and attempt to develop for retail purposes. This decision to terminate those discussions is causing him to reconsider his development options. The scope of reconsideration will include the various ways which the redevelopment agency might assist the successful implementation of his plan.

Note: During Mr. Affinito's presentation, the quorum of RAC members was lost after the departure of Ms. Slider and Mr. Chacon. Chairman Tim Lien asked Mr. Affinito to end his presentation so that the RAC could take up the topic at a future RAC meeting when the quorum is properly constituted to hear the details of his plans and be in a position to take appropriate formal action.

7. Proposed Subdivision: Cottonwood Estates, 5880 – 71st Street

Note: this agenda item was delayed until Mr. Steve Norman of CNA Engineering arrived. Mr. Norman represented applicant and property owner Ernest Valesquez. Since this item had previously been acted upon at the July 20, 2006 RAC meeting, and no future actions are anticipated, those present chose to listen to an informal presentation by Mr. Norman of the proposed subdivision of Mr. Valesquez's parcel into four new single-family lots and one residual lot that would contain the existing improvements, i.e., a single family home and a duplex.

Mr. Norman showed a plan of the subdivision of the 0.99 acre parcel into five lots. An adjacent subdivision currently under construction nearby offers Mr. Valesquez the opportunity to extend a new public street (Bosco Way) into his parcel, allowing the four new lots to have appropriate access. Mr. Norman described additional environmental investigations being required by the City of Sacramento, and he noted that Mr. Valesquez's plans for sale of the lots or development and sale of the lots are still under consideration. Mr. Norman was thanked for his presentation.

8. Adjournment

Noting the lack a quorum, those remaining RAC members concurred that the meeting should be adjourned at 6:50pm. Remaining agenda items will be placed on the agenda for the RAC's next regular meeting, scheduled for September 21, 2005