



**ARMY DEPOT  
REDEVELOPMENT ADVISORY COMMITTEE**

**Meeting Minutes**

Thursday, November 16, 2006  
George Sim Community Center, 6207 Logan Street  
Sacramento, CA 95824

**1. Call to Order and Roll Call**

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

**RAC Members Present:** Jose G. Chacon, Joseph Hensler, Bernardo Hubbard, Tim Lien, Constance Slider, Exer Toney (5:45), Steve Vourakis

**RAC Members Absent:** Don Colquitt, John Healey, Burnie D. Lenau

**Staff Present:** Celia Yniguez, SHRA

**2. Approval of Minutes**

The September 21, 2006 RAC meeting minutes were approved by unanimous vote on a motion by Mr. Hensler and seconded by Ms. Slider. The October 19, 2006 RAC meeting minutes were continued to the January meeting.

**3. General Comments**

No comments were made.

**4. SHRA Staffing Update**

Ms. Yniguez informed the RAC that the staff position remains vacant.

**5. Redevelopment Items**

**a. G. Sim Center Expansion: Design Build Process**

Ms. Yniguez explained the item as one which usually does not come before the Redevelopment Advisory Committee (RAC) since it is a City action. The item is being presented to the RAC due to their questions and suggestions to improve the project.

Mr. Dave Morgan, Associate Architect with the City of Sacramento Department of General Services, introduced himself. He explained his goal was to obtain RAC endorsement of the design-build approach proposal which was going to the City Council on December 12, 2006. This approach is in response to several questions raised by the RAC regarding the process. The design-build process would maximize the project and incorporate flexibility. The project is in three phases: 1) expand the existing facility to the east, remodel the north end of the center and move the

concession stand; 2) remodel the center; and 3) construct a new gymnasium and relocate the existing basketball courts.

It will be a two step process which begins with a Request for Qualifications (RFQ) for a team. A selection committee will choose 3-4 firms to receive \$5,000 to provide a detailed proposal for all three phases. The second step would include the committee selecting a team based on the submitted proposals. The City Council is scheduled to take action on December 12, 2007. The action is to waive the competitive bidding for the project.

In response to questions by RAC members, Mr. Morgan provided additional detail on several topics. Mr. Morgan stated no negative feedback has been received to date from Council Members and the item is scheduled for the consent calendar. The bidding teams will be evaluated on their fiscal and bonding capacity, past design-build experience as a team, past projects, and any claims. RAC Members expressed concern regarding achieving all three phases within budget and that there will be cost overruns. Mr. Morgan stated the contract will include a guaranteed maximum sum and will specify all elements. Additionally, the process allows for the team to evaluate life-cycle costs and the most effective method for the City. Finally, the process allows the selected team to provide input in order to be most cost effective.

Mr. Morgan was requested to explain the LEED, Leadership in Engineering and Environmental Design, and its impact on the project. The Green Building Rating System for the design, construction, and operation of high performance green buildings has several levels including certified, silver, gold and platinum. The City will require the project meet the silver rating. This level is easy to obtain and should not add substantially more costs to the project. An example of a platinum rated building is the State California EPA building on 10<sup>th</sup> and I streets.

There was discussion among the RAC members, Mr. Morgan and Ms. Cynthia Krantz, regarding outreach for the RFQ. City staff explained how they are working with the Development Oversight Committee on outreach, and welcome any suggestions.

RAC members and Mr. Morgan discussed how the project is consistent with what is commonly known as design-build. Mr. Morgan restated the process as a rough design. It will be up to the teams to develop the complete picture and cost estimates. The City will request a range with deductions and escalation of costs specific to Sacramento.

The RAC noted their appreciation to Council Member McCarty and City staffs' efforts.

The recommendation to endorse the Design-Build Process was unanimously approved on a motion by Mr. Hensler and was seconded by Ms. Slider.

## b. Project Prioritization – Tax Exempt Bonds

Ms. Yniguez provided clarifications to questions posed at the October RAC meeting during the Project Prioritization discussion, specifically regarding the Army Depot Redevelopment Project Area Budget 2007 document. The first year Low/Mod housing funds will be aggregated is 2007, therefore no Army Depot funds from 2006 are in the aggregate housing fund. The Budget document was revised to specify the \$1.1 million in Low/Mod housing funds will be contributed to the aggregate housing fund and the Tax-Exempt Bond Funds must be spent by June 2009.

RAC Members discussed the budget figures and were unable to determine the total amount of tax increment anticipated for 2007 based upon the information in the document. Based upon this discussion, Mr. Lien requested staff provide additional budget information including the following figures for 2007: the total tax increment, debt service, and SHRA administrative costs.

Ms. Yniguez explained the purpose of the item was to prioritize infrastructure projects for the available tax-exempt bond funds and review project status of those currently on the previously adopted list. The end result would be a prioritized project list that should proceed and possibly a list of projects which need additional information.

Mr. Lien provided the overview of the previous RAC prioritization discussions and the priority for this item is to determine projects for the Tax Exempt Bond Funds due to the timeframe in which the money must be spent.

Ms. Yniguez reviewed the Revised Tier 1 Project Priorities for Tax Exempt Bond Funds, November 16, 2006. Ms. Yniguez provided a status of the projects and, when available, a project schedule from the City's Transportation Programming Guide (TPG).

### Infrastructure + Transportation Improvements

- 1/Pedestrian Improvements:  
The listed projects are currently funded by the City. All of the residential neighborhoods have been through, or will have the opportunity to go through the City's Neighborhood Traffic Management Program (Program). This Program provides the process and funding to determine traffic calming improvements for the neighborhood. For the most part, the improvements are paid for, but there may be some which need additional funding.  
There was discussion among the RAC regarding funding projects with non-housing tax increment outside of the redevelopment area. Ms. Yniguez stated she would provide clarification if and when this was possible.
- 2/Power Inn Road Widening/Landscaping (14<sup>th</sup> Avenue to Fruitridge Road):  
The project is in the TPG with a timeline of 20 plus years. Funds could be spent on the project, but it would not move it closer to construction, due to its low rank of 20 on the TPG list.
- 3/Power Inn Road Widening/Landscaping (Fruitridge Road to Florin Road):  
The project is not on the TPG, therefore there is no available time or cost estimate.

- 4/Landscape Section of Power Inn Road Between 21<sup>st</sup> Avenue and Fruitridge Road where the UP RR Tracks cross the street:  
Staff did some research and worked with the Department of Transportation (DOT) to prepare a cost estimate of \$45,000 to prepare preliminary plans for streetscape improvements due to the community's desire to move forward on this project. The study area has not been determined, but will be larger than a few feet on either side of the tracks/roadway. In response to RAC member questions, Ms. Yniguez explained that, the City received funding to install medians approximately 100 to 150 feet north and south of the intersection. The RAC requested staff coordinate and integrate the City's current plans for the median with this effort.

Ms. Slider informed the RAC of a presentation made to neighborhoods association regarding a City Department of Utilities project for 2008. The proposed project is a pipe to provide overflow from the American River to Danny Nunn Park which has a reservoir. There are several routes, but staff is recommending Power Inn Road at this point in time. RAC Members questioned installing medians in Power Inn Road at the UP Tracks in the immediate future, when it may be removed in order to install the new 6 foot pipe line later in 2008. Several RAC members suggested that City or SHRA produce a map which overlays all of the projects from all of the different departments and entities. Ms. Yniguez stated the coordination of infrastructure projects has long been an issue for Council Members and it would not be an appropriate use of SHRA staff time to assemble this information.

- 5/Florin Perkins Road Curb, Gutter, 8' Sidewalk/Bicycle Friendly (Jackson Highway to Fruitridge Road):  
The project is in the TPG with no timeframe.
- 6/Florin Perkins Road Curb, Gutter, 8' Sidewalk/Bicycle Friendly (Fruitridge to Florin Road):  
The project is not in the TPG, therefore there is no available time or cost estimate.
- 7/Bus Stops to include shelter, bench & trash receptacles throughout the RDA, including Elder Creek Drive at Sun River:  
Staff will continue to pursue Regional Transit, but has not received responses to calls.
- 8/Trees and shrubs on medians of large streets:
  - 65<sup>th</sup> Street
  - Fruitridge Road: Power Inn Road to Florin Perkins Road
  - Elder Creek Road: Stockton Boulevard to Power Inn Road
  - Lemon Hill Avenue: Stockton Boulevard to Power Inn Road
 All projects are in the TPG and could include streetscape enhancements. Since these are projects from the TPG, their boundaries may extend outside the redevelopment area.
- 9/Off – Street Bike Trail Along the Cal Central Traction Railroad right of way:  
This project is in the TPG and is a separate item later on the RAC agenda.
- 10/Widen Elder Creek Road, infill curb, gutter, sidewalk, bike lanes and landscape:  
The project is in the TPG, but has a low rank and has no schedule.

- 11/Undergrounding of SMUD Lines:  
This is not in the TPG. From preliminary discussions with DOT, this could be included in existing streetscape projects. RAC members expressed concern with a lack of a project champion from the City.

### **Community Facilities/Park Improvements**

- 12/Expand the George Sim Community Center:  
This project is moving forward and if additional funds are needed, the City would know by October 2007.
- 13/Dany Nunn Park Improved lighting, restrooms and trash receptacles:  
No schedule was available.
- 14/Max Baer Park New tot play structure and master plan:  
This project is moving forward.
- 15/Bill Bean Jr. Park:  
No schedule was available.  
RAC members and staff were not familiar with this project and the improvements. Therefore, staff would research additional project information.
- 16/Earl Warren Park: This project was added to the list and staff was requested to research project details.

The RAC reviewed the list and identified each project as a Tier 1 Project or Tier 2 Project. Tier 1 Projects will remain on the list and will be a high priority. The Tier 2 Projects are projects which do not meet the time frame for the Tax Exempt Bonds, but which remain important in the long term. Additionally, some projects were identified for additional research or discussion.

### **Infrastructure + Transportation Improvements**

- 1/Pedestrian Improvements: Tier 1  
Staff will pursue identifying additional areas in need of such improvements in the redevelopment area.
- 2/Power Inn Road Widening/Landscaping (14<sup>th</sup> Avenue to Fruitridge Road): Tier 2
- 3/Power Inn Road Widening/Landscaping (Fruitridge Road to Florin Road): Tier 2
- 4/Landscape Section of Power Inn Road Between 21<sup>st</sup> Avenue and Fruitridge Road where the UP RR Tracks cross the street: Tier 1
- 5/Florin Perkins Road Curb, Gutter, 8' Sidewalk/Bicycle Friendly (Jackson Highway to Fruitridge Road): Tier 2
- 6/Florin Perkins Road Curb, Gutter, 8' Sidewalk/Bicycle Friendly (Fruitridge to Florin Road): Tier 2
- 7/Bus Stops to include shelter, bench & trash receptacles throughout the RDA, including Elder Creek Drive at Sun River: Tier 1  
Staff will continue to pursue RT.
- 8/Trees/shrubs on medians of large streets: Tier 1
  - 65<sup>th</sup> Street
  - Fruitridge Road: Power Inn Road to Florin Perkins Road
  - Elder Creek Road: Stockton Boulevard to Power Inn Road
  - Lemon Hill Avenue: Stockton Boulevard to Power Inn Road
 Staff will pursue more detail on the process and costs for master planning the three street segments which do not have master plans. Staff will also review the

Fruitridge Master Plan to determine if there are any remaining improvements to install.

- 9/Off – Street Bike Trail Along the Cal Central Traction Railroad right of way – Tier 1
- 10/Widen Elder Creak Road, infill curb, gutter, sidewalk, bike lanes and landscape: Tier 2
- 11/Undergrounding of SMUD Lines: Tier 1  
Staff to research if SMUD has a list of projects and the process associated with undergrounding their lines.

#### **Community Facilities/Park Improvements**

- 12/Expand the George Sim Community Center: Tier 1
- 13/Dany Nunn Park Improved lighting, restrooms and trash receptacles: Tier 1  
Research if there is a project proceeding that needs funding.
- 14/Max Baer Park New tot play structure and master plan: Tier 1
- 15/Bill Bean Jr. Park: Tier 1  
Staff to research additional project information.
- 16/Earl Warren Park: Tier 1  
Staff to research additional project information.

The Tier 1 Project Priority List, the Tier 2 Project List and the request for additional information on specified items was unanimously approved on a motion by Mr. Hensler and seconded by Mr. Hubbard.

#### **c. Project Transportation Infrastructure Planning and Funding**

Ms. Yniguez provided an overview of the funding request for various transportation planning projects.

#### **Union Pacific Railroad and Power Inn Road Crossing**

At the intersection of Power Inn Road and the Union Pacific (UP) Railroad crossing staff proposes to hire a consultant to design improvements for streetscape enhancements, prepare preliminary exhibits and cost estimates. The design alternatives would be presented to UP for discussion. It is hoped that UP will support the improvements because the result would be improved safety at the crossing as well as an upgraded appearance. RAC Members which also serve on the Power Inn Business and Transportation Association recommended the City review and use the work they have already done and move quickly.

#### **Bikeway Study**

Ms. Yniguez deferred to RAC Member Hensler as the originator of the project to present the project. Mr. Hensler discussed the need and desire to provide safe bike routes in the form of an off-street bikeway to serve the area. He discussed how this future bikeway could serve the residents and employees of the redevelopment area and how it will connect to existing bikeways such as the American River Bike Trail and future bikeways like the Redding Avenue segment to the north.

### **Transportation Planning**

Ms. Yniguez described this component as the allocation of dollars to a planning fund in order to facilitate quick action if future studies are needed. The Tier I Project Prioritization list (September 2005) included several transportation infrastructure projects. Projects from the list or new project ideas may require analysis in order to determine project feasibility. Establishment of the Transportation Planning fund and allocation of \$235,000 will allow staff to contract for these services in a short timeframe following the recommendation of the RAC. As a result, City Council approval to allocate funds for each study will not be required, and a time saving of 2 months would result.

The item was unanimously approved on a motion by Mr. Vourakis and seconded by Ms. Slider.

### **d. Housing Development Strategy**

Ms. Yniguez provided an overview of the item. At last month's RAC meeting, housing development was identified as a priority, but it did not fall into the tax-exempt bond project prioritization parameters. RAC members felt it very important to develop a housing strategy for the AD Redevelopment Area. The first step to develop a strategy was to review an inventory of existing vacant property in the area. For this exercise, Ms. Yniguez presented and reviewed an aerial map of the residential portions which included parcel lines and identified vacant properties.

RAC members and Ms. Yniguez reviewed the map and engaged in a lively discussion. RAC Members expressed interest in single family and multi-family housing development, new construction and rehabilitation of existing properties. The map illustrated the small number of vacant parcels, small sizes, poor parcel configurations, and absence of multi-family zoned parcels. Due to these conditions, the RAC requested staff to pursue all opportunities to purchase property for development and rehabilitation of existing properties. The properties identified were in the Redevelopment Project Area and in the adjacent Stockton Boulevard Redevelopment Project Area (Stockton Blvd. RPA) and included the following: the multi-family complex on the south west corner of Lemon Hill Avenue and 65<sup>th</sup> Street (Stockton Blvd. RPA), the vacant parcels on the northwest corner of Lemon Hill Avenue and 65<sup>th</sup> Street (Stockton Blvd. RPA), the two parcels on the south east corner of Lemon Hill Avenue and 65<sup>th</sup> Street, and the vacant parcels on Lemon Hill west of Logan Street.

### **e. Elder Creek Road/Sun River Drive Landscape Improvements**

Ms. Yniguez reported no new information was available on this matter.

Due to the time, the remaining items were not presented.

### **Adjournment**

The meeting was adjourned at 8:15 p.m. after unanimous approval of a motion by Mr. Hubbard and a second by Mr. Hensler.