



**ARMY DEPOT
REDEVELOPMENT ADVISORY COMMITTEE**

Meeting Minutes

Thursday, January 18, 2007

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 5:37 p.m. Roll Call was conducted.

RAC Members Present: Don Colquitt (5:40), Joseph Hensler (5:38), Bernardo Hubbard, Burnie D. Lenau, Tim Lien, Ronald Montez, Constance Slider, Exer Toney, Steve Vourakis

RAC Members Absent: None

Staff Present: Celia Yniguez, SHRA

Mr. Lien announced the resignations of Mr. Jose Chacon and Mr. John Healy and the recent appointed of Mr. Ronald Montez to the Army Depot Redevelopment Advisory Committee (RAC). He introduced Mr. Carl Pinkston, a member of the public, from the Southeast Neighborhood Association.

For the benefit of the new RAC member, Mr. Lien mentioned the Executive Committee meets approximately 1 week to 10 days prior to the regular meeting and all RAC members are welcome to attend. The Executive Committee is composed of Mr. Lien (Chair), Mr. Lenau (Vice Chair) and Mr. Hubbard (Secretary). For future meetings, Ms. Yniguez will notify all RAC members of the meeting via e-mail.

2. Approval of Minutes

Mr. Hensler made a motion to approve the October 19, 2006, RAC meeting minutes which was seconded by Mr. Hubbard. The minutes were approved with abstentions by Mr. Lenau and Mr. Montez.

Mr. Lien made a motion to approve the November 16, 2006, RAC meeting minutes which was seconded by Ms. Slider. The minutes were approved with abstentions by Mr. Lenau and Mr. Montez.

3. General Comments

Ms. Slider announced the February 24th community rebuilding effort which will construct a new children's playground at Max Baer Park to replace the one burned by the arsonist several months ago. The event will take place from 8:00 a.m. to 2:30 p.m. Volunteers and donations of money, food for breakfast and lunch are needed. Monetary donations can be made through the City of Sacramento's Gifts to Share Fund. Volunteers are also needed for site preparation on February 22nd and 23rd. Ms. Yniguez will send out a notice to the RAC mailing list.

Mr. Colquitt informed the RAC of Ms. Yvonne White's heart attack. She is currently at Kaiser South. Ms. White is a long-time volunteer at the Sim Community Center.

4. SHRA Staffing Update

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

5. Redevelopment Items

a. Project Prioritization – Tax Exempt Bonds

Ms. Yniguez provided an overview of the item. She referred to the Army Depot Redevelopment Advisory Committee Tier 1 and Tier 2 Project Priorities for Tax Exempt Bond Funds, November 16, 2006 list. Over the past several months, the RAC has been focusing its efforts to identify and prioritize projects for funding with the Tax Exempt Bond Funds. This is needed because the Tax Exempt Bond Funds must be spent by June 2009. Infrastructure projects have been the primary focus because Tax Exempt Bond Funds are not eligible to loan to a developer. At the November 16, 2006, RAC meeting, the Project Priority list was discussed and projects were identified as Tier 1 or Tier 2. Tier 1 is the highest priority project that is proceeding with funding, or could be funded, but additional questions and research is needed. Tier 2 projects are important, but will not meet the specified timeline requirements (spent by June 2009). Ms. Yniguez explained this item has two purposes: to confirm the revised list, and to provide updates on the Tier 1 projects.

Ms. Yniguez reviewed the Army Depot Redevelopment Advisory Committee Tier 1 and Tier 2 Project Priorities for Tax Exempt Bond Funds, November 16, 2006 (list), with the RAC and provided a status for each project.

Infrastructure + Transportation Improvements

- 1/Pedestrian Improvements
SHRA staff is working with the Department of Transportation (DOT) and the Neighborhood Services Department staff to identify locations. Initial research revealed that there are very few locations which do not have curb, gutter and sidewalk, streetlights, and utilities.

- 2/Landscape Section of Power Inn Road Between 21st Avenue and Fruitridge Road where the UP RR Tracks cross Power Inn Road
Funding was approved on January 4, 2007, and DOT is preparing a schedule. The RAC requested this project be coordinated with the medians proposed at the intersection of the railroad tracks and the road. Ms. Yniguez noted the work done to date by the Power Inn Business and Transportation Association (BTA) would be reviewed after the consultant is hired. The RAC requested to see the design work for the medians at the next meeting.

- 3/Bus Stops to include shelter, bench & trash receptacles throughout the RDA, including Elder Creek Drive at Sun River Drive
Staff will continue to pursue Regional Transit, but has not received responses to calls. Ms. Slider asked how to move this along. Ms. Yniguez stated she will follow up with others (Chris Pahule and Maria Alvarez) to see how they could push this forward.
- 4/Trees and shrubs on medians of large streets:
 - 65th Street
 - Elder Creek Road: Stockton Boulevard to Power Inn Road
 - Lemon Hill Avenue: Stockton Boulevard to Power Inn Road

Ms. Yniguez clarified that the boundaries listed for streetscape improvements on these streets derived from the Transportation Planning Guide (TPG) a City document; therefore they may extend beyond the Army Depot Redevelopment boundaries. These three segments are on the list to get a master plan. A master plan would look at improvements within the right-of-way and could include medians, lighting, etc. The first step for streetscape improvements is a master plan.

- Fruitridge Road: Power Inn Road to Florin Perkins Road

Fruitridge Road has a master plan. DOT is reviewing the existing Fruitridge Road Master Plan and will provide a cost estimate for the remaining improvements. The existing Master Plan was completed in 2000 and identified approximately \$2.4 million in improvements. In 2002, improvements, primarily in front of the commercial properties on the south side of the street, were installed at a cost of \$1 million. On the field visit, DOT and Ms. Yniguez noted a median would be appropriate between Wilkinson Street and Power Inn Road, but it may not be included in the Master Plan. The RAC agreed with this recommendation.

Since the Master Plan boundaries are 65th Street to Power Inn Road, the RAC expressed interest in construction of medians between Power Inn Road and Florin Perkins Road (the end of the redevelopment area).

The RAC requested Ms. Yniguez provide the following items at the next meeting:

- Fruitridge Road Master Plan – List of completed improvements, improvements to be done with a cost estimate, and a cost estimate for a median between Wilkinson Street and Power Inn Road.
- Fruitridge Road (Power Inn Road to Florin Perkins Road) - The cost for a master plan, primarily for a median. Ask DOT if the construction of medians can be done without a master plan and if so, what would it cost.
- Elder Creek Road and Lemon Hill Avenue - Master plan cost estimates for Elder Creek Road between 65th and Power Inn Road and Lemon Hill Avenue, for only that portion within the redevelopment area.
- 65th Street - Master plan cost estimate for the gaps on the east side of the street from Fruitridge Road to the City limits and investigate the potential to partner with the Stockton Boulevard RAC to improve both sides of the street.
- Staff should request a representative from the City to discuss these projects.

- 5/Off – Street Bike Trail Along the Cal Central Traction Railroad right of way
The funding was approved on January 4, 2007, and DOT is preparing a schedule.
- 6/Undergrounding of SMUD Lines
According to City staff, the City of Sacramento must submit the project to SMUD for the grant program. Staff is discussing if it should be incorporated into the TPG.

Community Facilities/Park Improvements

- Expand the George Sim Community Center
The pre-proposal meeting was well attended and Dave Morgan, the project manager, anticipates 6 or more submittals.
- Danny Nunn Park improved lighting, restrooms and trash receptacles
The 2006 Parks and Recreation Programming Guide includes the development of a clubhouse at Danny Nunn Park and received 10 out of 15 points. Ms. Yniguez reported she is trying to obtain additional information. The RAC expressed concern with the lack of lighting, restrooms, trash containers, and trees. The RAC requested staff work with the Parks and Recreation Department to determine a cost to prepare a master plan.
- Max Baer Park new tot play structure and master plan
Ms. Slider reported a draft master plan was complete and it includes a tot lot, skate park, expanded clubhouse (outdoor space), trees, and a walking path. If available, she would try to bring the master plan to the next meeting and potentially cost estimates. Ms. Yniguez will ask the Parks and Recreation Department to provide budget information and if there are funding needs for implementation of the master plan.
- Bill Bean Jr. Park
The 2006 Parks and Recreation Programming Guide includes installation of park safety lighting and received 9 out of 15 points. Ms. Yniguez reported she is trying to obtain additional information. The RAC requested staff work with Parks and Recreation Department staff to determine the cost for a master plan.
- Earl Warren Park
This project has a master plan and there is \$150,000 of CDBG funds for this project. Ms. Yniguez also stated the project does not have all necessary funding. She has requested specifics regarding which components need funds. SHRA generally does not fund long-term maintenance repairs, such as new irrigation systems with tax increment, but does fund construction of new facilities.

Ms. Yniguez reported the Tier 2 items are listed and did not require discussion.

Mr. Lenau requested that staff look into tying Army Depot funds with the construction of the water line in order to make a project on the Tier 2 list happen. Since the construction of the water line will require a road be torn up, this is an opportunity to install improvements. Ms. Yniguez responded that she and Mr. Micah Runner with the City's Economic Development Department will work with the Utilities

Department to explore this possibility. Mr. Lien requested clarification of the proposed construction of the Southeast Transmission Main. Mr. Lenau was familiar with the project and provided an overview. The project will bring water from the Fairbairn Water Treatment Plant (near California State University, Sacramento) to the Florin Reservoir at Danny Nunn Park to improve water pressure. The Department of Utilities is studying alternative routes and conducting a cost analysis for the construction of the line. There are 5 alternatives including 1) Power Inn Road; 2) Highway 16/Florin Perkins Road; 3) 65th Street; 4) 65th Street to Granite Park and through the Army Depot; and 5) the Union Pacific Railroad Tracks. At this point, Power Inn Road is the preferred alignment due to cost. The Power Inn Road alignment, if constructed in the day, is \$20 million and the Railroad alignment is \$40 million.

b. Housing Development Strategy

Ms. Yniguez provided a history of this topic. At the October meeting, the RAC discussed the desire to establish a housing development strategy. At the November meeting, staff provided an aerial map of the area and the RAC identified parcels for potential acquisition. Staff was to inquire if the properties were for sale and the amount. Ms. Yniguez reported that Sacramento Mutual Housing Association (SMHA) has under contract, two parcels on Bibbs Way. Additionally, SMHA wants to add to the property in order to have street frontage on Elder Creek Road. SMHA made numerous inquiries on properties in the area over a year ago and is starting this process again. SMHA and SHRA will work together to pursue development. The RAC expressed concern with development of multifamily on the Bibbs Way site given it is surrounded by single family homes. Ms. Slider noted she has discussed this property with SMHA and they are open to discuss the density and type of use for the site, such as senior housing.

Mr. Lien explained that the RAC's current focus has been on development of multifamily and rental housing in order to meet the greatest need. Ms. Yniguez mentioned the SHRA programs which assist with home ownership on the lending end rather than the construction end.

RAC members had various opinions regarding how to focus efforts on developing affordable housing, specifically whether to develop single family housing or multi-family housing and the level of affordability, very low, low, or moderate income levels. Additionally, they discussed the merits of rental or for sale products. There was no clear consensus; rather staff should focus on all types as feasible.

Ms. Yniguez mentioned the Agency's preference to let the private sector make property inquires in order to not inflate acquisition costs. The RAC requested staff inquire if SHRA can have a private real estate broker make inquires on their behalf in order to minimize potential inflation. Ms. Yniguez will inquire if there are other developers that may assist with acquisition. Additionally, the RAC requested staff pursue any available properties in the area.

c. Elder Creek Industrial Park Tentative Map and Plan Review – P06-200

Ms. Yniguez introduced the item and clarified the RAC's role is to review and provide comments. The application is for the subdivision of an industrial property into 5 parcels. Mr. Lenau noted the Power Inn BTA Executive Committee unanimously supported the project. Mr. Hensler made a motion to support the proposed project, it was seconded by Mr. Lenau. The RAC unanimously approved the motion.

6) Information Items

a. Redevelopment Updates

- o Commercial Revitalization Program - Ms. Yniguez provided a brief update on the Commercial Revitalization Program. Of the 7 applications, one was withdrawn, and the remaining 6 had a rendering prepared. The one proceeding to the next level is Happy Hubcap. Next month, she will provide a map illustrating all the applications.
- o Elder Creek and Power Inn Road – Ms. Yniguez provided an overview that Mr. Affinito owns several acres on the southeast corner of Power Inn and Elder Creek roads and would like to develop a commercial center. In order to have a better project, several parcels on Elder Creek Road would need to be acquired. Mr. Affinito is pursuing acquisition of those parcels. He may sell off some parcels to the south to a single user. The property that he would develop could include a grocery store and other retail. Staff will continue to work with Mr. Affinito.

Adjournment

The meeting was adjourned at 7:35 p.m. after unanimous approval of a motion by Mr. Hensler and a second by Mr. Lenau.