



**ARMY DEPOT  
REDEVELOPMENT ADVISORY COMMITTEE**

**Meeting Minutes**

Thursday, February 15, 2007

George Sim Community Center, 6207 Logan Street  
Sacramento, CA 95824

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

Vice Chairman Lenau called the meeting to order at 5:45 p.m. Roll Call was conducted.

**RAC Members Present:** Don Colquitt, Joseph Hensler, Bernardo Hubbard, Burnie D. Lenau, Ronald Montez

**RAC Members Absent:** Tim Lien, Constance Slider, Exer Toney, Steve Vourakis

**Staff Present:** Celia Yniguez, SHRA

**2. Approval of Minutes**

The minutes of the January 18, 2007 meeting were approved by unanimous vote on a motion by Mr. Hubbard and second by Mr. Montez.

**3. General Comments**

Mr. Carl Pinkston representing the South East Village Neighborhood Association (SEVNA) distributed their newsletter. He stated SEVNA identified Camellia Park as needing improvements because it has none. It is located next to Camellia Elementary. They are requesting the park be added to the Project Priority List and they are open to any improvements since it has nothing currently.

The RAC unanimously supported adding Camellia Park to the Project Priority List. Mr. Hensler requested SEVNA provide a list of improvements at the next RAC meeting. RAC Member Colquitt will coordinate with the SEVNA. Ms. Yniguez said she would coordinate with the Parks and Recreation Department and explained the first step in the process would be the development of a master plan. The list from SEVNA will help give the Parks and Recreation Department direction. Additionally, as part of the process, the City would coordinate with Sacramento City Unified School District.

Mr. Lenau thanked Mr. Pinkston and welcomed their input and the input of other neighborhood residents at future RAC meetings.

**4. SHRA Staffing Update**

Ms. Yniguez informed the RAC that the staff position remains vacant and the 65<sup>th</sup> Street planner position is also vacant. Therefore, she will cover both the 65<sup>th</sup> and Army Depot Redevelopment Areas.

## 5. Redevelopment Items

### a. **Army Depot Implementation Plan Status**

Ms. Yniguez explained how the state requires every redevelopment area to have a 5-Year Implementation Plan (Implementation Plan). The document supports the Redevelopment Plan which establishes the redevelopment area. The Implementation Plan identifies projects and programs to be accomplished in the time period and potential funding amounts. For the Army Depot Redevelopment Area, the time period is 2005-2009. All projects must be in the Implementation Plan in order to be funded. A status report documenting the progress must be completed between years 2 and 3 and a public hearing is also required and will be held at the Sacramento Housing and Redevelopment Commission. Next month, staff will bring forward the status report of the projects and programs contained in the Implementation Plan. It is an opportunity to take stock of our activities and confirm or modify the focus.

Mr. Montez asked if someone could request funds for gang prevention programs for youth. Ms. Yniguez clarified eligible funding activities for redevelopment funds are not for the administration of programs. Funds could be used to subsidize the construction of a home that is built by a program which assists at risk youth. Funding must be for bricks and mortar projects which eliminate blight. Sacramento Housing and Redevelopment Agency (SHRA) does not fund program operations.

Mr. Montez asked if funding to churches is allowed. Ms. Yniguez clarified assistance to improve a church, where worship occurs, is not allowed due to the separation of church and state. A physical improvement for secular services a church administers is eligible, such as an exterior rebate for a child care center.

### b. **Project Prioritization – Tax Exempt Bonds**

Ms. Yniguez explained the project prioritization project objectives. Currently staff is gathering information on project costs. Once there is sufficient information, we will prioritize and choose projects to fund. Since the Bikeway Facility and the Power Inn Road Streetscape Enhancements were funded there is approximately \$3.5 million remaining in Tax Exempt Bond funds. Ms. Yniguez identified the projects she is working to obtain cost figures for which include: Fruitridge Road Master Plan Phase II Improvements, Fruitridge Road medians from Power Inn Road to Florin Perkins Road, Max Baer Park, Sim Center Expansion, Danny Nunn Park, Earl Warren Park, and Bill Bean Park. Ms. Yniguez stated that information may not come in all at once, in particular, there may be preliminary figures for the Sim Center Expansion, but specific numbers for the total construction of all three phases will not be known until October. Ms. Yniguez agreed that a sense of urgency is good, but she believes there are sufficient projects and time to spend the money.

Mr. Lenau announced the Max Baer Rebuild Project on February 24<sup>th</sup> and reminded every one of the need for volunteers.

Mr. Lenau requested confirmation that staff was looking at combining streetscape master plan projects, rather than taking one street at a time. Ms. Yniguez confirmed this was the case.

Mr. Montez asked if SHRA could provide assistance to one of his gang prevention activities. This would involve providing land for the participants to ride all terrain vehicles. Ms. Yniguez explained that SHRA does not hold land and lease it. SHRA works with others to implement such projects. Mr. Lenau recommended Mr. Montez contact John Dangberg, Assistant City Manager. He continued and explained how the concept of such a facility at Granite Regional Park was discussed, but was not implemented due to insurance and liability issues. A skate park was built, because it has less liability issues. Ms. Yniguez suggested an off-line discussion with Mr. Montez.

Mr. Montez expressed concern that redevelopment funds from the community are not being put into youth development programs. He felt that there is nothing for minority youth.

Ms. Yniguez provided an update of a few projects on the Project Priority List.

- **Landscape Section of Power Inn Road Between 21<sup>st</sup> Avenue and Fruitridge Road (where the UP RR Tracks cross Power Inn Road)**

Engage the consultant team – March 2007

Initiate concept work – May 2007

Complete concept – August 2007

Final Design – Summer 2008

RAC Members expressed concern with the schedule length and requested staff discuss with the Department of Transportation (DOT) to shorten, given the requirement to spend funds by 2009.

- **Bikeway Study**

RFP Process – March 2007

Initiate project – June 2007

Outreach/survey of potential users – September 2007

Complete study – summer 2008

RAC Members also expressed concern with the schedule length and did not want to be in a position of allocating funds to projects due to time constraints. Ms. Yniguez said there are several projects which will use up the tax exempt bond funds and it will not be an issue. At next month's meeting, Ms. Yniguez will walk through each project and list an estimated cost or if there is not a cost estimate, provide a time frame when a cost estimate would be available. Ms. Yniguez stated she has requested figures from the Parks and Recreation Department, but it is slow in coming due to their overall priorities at this time.

The RAC expressed their willingness to contact electeds to move projects along. Ms. Yniguez recommended no action at this time.

Ms. Yniguez and the RAC agreed the objective is to determine projects for funding as soon as possible in order to ensure the tax exempt bond funds will be expended within the time requirements.

For the next meeting, Ms. Yniguez would work on gathering cost figures for Fruitridge Road Master Plan Phase II (65<sup>th</sup> Street to Power Inn Road), Fruitridge Road (Power Inn Road to Florin Perkins Road), Max Baer Park, Bill Bean Park, Danny Nunn Park, and Earl Warren Park. Additionally, the RAC request combining master plans for Lemon Hill Avenue and Elder Creek Road. Ms. Yniguez stated she will explore further with DOT about such an approach. The objectives should not only be thought of in terms of new curb gutter and sidewalk, but how to make pedestrian and bicycle connections to and from neighborhoods, schools, parks, and businesses.

#### **Power Inn Road and Union Pacific Railroad – Grant for Median Improvements**

Ms. Yniguez presented a plan for medians on either side of the railroad tracks. The DOT received a grant from Caltrans to install medians approximately 150 feet long on both sides of the railroad tracks to improve safety. DOT is waiting to receive authorization to proceed from Caltrans. If they receive authorization this month, it would be completed by the end of the year. In the event authorization is received later, it would be completed by the summer of 2008.

At the request of the RAC, Ms. Yniguez would discuss with DOT and Utilities the impacts of the Southeast Transmission Main Project on these improvements. Specifically, she will ask if they will be removed and replaced.

#### **c. Housing Development Strategy**

Ms. Yniguez provided an update of the housing activities in the area. Sacramento Mutual Housing Association has two parcels on Bibbs under contract and is conducting their due diligence on the property. At this preliminary stage, they are interested in ownership housing, potentially town homes and not multi-family. They may come next month to discuss their concepts for the site. SMHA is also looking at acquiring other property.

Mr. Lenau inquired if Ms. Yniguez followed up on the question as to whether SHRA could use a real estate broker to negotiate an acquisition price without disclosing they are working for SHRA. Ms. Yniguez did not follow up, but will discuss with SHRA's Legal Department.

Ms. Yniguez provided an overview of a potential project in the Stockton Boulevard Redevelopment Area, but in a location the RAC previously identified as an area of interest for housing. The site is south of Lemon Hill between 63<sup>rd</sup> and 65<sup>th</sup> streets. The developer applied to merge the parcels. They are a non-profit housing developer. At this preliminary stage, the project would include 99 units, two-story town homes above a flat. The project would be a tax credit project.

## 6) Information Items

### a. Redevelopment Updates

- o Commercial Revitalization Program - Ms. Yniguez state the one application moving forward is Happy Hubcap.
- 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. He may sell off some parcels to the south to a single user. Mr. Affinito is having discussions with several property owners. Ms. Yniguez discussed assistance may be in different mechanisms. Ultimately, the developer must demonstrate a financial need for assistance.

Mr. Montez expressed his concern that community members are not present at the meetings and there should be more outreach.

Mr. Hensler requested an update of the Sim Center Expansion project. Ms. Yniguez reported the selection committee met and scored 4 submittals. As a result, references will be checked and the City anticipates entering into \$5,000 contracts with three teams. The proposals will be submitted in April and preliminary cost figures will be available at that time.

Mr. Lenau asked Ms. Yniguez to bring the budget information requested previously to the next meeting.

Mr. Montez expressed his wish to mail out the meeting notice to the community in order to get more community members involved. For example, there needs to be outreach methods such as food, flyers, etc. Ms. Yniguez noted that noticing by mail does not bring people to these meetings. The RAC needs to think about how to engage people. Ms. Yniguez noted the RAC could discuss this further.

### Adjournment

The meeting was adjourned at 6:55 p.m. after unanimous approval of a motion by Mr. Hensler and a second by Mr. Hubbard.