

Meeting Minutes

July 19, 2007

***George Sim Community Center, Multi-Purpose Room
6207 Logan Street, Sacramento, CA 95824***

All items listed are heard and acted upon by the Army Depot Redevelopment Advisory Committee unless otherwise noted.

Call to Order – 5:30 p.m.

Roll Call

Present: Lien, Lenau, O'Brien, Slider, Stein, Vourakis

Arrived late: Hubbard (5:45 pm), Montez (5:37 pm), Pinkston (5:36 pm), Toney (5:50 pm)

Discussion / Action Reports

Staff reports include oral presentations and those recommending receive and file.

1. Approval of Minutes for June 21, 2007

Approval of the meeting minutes was delayed due to new and current RAC Members abstaining from the vote. After late RAC Members arrived the minutes were passed on a motion by Mr. Lien and seconded by Mr. Vourakis. Vote: 6-0-4 (Lenau, O'Brien, Slider, Stein).

2. Southeast Corner of Power Inn Road and Elder Creek Road Acquisitions

Chairman Lien moved this item from Item 4 to Item 2. Ms. Yniguez provided a brief overview of the purpose and rationale for the anticipated request to acquire 8128 (single family residence) and 8140 (vacant) Elder Creek Road. Ms. Yniguez stated the RAC and community had previously identified the need for a grocery store in the redevelopment area and this location is the only optimal site for the following reasons: 1) sufficient vacant land at a major intersection: Power Inn Road and Elder Creek Road, 2) adjacent to residential neighborhood, and 3) interested developer and property owner. The 8128 property is for sale and SHRA is currently negotiating a price. An appraisal has been completed for 8140. The item is only being introduced at tonight's meeting. When the item is brought forward, staff will ask for a recommendation for budget authority. The budget will have several components including acquisition (sale price and closing/title costs), relocation, demolition and maintenance costs for both properties.

Mr. Josh Pane and Mr. Mario Affinito, developer/ property owner, were present to answer questions regarding their proposed retail center on the properties immediately west and south of the proposed acquisitions. The potential acquisitions are critical to the development of the retail center and grocery store because the additional properties resolve the internal/external circulation issues and attract tenants. The removal of existing blight conditions at 8128 Elder Creek Road will help when the developer/ property owner is attracting tenants. RAC Members were concerned the proposed retail center would not move along in a timely manner and that, the properties acquired would remain vacant. Ms. Yniguez clarified that if nothing happened between the interested developer/property owner and SHRA, a Request for Proposals process to develop the site would be initiated.

3. **George Sim Center Expansion Project Update**

Ms. Yniguez provided a brief overview and current status of the project and introduced Mr. Dave Morgan from the City of Sacramento's Department of General Services. Mr. Morgan presented the current site plans and desired improvements for all three phases of the project. Funding is currently available for Phase I, but in order to complete Phase II the RAC may be asked to recommend additional funding. Construction must be completed by the summer of 2009 to meet the City Bond requirements. Mr. Montez asked if the public will be able to use the community rooms without a fee because Tax Increment money was used for the project. Staff responded they will look into it and provide a response. Mr. O'Brien asked for the overall budget. Mr. Morgan responded they currently have approximately \$ 7 million and the overall project will cost roughly \$16.6 million for the three phases. Mr. Pinkston asked if a local contractor will be used. Mr. Morgan replied a contractor from West Sacramento was chosen. Public comment was received by Deacon Donald M. Clark regarding the lack of public participation and requested minority community equity participation be used for outreach and during the construction building process.

4. **Elder Creek Market P06-107 (Revised Project)**

Ms. Camp provided a brief overview of the original entitlements of the project and the new revised plans. The original plan called for a 15,340 square foot mixed use three story building with four residential units, retail and office space, and a basement. Each floor was 3,840 square feet. The revised plan calls for a two story 13,900 square foot mixed use building and a basement. The two floors above ground will each be 4,800 square feet. The market will occupy the first floor, while the second floor is proposed for two residential studios and offices. The planning request is a Plan Review for the building and a Special Permit to sell alcohol. The Planner assigned noted that the City has received letters of opposition for the full liquor license request. RAC Members also has concerns regarding the buildings design. Chairmen Lien asked if the project went through a Design and Review process. Ms. Yniguez replied there is no Design and Review process in this geographical area. Chairman Lien recommended the City start one. Ms. Slider requested staff to send out the public hearing date when it is known. Ms. Camp responded she would do so. Ms. Slider also asked about the status of the 24 hours of operation issue. Mr. Lenau clarified the 24 hour request is still in the projects intent. Mr. Pinkston shared that, he did not support the liquor license request but fully supports community grocery stores; they are seen as a dieing breed. There was a consensus among RAC Members that, they did not support the liquor license. Mr. Lien reminded the RAC that the planning Commission needs to be addressed if they are for or against the project.

5. **Army Depot Redevelopment Advisory Committee New Monthly Meeting Date**

The monthly meeting date was changed from the 3rd Thursday of every month to the 4th Thursday of every month on a motion by Mr. Lenau, seconded by Mr. Montez. The motion passed by a unanimous vote. Vote: 10-0-0.

6. **Army Depot Redevelopment Advisory Committee, Officer Elections**

Mr. Lenau motioned to re-elect Mr. Lien as the chairman. The motion was seconded by Mr. Hubbard and passed by a unanimous vote. Vote: 10-0-0. Mr. Montez motioned to elect himself as vice chairman. The motion was not seconded and died. Mr. Hubbard

motioned to re-elect Mr. Lenau as vice chairman. The motion was seconded by Mr. Lien and passed with Mr. Montez opposing. Vote: 9-1-0.

7. Redevelopment Updates for the Sacramento Army Depot Redevelopment Area

Ms. Camp distributed redevelopment updates in a new table format at the request of the Executive Committee. She announced the updates will now be included in the agenda packet distributed before each meeting for review prior to the meeting. Comments and questions regarding the redevelopment updates will be taken at the meeting. RAC Members requested a copy of the updates through e-mail as well.

Public Comments - Matters Not on the Agenda

8. Public comment was received by Deacon Donald M. Clark regarding the Public Records Accountability Act and the Sacramento Army Depot Redevelopment Area when it was expanded to include the adjacent residential area. He requested a summary of activities and moneys spent in the Redevelopment Area before its expansion. Staff responded they will provide this information at the next RAC meeting.

Committee Comments-Ideas, Questions, and Announcements

9. Mr. Montez requested new bathrooms at Danny Nunn Park and requested prioritization of this request. Staff will respond at the next meeting. Mr. Montez then announced open enrolment has begun for his Head Start Program for ages 0-5 and requested others to spread the word. Staff responded they could help with distribution of flyers if they receive one. Mr. Pinkston announced the National Night Out Event is on August 7th and is sponsored by the South East Village Neighborhood Association. The event is open to any and everyone.

Adjournment

The meeting was adjourned at 7:40 pm on a motion by Mr. Stein, seconded by Ms. Slider. The motion passed by a unanimous vote. Vote: 10-0-0.