

# Meeting Minutes

## Army Depot Redevelopment Advisory Committee (RAC)

**August 23, 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: Hubbard (arrived 5:50 pm), Lien, Montez (left 7:00 pm), O'Brien, Pinkston, Slider, Stein, Toney, Vourakis

Absent: Lenau

SHRA Staff: Camp, Yniguez

### **Discussion / Action Reports**

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

#### **1. Approval of Minutes for July 19, 2007**

The meeting minutes were approved by a unanimous vote on a motion by Ms. Slider and seconded by Mr. Vourakis. Vote: 9-0-0.

#### **2. City of Sacramento General Plan 2030**

Mr. Alan Porter, Senior Planner Long Range Planning, provided a brief overview of the City of Sacramento (City) General Plan 2030 Policy Outreach Phase. Over the last two years the City has been working with its citizens to set the goals and objectives for General Plan 2030. The City is asking for public input on the actual policies. Flyers advertising the locations and times for the workshops were distributed. Mr. Montez asked what outreach process they are using. Mr. Porter responded the City is taking a different approach than usual by offering meals, transportation to the workshops, and translators, and has high hopes for community participation.

#### **3. Army Depot Redevelopment Project Area Budget**

Ms. Yniguez distributed a current budget sheet depicting funding sources and expenditures in the Army Depot Redevelopment Area (Redevelopment Area) and explained how the budget is developed and updated. Ms. Yniguez then shared that, the Redevelopment Area is eligible for another bond issuance of approximately \$21 million next year. Chairman Lien clarified that since there is enough Tax Increment Flow (amount of tax increment money the area receives each year from property taxes) the Redevelopment Area can bond for more funds which will allow the RAC to consider moving forward on additional projects listed in the RAC Tier I and Tier II Project Priorities list approved in November 2006. The next steps are to look at the big picture for the bond and how to prioritize projects. RAC Members requested another budget worksheet depicting funds spent on projects and a budget worksheet which includes rollover funds from previous years. Staff responded they will provide what was requested at the next RAC meeting.

#### 4. **Sim Center Expansion Update**

Mr. Dave Morgan of the City of Sacramento, and the Project Manager for the Sim Center expansion, distributed an updated project schedule, site plan and budget, and stated the City Council approved the design-build contract with Brown Construction on July 31<sup>st</sup>. The facility will be closed in February 2008 to begin construction. Mr. Morgan introduced Matt DeFazio and Mark Burgess (Project Manager) from Brown Construction as well as Mark Shatz, the architect, who then presented the projects design concepts and described the changes made to address budget concerns. RAC Members requested (and the team agreed to share) a virtual 3-D tour they developed. Ms. Slider inquired about the availability of wireless internet. Mr. Morgan responded the wireless network will only be available within the building compound, but the City is in the process of developing a long term plan to bring wireless internet to all City Parks. Mr. O'Brien asked if the project was going to be LEED Certified. Mr. Morgan responded the project is LEED Silver which is required by the City for all projects over 5,000 square feet. Mr. Morgan stated the current project cost is approximately \$10 million which includes construction and all equipment in the building. The current available project budget is \$6.9 million with an approximate \$3 million deficit. Mr. Morgan confirmed they are very close to a final project cost, but are still working on lowering that number and will return to the RAC to request additional funding. Mr. Pinkston asked what the Art in Public Places process was for the project. Mr. Morgan responded the Metro Arts Commission will assemble a selection committee for the art.

#### 5. **6240 Logan Street Acquisition (Property south of Sim Center)**

Ms. Camp provided a brief background on the project and requested the RAC recommend the allocation of \$284,000 of Army Depot Tax Exempt Bond Funds for the acquisition of 6240 Logan Street. 6240 Logan Street protrudes into Sim Park. If acquired, the property will be dedicated to the City for Sim Park. If timing and funding issues are resolved, the property will also be incorporated into the George Sim Community Center Expansion Project to further improve the pedestrian access and circulation, and the parking lot and drop off location near the pool. The property owner was present. The recommendation was approved on a unanimous vote motioned by Ms. Slider and seconded by Mr. Vourakis. Vote: 9-0-0.

#### 6. **Southeast Corner of Power Inn Road and Elder Creek Road Acquisitions**

Ms. Yniguez provided a brief background on the project and requested the RAC recommend the allocation of \$720,000 of Army Depot Taxable Bond Funds for the acquisition of 8128 and 8140 Elder Creek Road. On the southeast corner of Elder Creek and Power Inn roads, one developer owns approximately 26.7 acres. The property owner proposes to develop a retail center on the undeveloped parcels, but due to the site configuration as it relates to circulation and the blight on the adjacent properties in question, is unable to proceed. The property located at 8128 Elder Creek is .75 acres and listed for sale. This property has a dilapidated single family home and garage and an extensive amount of debris. The residential use is a non-conforming use in the M-2 zone. The blighting conditions at 8128 Elder Creek Road result in a lack of interest by potential retail businesses for the future center. The property located at 8140 is .89 acres, vacant and is zoned M-2.

RAC members questioned why the Agency is purchasing the properties and not the developer. Ms. Yniguez clarified the developer had approached the property owners

numerous times and was unsuccessful with negotiations. Because the RAC desires a grocery store in the area, if the Agency purchases the properties they can condition the developer to meet the RAC's needs through an agreement. If all terms in the agreement are met, the developer will have the opportunity to purchase the land to integrate into his project. Ms. Yniguez confirmed that the RAC will be consulted for the terms of the agreement and development of the proposed retail center. RAC Members asked what would happen if the developer did not adhere to the agreement? Ms. Yniguez responded the Agency would then request other proposals to develop the assembled site. The recommendation was approved on a motion by Ms. Slider, seconded by Mr. Vourakis with Mr. O'Brien and Mr. Stein opposing. Vote: 7-2-0.

**7. Max Baer Park Improvements Phase II**

Ms. Camp distributed cost estimates for Phase II improvements which included a jogging trail, field renovations, further landscaping, and additional benches and drinking fountains for approximately \$842,000. Due to time constraints Chairman Lien postponed the discussion to the next RAC meeting.

**8. Sacramento Natural Gas Storage Facility (P07-111)**

Due to time constraints Chairman Lien asked the RAC Members to review and forward their questions and comments regarding the entitlement application to staff and they would then forward the comments to the assigned planner.

**9. Redevelopment Updates for the Sacramento Army Depot Redevelopment Area**

Ms. Slider requested an update on the alcohol license request for the Elder Creek Market entitlement application. Ms. Yniguez responded the City will make a recommendation to approve or oppose the alcohol license request as part of the entitlement process. Ms. Yniguez clarified that the December 27<sup>th</sup> RAC meeting was moved to December 20<sup>th</sup> due to holiday schedules. Mr. Lien asked why the Fruitridge Phase III (Medians) was dismissed and requested the project be brought back to the RAC for further discussion and distribute the original site plan. Staff responded they will bring the project back for discussion.

**Public Comments - Matters Not on the Agenda**

10. No public comments were received.

**Committee Comments-Ideas, Questions, and Announcements**

11. No Committee comments were received.

**Adjournment**

The meeting was adjourned at 8:00 pm on a motion Ms. Slider and seconded by Mr. Vourakis. The motioned passed by a unanimous vote: Vote: 9-0-0.