



# NORTH SACRAMENTO REDEVELOPMENT ADVISORY COMMITTEE (RAC)

## MEETING MINUTES

Thursday, March 15, 2007 - 6:00 PM  
North Sacramento School District Building  
670 Dixie Avenue, Sacramento, CA 95815

### I. Call to Order & Welcoming Remarks—6:07 PM

### II. Roll Call

Present: RAC Chair Dr. Mack and RAC Members Bergstrom, Clark, Curry, E. McCleary, J. McCleary, and Veden

Absent: RAC Members Armstrong, Harlan, and C. Mulligan

### III. Approval of February 15, 2007 RAC Meeting Minutes

**Motion (E. McCleary, J. McCleary):** To approve the Minutes with corrections identified by RAC Member McCleary.

**Vote (6-0-0-3):** RAC Chair Dr. Ollie Mack and RAC Members Bergstrom, Clark, Curry, E. McCleary, J. McCleary—Armstrong, Harlan, and C. Mulligan. **Motion passed.**

### IV. District 2 Update

Councilmember Sheedy gave an update on the activities in District 2

### V. Redevelopment Items

Chris Pahule, SHRA's Director of Community Development, introduced Agenda items V.A. and V.B., and provided an overview of the two projects and their goals for revitalizing the redevelopment area. He also introduced the staff that would be presenting on these projects; Christine Groth Weichert, Assistant Director of Community Development and Diana Sasser, Management Analyst.

#### A. 1124 and 1132 Del Paso Boulevard, News & Review

Christine Groth Weichert, Assistant Director of Community Development, described the project and its financing as reflected in the staff memo included in the packet. She also confirmed, after an inquiry by the RAC

Chair, that the loan payments made by News and Review would return back to the North Sacramento Redevelopment Area and be eligible for reuse in the Project Area.

Jeff Von Kaenel, Co-Owner of News and Review, thanked Councilmember Sheedy for her work on bringing this project to the North Sacramento Redevelopment Area. He also stated that News and Review is looking forward to bringing more attention and progress to Del Paso Boulevard.

**Motion (Bergstrom, E. McCleary):** To accept the agreement and recommend it to the Sacramento Housing and Redevelopment Commission as presented by staff. **Vote (6-0-0-3):** RAC Chair Dr. Ollie Mack and RAC Members Bergstrom, Clark, Curry, E. McCleary, J. McCleary—Armstrong, Harlan, and C. Mulligan. **Motion passed.**

B. 2001 Del Paso Boulevard, New Faze Development

Diana Sasser of SHRA provided an overview and description of the project, and staff's recommendation for providing gap financing as described in the RAC's staff report.

RAC Member Clark inquired about the size and affordability restrictions on the units. Staff explained that there would be five live/work lofts, four junior studios, eight studios, four deluxe studios, four one-bedroom units, and two two-bedroom units. Seven of the 27 residential units would be restricted to affordable rates (110% AMI). Market rate one-bedroom units will sell for \$192,000 and the restricted units could go as high as \$227,000 (at 110% AMI). However, since the market rate units are selling for \$192,000, all the one-bedroom units (restricted or not) will be sold for \$192,000.

Dr. Ollie Mack, RAC Chair, inquired about how it was concluded that seven of the 27 units would be restricted to affordable rates. Staff explained that five units are required due to the deal structure and, at the request of the Agency, New Faze agreed to restrict an additional two more units. The upper units will cost \$306,000 and the five live/work units will sell for 198,000.

The entire project is 60,000 square feet and will cost a total of \$16 million, which is \$255 per square foot. RAC Chair confirmed that the \$3 million from SHRA would be a grant.

Wendy Saunders, Director of Project Development for New Faze Development, provided an overview and further description of each floor of the project and the units, as well describing the materials that would be used for the building.

RAC Member Bergstrom commented that 2001 Del Paso Boulevard would be a catalyst project, similar to News and Review, and that he was elated with the project.

**Motion (Bergstrom, E. McCleary):** To accept staff's proposal and staff report for the 2001 Del Paso Boulevard project and recommend it to the Sacramento Housing and Redevelopment Commission.

**Vote (6-0-0-3):** RAC Chair Dr. Ollie Mack and RAC Members Bergstrom, Clark, Curry, E. McCleary, J. McCleary—Armstrong, Harlan, and C. Mulligan. **Motion passed.**

#### C. Mid-Term Review of the Five-Year Implementation Plan

Marti Brown, Redevelopment Planner, provided an overview of the projects completed and underway in the North Sacramento Redevelopment Area since the Five-Year Implementation Plan was adopted in 2005.

### VI. Public Comment Regarding Items Not on the Agenda

No public comment.

### VII. Adjournment—7:01 PM

**Motion (E. McCleary, J. McCleary):** To adjourn the meeting.

**Vote (6-0-0-3):** RAC Chair Dr. Ollie Mack and RAC Members Bergstrom, Clark, Curry, E. McCleary, J. McCleary—Armstrong, Harlan, and C. Mulligan. **Motion passed.**