



# Minutes North Sacramento Redevelopment Advisory Committee

North Sacramento School District Building  
670 Dixieanne Avenue, Sacramento, CA 95815

## MINUTES

**November 15, 2007**

### Call to Order – 6:05 PM

### Roll Call

*Present:* RAC Chair Mack and RAC Members Adams, Armstrong, Charland, Clark, Curry, Harlan, Hubbs, Lukehart, Mulligan, and Scott

*Absent:* Veden

### Discussion / Action Reports

1. **Approve October 18, 2007 Minutes**

**Motion (Adams, Harlan):** To approve the Minutes.

**Vote (10-0-0-1):** RAC Chair Mack and RAC Members Adams, Armstrong, Charland, Clark, Curry, Harlan, Hubbs, Lukehart, Mulligan, and Scott—Veden.

**Motion passed.**

2. **Update on District 2 Events, New and On-Going Projects, Business Activities and Community Initiatives**

Councilmember Sheedy provided an update on District 2 projects and events.

3. **North Sacramento 2008 Project Prioritization**

Working with the RAC, the Agency will be preparing a new Five Year Implementation Plan in the first half of 2008. Staff distributed a handout listing the current goals and accomplishments for the Redevelopment Area, as well as potential projects for the coming year. Starting in 2008, the RAC will evaluate the allocation of funds to new and proposed projects in the Redevelopment Area. In addition, the Agency is evaluating the possibility of re-bonding the North Sacramento Redevelopment Area and will notify the RAC if it moves forward with this financing strategy.

4. **Letter to Owner of 1500 Del Paso Blvd**

RAC Members requested at the October meeting that the potential to draft a letter to the property owner of 1500 Del Paso Boulevard be included on the November RAC agenda for discussion. The property is highly visible and at a very busy intersection. As a result, the RAC is very interested to know the status of the property, the owner's future plans for it, the time frame for development, and any outstanding environmental problems that may need to be addressed moving forward. Other RAC Members pointed out that there are additional properties on the boulevard that are languishing vacant and undeveloped, and the RAC should inquire about the

status of those properties as well. Working with RAC Member Adams, staff will identify other properties that have remained undeveloped for an extended amount of time and draft a general letter to all those property owners.

#### 5. **Status of Approved Redevelopment Projects**

- RAC stipends will be increased to \$50 starting January 1, 2008.
- Agency staff has been pursuing a re-bonding of the North Sacramento Redevelopment Area. The Agency is anticipating a bond in the amount of approximately \$12 million for capital projects and \$5 million for affordable housing. The Sacramento Housing and Redevelopment Commission recommended to move forward with the bond issuance and it is scheduled to be presented to Council for approval on December 4, 2007.
- The Agency is completing the contract with Mercy Housing this week and will begin work in the next few weeks in order to resolve the drainage issues at Surreal Estates.
- Sacramento News and Review (SNR) is moving forward with its entitlements and those should be submitted to the Planning Department by the end of the year. They are planning to include “green” building materials in the project including using recycled materials for rehabilitating the interior. Construction is scheduled to start in the spring of 2008 and SNR is scheduled to move into the new building by December 2008.
- Exterior Rebate Program:
  - Sammy’s Restaurant has submitted plans to the City for its façade;
  - American Sheet Metal is about 75% complete with its façade;
  - The vacant building at 2537 Del Paso Boulevard is about 85% complete with its façade; and
  - Gary Tang’s building (the old Goldies) submitted renderings to the City’s Design Review Board yesterday.

#### 6. **Public Comments – Matters Not on the Agenda**

- Sarah Hansen, the new Program Manager for the North Sacramento Redevelopment Area, was introduced.
- RAC Members were reminded of the Wild West Barbecue on November 17, at 2354 Forrest Street, hosted by the Del Paso Boulevard Partnership.
- RAC Member Armstrong announced the completion of a residential project on Rio Linda Boulevard that consists of 11 for sale homes. Nine of the homes have been sold, but there are still two homes available and, eligible buyers, can qualify for down payment assistance.

#### 7. **Adjournment—7:20 PM**

**Motion (Adams, Curry):** To adjourn the meeting.

**Vote (10-0-0-1):** RAC Chair Mack and RAC Members Adams, Armstrong, Charland, Clark, Curry, Harlan, Hubbs, Lukehart, Mulligan, and Scott—Veden.

**Motion passed.**