



**Sacramento  
Housing &  
Redevelopment  
Agency**

# Minutes North Sacramento Redevelopment Advisory Committee

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

## **MINUTES**

**December 20, 2007**

### Call to Order – 6:01 PM

### Roll Call

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

*Absent:* Members Armstrong and Veden

### Discussion / Action Reports

1. **Approve December 20, 2007 Minutes**

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

**Vote (10-0-0-2):** Chair Mack and Members Adams, Charland, Clark, Curry, Harlan, Hubbs, Lukehart, Mulligan and Scott—Armstrong and 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. **Del Paso Boulevard Streetscape Improvement**

Staff explained that this project would include streetscape improvements along Del Paso Boulevard between Arden Way and Acoma Street. These enhancements are consistent with the North Sacramento Five-Year Implementation Plan, as well as the recently adopted Northeast Line Light Rail Stations Plan and the Del Paso Boulevard Streetscape Improvement and Beautification Master Plan. The proposed improvements would not include the intersection at Arden Way and Del Paso Boulevard. The City and Agency are currently working on an application for a grant from the Sacramento Area Council of Governments (SACOG) for just under \$5 million for design, engineering and construction of these proposed improvements, which would include such amenities as new sidewalks, landscaping, cross-walks, drainage, and signage. In order to jump start this project, staff is recommending execution of an Individual Project Agreement (IPA) with the City of Sacramento in the amount of \$100,000 to start design and engineering of the Del Paso Boulevard Streetscape Improvement Project between Acoma Street and Arden Way. This will help expedite the project so that once the SACOG funds become available (should the City be successful in its grant application) the City can move forward with the final phase of engineering and construction.

**Motion (Scott, Adams):** To recommend allocation of \$100,000 to establish an IPA with the City and begin design and engineering of the Del Paso Boulevard Streetscape Improvement Project between Acoma Street and Arden Way.

**Vote (10-0-0-2):** Chair Mack and Members Adams, Charland, Clark, Curry, Harlan, Hubbs, Lukehart, Mulligan and Scott—Armstrong and Veden.

**Motion passed.**

**4. Letter to Property Owners of Vacant and Undeveloped Properties**

Staff included a sample letter to owners of vacant or undeveloped properties along Del Paso Boulevard in the agenda packet. Vacant and undeveloped properties on the Boulevard were reviewed and discussed. However, after careful consideration, it was determined that 1500 Del Paso Boulevard is still the primary vacant property on the Boulevard and that there is a lack of information regarding its future plans. RAC Member Adams proposed that the RAC send the letter to the property owner of 1500 Del Paso Boulevard and maintain this issue as a standing agenda item so that the RAC can discuss other property owners to be contacted regarding vacant and undeveloped properties in the future.

**Motion (Adams, Hubbs):** To mail the letter as drafted to the property owner of 1500 Del Paso Boulevard and maintain item #4 as an ongoing agenda item at future RAC meetings.

**Vote (10-0-0-2):** Chair Mack and Members Adams, Charland, Clark, Curry, Harlan, Hubbs, Lukehart, Mulligan and Scott—Armstrong and Veden.

**Motion passed.**

**5. Status of Approved Redevelopment Projects**

- North Sacramento Redevelopment Area's credit rating to re-bond increased from BBB- to BBB. New Bonds for the Redevelopment Area will likely be issued sometime during the first quarter of 2008.
- Russ Wyluda, the property owner in the 1000 block of Del Paso Boulevard is preparing to enter into an Exclusive Right to Negotiate (ERN) with the Redevelopment Agency and begin the planning for development of the site.
- Regional Transit is removing four large billboards on Del Paso Boulevard and installing one new sign on Arden Way.

**6. Public Comment – Matters Not on the Agenda**

- Vice-Chair Harlan requested staff to invite New Faze Development to present an update to the RAC on its development projects on the Boulevard at either the RAC's February or March meeting.
- RAC Members inquired about the status of the apartment complex at 728 Dixieanne. Councilmember Sheedy explained that court proceedings have begun on the property and the court will determine sale of property or whether it should enter receivership.

**7. Adjournment—6:47 PM**

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

**Vote (10-0-0-2):** Chair Mack and Members Adams, Charland, Clark, Curry, Harlan, Hubbs, Lukehart, Mulligan and Scott—Armstrong and Veden.

**Motion passed.**