



NORTH SACRAMENTO REDEVELOPMENT ADVISORY COMMITTEE (RAC)

MEETING MINUTES

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

I. Call to Order & Welcoming Remarks—6:10 PM

II. Roll Call

Present: RAC Chair Dr. Mack and RAC Members Harlan, E. McCleary, J. McCleary, C. Mulligan, and M. Mulligan

Absent: RAC Members Armstrong, Bergstrom, Clark, Curry, and Veden

III. Approval of December 14, 2006 RAC Meeting Minutes

Motion (Harlan, E. McCleary): To approve the Minutes.

Vote (6-0-0-5): RAC Chair Dr. Ollie Mack and RAC Members Harlan, E. McCleary, J. McCleary, C. Mulligan, and M. Mulligan— Armstrong, Bergstrom, Clark, Curry, and Veden. **Motion passed.**

IV. District 2 Update

None

V. POP Officer Update

None

VI. Redevelopment Items:

A. Introduction of new Program Manager, Kenneth Jones

Chris Pahule introduced the new program manager, Kenneth Jones, who is fulfilling Vicki Smith's previous position.

B. Update on Design Review Process

Agency staff distributed a memo that explained the new design review process. From March to May, the City's Design Review staff will continue to have weekly meetings in the Design Review Department at City Hall so that community members can review new projects in the North Sacramento Redevelopment Area.

In addition, a weekly list of new design review projects will be emailed to interested community members. The list will also be emailed to local community centers. Chris Pahule, Assistant Director of Community Development, offered to have design review staff post lists of new projects in North Sacramento at the Hagginwood Community Center as well. Moving forward, the city will also list new projects on the city's website. Large-scale development projects will continue to be presented before the full RAC for design review input and feedback.

C. *Redevelopment Items*

- RAC Award: At the December meeting, Dr. Mack informed the RAC that the RAC was awarded an award for Neighborhood Excellence by the City's Neighborhood Services Department. RAC members were given a copy of the award.
- Streetscape Improvements: The majority of the sidewalks along Del Paso Boulevard have been completed. There are a few locations that are not complete because crews are waiting for PG&E to finish the electrical work. The bulb outs should be completed in a few weeks. Once the bulb outs have been installed, the slurry seal will be poured on the road and the angled parking spaces. However, completing the slurry seal improvements are dependent on good weather. The City is in the process of negotiating with Caltrans to determine the final placement of the Del Paso Boulevard gateway signage at the southern end of the boulevard. The remaining streetscape improvements (with the exception of the artwork installation) should be complete in April.
- 1212 Del Paso Boulevard: City Council approved the acquisition of 1212 Del Paso Boulevard and the Agency's real estate department has begun negotiations with the seller.
- 1000 Block of Del Paso Boulevard: Agency staff continues to work with Russ Wyluda regarding the development of the 1000 block of Del Paso Boulevard. Currently, there is underground toxic contamination and soil testing is being conducted to determine the extent of the contamination.
- Swanston Transit Village Plan: The next community workshop for the Swanston Transit Village Plan has been changed to April 16.
- North East Line Plan: The Plan will be complete by the end of March and is scheduled to be presented to the Sacramento Housing and Redevelopment

Commission on April 4 as an information item and go before the City Council for adoption on April 11.

- News and Review: The Agency continues negotiations with Sacramento News and Review regarding the transfer and Disposition and Development Agreement for 1124/1132 Del Paso Boulevard and is awaiting the property appraisal. Environmental studies have been completed including the building's interior space and there has been no toxic contamination identified.
- 2001 Del Paso Boulevard: New Faze Development submitted a proposal for gap financing in the amount of \$4 million for the development of 2001 Del Paso Boulevard. Agency staff is review the proposal and assessing the financial need, as well as the gap financing necessary to complete the project. A staff recommendation to provide gap financing to New Faze Development for 2001 Del Paso Boulevard will be presented to the RAC at the March meeting.
- Five-Year Implementation Plan: At the March meeting, staff will review the Redevelopment Area's progress and completion of the projects reflected in the Five-Year Implementation Plan (2005-2009).

VII. Communication from RAC members and Public

None

VIII. Adjournment—6:30 PM

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

Vote (6-0-0-5): RAC Chair Dr. Ollie Mack and RAC Members Harlan, E. McCleary, J. McCleary, C. Mulligan, and M. Mulligan— Armstrong, Bergstrom, Clark, Curry, and Veden. **Motion passed.**