



Minutes North Sacramento Redevelopment Advisory Committee

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

MINUTES

March 20, 2008

Call to Order – 6:00 PM

Roll Call

Present: Adams, Armstrong, Charland, Clark, Curry, Harlan (Vice-Chair), Hubbs, Lukehart, Mack (Chair), Mulligan (Recorder), Scott, Veden

Absent: None.

Discussion / Action Reports

- 1. Approval of February 21, 2008 Minutes**
Motion (Harlan, Veden): To approve the Minutes.
Vote (10-0-2-0): Adams, Curry, Harlan, Hubbs, Lukehart, Mack, Mulligan, Scott, and Veden—Clark and Charland.
Motion passed.
- 2. Update on District 2 Events, New and On-Going Projects, Business Activities and Community Initiatives**
Councilmember Sheedy provided a District 2 update.
- 3. Del Paso Boulevard Streetscape Improvement Project – Budget and IPA Amendment in the Amount of \$300,000**
Staff recommended amending the original scope of work and budget for an additional \$300,000 to complete the Streetscape Improvement Project. The project exceeded the original budget due to unexpected problems including underground utility conflicts and additional concrete work in order to make sidewalks compliant with the Americans with Disability's Act.
Motion (Scott, Harlan): To approve staff's recommendation and allocate an additional \$300,000 toward the Streetscape Improvement Project.
Vote (12-0-0-0): Adams, Curry, Harlan, Hubbs, Lukehart, Mack, Mulligan, Scott, Veden, Clark and Charland. **Motion passed.**
- 4. Acquisition of 2001/2005, 2116/2120, and 2300/2308 Del Paso Boulevard**
Staff recommended allocation of \$1,400,000 to purchase the New Faze Development properties. The Agency allocated \$3,000,000 to the New Faze Development Project at for 2001/2005 Del Paso Boulevard and entered into an Owner Participation Agreement to develop a six-story mixed-use project. However, with the downturn in the real estate market, New Faze

Development has been forced to reduce its workforce and real estate portfolio. As a result, New Faze has cancelled the 2001/2005 Del Paso Boulevard Project and offered the Agency these eight parcels for acquisition. The Agency plans to prepare these properties for high density, mixed use development projects and then solicit developer interest in them.

Motion (Harlan, Adams): To approve staff's recommendation and cancel funding for 2001/2005 Del Paso Boulevard; and allocate \$1,400,000 to acquire 2001/2005, 2116/2120, and 2300/2308 Del Paso Boulevard.

Vote (12-0-0-0): Adams, Curry, Harlan, Hubbs, Lukehart, Mack, Mulligan, Scott, Veden, Clark and Charland. **Motion passed.**

5. Acquisition of 2075 Barstow Street

Staff recommended budget allocation of \$200,000 to acquire the property at 2075 Barstow Street. Since the property is too small for residential development and is in a poor location for mixed use or commercial development, it would make a good location for district parking and/or parking for 1031 Del Paso Boulevard, the property to the east of the site.

Motion (Curry, Clark): To approve staff's recommendation and recommend allocation of \$200,000 to acquire the parcel located at 2075 Barstow Street.

Vote (12-0-0-0): Adams, Curry, Harlan, Hubbs, Lukehart, Mack, Mulligan, Scott, Veden, Clark and Charland. **Motion passed.**

6. Letter to Property Owners that Own Vacant and Undeveloped Properties on Del Paso Boulevard (Action Item)

Staff reported that the property owner of 1500 Del Paso Boulevard has received bids to remove the property's underground storage tanks and plans to apply for permits to undergo tank removal.

7. Status of Approved Redevelopment Projects (Information Only)

- The Agency will be closing on and acquiring 1224/1314 Del Paso Boulevard in May.
- In April, the Agency will be coming forward with a recommendation to the RAC to allocate funding to acquire 1400, 1410, and 1414 Del Paso Boulevard.
- Working with the City, the Agency is moving forward to start preliminary engineering and design of the Streetscape Improvement Project on Del Paso Boulevard Between Arden Way and Acoma Street.
- Agency staff will be presenting on the Northeast Line Plan in an information session at the California Redevelopment Association's Annual Conference.

8. Adjournment—6:50 PM

Motion (Harlan, Adams): To adjourn the meeting.

Vote (10-0-0-0): Adams, Armstrong, Curry, Harlan (Vice-Chair), Hubbs, Lukehart, Dr. Ollie Mack (Chair), Mulligan, Scott, Veden, Charland and Clark

Motion passed.