



Minutes North Sacramento Redevelopment Advisory Committee

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

MINUTES

August 6, 2008

Call to Order – 6:02 PM

Roll Call

Present: Armstrong, Charland, Curry, Harlan, Hubbs, Lukehart, Mack, Mulligan, Scott, Veden

Absent: Adams and Clark

Discussion / Action Reports

1. Approval of May 15, 2008 Minutes

Motion (Harlan, Veden): To approve the Minutes.

Vote (9-0-1-2): Charland, Curry, Harlan (Vice-Chair), Hubbs, Lukehart, Mack (Chair), Mulligan (Recorder), Scott, and Veden—Armstrong—Adams and Clark

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. Winner's Circle, Rea and Triangle Parks

Staff recommended allocating \$600,000 to make improvements to three city parks. Project specifics include a new fence around Winner's Circle, preparing a Master Plan for Rea Park, and upgrading and installing outdoor furniture, equipment and landscaping at Triangle Park. The budget includes \$50,000 allocated to Winner's Circle Park; \$150,000 allocated to Triangle Park and \$400,000 to Rea Park. Several neighbors who live around Winner's Circle park spoke in opposition to the fencing of the park. The general concern was that a fence would detract from the park's open and friendly atmosphere. As a result, the RAC made a motion to remove the improvement from Winner's Circle Park from staff's recommendation and only recommend allocation of funds for Triangle and Rea Parks.

Motion (Veden, Charland): To recommend funding for Triangle and Rea Parks in the amount of \$150,000 and \$400,000, respectively.

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

Motion passed.

4. **Development of Fresh & Easy Grocery Store (Design Review – Review and Comment)**
The new design of the Fresh & Easy Grocery Store at 965 El Camino Avenue was presented by the developer. Fresh & Easy is working with the city and SHRA in developing a design that will fit the neighborhood. Information and design plans were included in the agenda packet. The developer explained that Fresh & Easy is an environmentally-friendly store that provides wholesome food at affordable prices. The store is similar in size to Trader Joe's, approximately 15,000 square feet. Approximately half of their employees at most of the stores live within three to five miles of the store. The company will lease the land from the property owner. The design and project have not come before the Planning Department yet, because the developer wanted the RAC Member's input first before taking it to the City for entitlements. Several members of the local community spoke in favor of the establishment of the new grocery store. However, most agreed that the surrounding and local community should be tapped when hiring to work on the project's development, as well as to work in the store.

5. **Site Development of Fresh & Easy Grocery Store**
Staff recommended an allocation of \$2,250,000 in redevelopment funds in the form of a forgivable loan and executing an Owner Participation Agreement (OPA) with Petrovich Development Company. Infrastructure and site improvements will cost \$2,000,000, and the relocation of two existing businesses on the site will cost \$250,000. The store will be located at 965 El Camino Avenue, which is owned by Petrovich Development Company. Fresh & Easy will fund the development and building of the store, and lease the land from Petrovich for a minimum of 20 years. Fresh & Easy Grocery Store or a similar type of business must occupy the site for 20 years (or more) and the loan will be forgiven.

Motion (Harlan, Hubbs): To recommend approval and budget authority for on- and off-site improvements at the Fresh and Easy Grocery Store located at 965 El Camino Avenue.

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

Motion passed.

6. **Del Paso Blvd Streetscape Project – Acoma Street to Arden Way**
Staff recommended amending an Individual Project Agreement (IPA) with the city in the amount of \$500,000 in order to continue the development, design and engineering of the Del Paso Boulevard Streetscape Improvement Project between Arden Way and Acoma Street. The Agency and City of Sacramento entered into an IPA in the amount of \$100,000 in December 2007 to begin the Project's development. The Agency plans to apply for SACOG funds during its 2009 grant cycle. This Project will be much more competitive for a SACOG grant, if the design and engineering are complete and construction of the Project can begin immediately.

Motion (Lukehart, Hubbs): To recommend amending an Individual Project Agreement with the city to approve budget authority in the amount of \$500,000 to continue developing design and engineering drawings for the Del Paso Boulevard Streetscape Project, Acoma Street to Arden Way.

Vote (10-0-1-2): Armstrong, Charland, Curry, Harlan (Vice-Chair), Hubbs, Lukehart, Mack (Chair), Mulligan (Recorder), and Scott—Veden—Adams and Clark

Motion passed. RAC Member Harlan recused himself from this agenda item, because he has a maintenance contract in the area.

7. Letter to Property Owners that Own Vacant and Undeveloped Properties

There is a former beauty salon at Hawthorne and El Monte that is in poor condition, and there are several people loitering there and openly using drugs on the property.

Motion (Curry, Scott): To direct staff to draft a letter of inquiry to this property owner similar to the letter that was written and sent to the property owner of 1500 Del Paso Boulevard.

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

Motion passed.

The building at 2010 and 2012 Del Paso Blvd burned down earlier this year and so far there has been no sign of rebuilding. Motion is for Marti Brown to write letter of inquiry to property owner.

Motion (Harlan, Scott): To direct staff to draft a letter of inquiry to this property owner similar to the letter that was written and sent to the property owner of 1500 Del Paso Boulevard.

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

8. Status of Approved Redevelopment Projects (Information Only)

- RAC Members and members of the public are invited to participate in a City of Sacramento workshop focused on developing a Strategic Neighborhood Action Plan. The meeting is scheduled for September 17 from 6 to 8 PM, at Hagginwood Elementary School located at 1418 Palo Verde Avenue.
- The Agency will be accepting pre-applications for the Public Housing Program Waiting List (non-HCV/Section 8) between August 11 and August 22.

9. Public Comments – Matters Not on the Agenda

Derrell Roberts, Dixieanne Neighborhood resident, invited RAC Members and the local community to the re-dedication of the Roberts Family Center’s Computer Café scheduled for August 7 at 6PM.

10. Adjournment—8:12 PM

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

Motion passed.