

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Oak Park
Redevelopment Advisory Committee
Meeting Minutes
Wednesday, February 8, 2006
6:30 PM
Oak Park Community Center
3524 Martin Luther King Jr. Blvd.

***These meeting minutes are unapproved. The Oak Park RAC will take action on the minutes at the February 8th RAC meeting.**

- I. Call to Order
Committee Chairperson, Edenausageboye Davis, called the meeting to order at 6:30 pm.
- II. Roll Call
Erika Bumgardner, conducted roll call.
Present: Bud Aungst, Kim Curry-Evans, Edenausageboye Davis, Chris Ganson, Mary Lou Lackey, Sandy Redmond, Rose Thomas
Absent: Hilbert, McDonald, Straub, Taylor
Staff Present: Erika Bumgardner, Chris Pahule
- III. Welcoming Remarks
Edenausageboye Davis welcomed members of the community. She reviewed procedures with regard to speakers being recognized by the chair, members raising their hands, the use of speaker cards and the 3-minute limit for speakers from the public. She noted that the Committee Secretary Linda McDonald was absent and that someone needed to take the minutes. Erika Bumgardner responded that she would take the minutes.
- IV. Approval of the January 11, 2006 RAC Meeting Minutes
The minutes were approved unanimously.
- V. Redevelopment Items
A. Resolution of Necessity for Day's Market (3536 20th Ave) and Washington Market (3700 2nd Ave) properties – Chris Pahule, SHRA
Chris Pahule presented a report to the RAC recommending the authority to use eminent domain, as a means of last resort, to acquire two nuisance liquor stores in Oak Park. In April 2005, City Council gave authority to make purchase offers to the owners of the Washington Market and Days Market in the Oak Park Redevelopment Area. Since that time, SHRA's Real Estate staff has been negotiating with the property owners but have been unsuccessful in reaching a voluntary purchase agreement. Therefore, the Agency is bringing forward this recommendation of approval of a resolution of necessity (RON) to purchase these two properties. The RON sets in motion the eminent domain process and enables SHRA to file necessary documents with the Sacramento Superior Court for possession of the properties.

The Agency also requested that the existing budget of \$1.1 million be augmented by \$1.5 million to create a total budget of \$2.6 million to purchase the properties, pay for legal fees, and purchase the existing businesses. The funding will allow for the acquisition of both properties and businesses through eminent domain. Pahule also noted the redevelopment justification for the use of eminent domain for this project was to end blight in the neighborhood and that the use of eminent domain is not taken lightly.

The major reasons staff supports the use of eminent domain for this project are that both properties are attractive nuisances for the neighborhood, the acquisitions were prompted by residents, they have a high number of calls for service, and affect the quality of life in the neighborhood. Also, both sites are nonconforming uses. They are the only markets in Oak Park that are zoned residential, but have a commercial use.

Upon acquiring the properties, they will be converted to their zoned use as single family residential units. Washington Market will likely be demolished and rebuilt. A structural evaluation will need to be completed for Day's Market to determine cost feasibility to rehab the existing structure or demolish and rebuild as a single family home. The Agency will select a developer to build the homes and sell to a qualified homebuyer.

RAC members commented that the use of eminent domain was a serious process and that they understood property rights issues but that the properties were being poorly maintained. There was serious concern about current loitering, drug sales, and prostitution occurring at these locations. RAC member Ganson noted that both the Oak Park Neighborhood Association board members and meeting attendees voted unanimously to approve the use of eminent domain to acquire these properties.

Sergeant Feenstra with the City Police Department responded to questions regarding the elimination of illegal activity at the markets. She said that most people who are currently gathering at the markets will disperse rather than relocate if the markets close. She also mentioned that adequate lighting and visibility through "environmental design" helps to reduce crime and loitering.

There were numerous public comments in support of acquiring the liquor stores. Many local residents expressed concern with the safety of their neighborhood while the markets were in operation and wanted to see them closed. It was also noted that Serv-Rite Market, with very few crime problems, was located only a few blocks away from Washington Market and that residents can shop there if Washington Market were closed.

Some local residents expressed a concern that the drug and gang problem was a larger issue than closing two liquor stores could solve and that the City and Police Department were not doing enough in working with the property and business owners to try to solve the problems at the markets.

Steven Matulich, representing Dalip Gupta, owner of Washington Market, commented that Mr. Gupta did not know of the problems associated with the

store prior to purchasing it. Mr. Matulich noted that Mr. Gupta had installed lighting and classical music outside of the store, removed the public payphone from the front of the store, stopped selling adult videos and magazines, Brillo pads and air fresheners, and started monitoring the use of the store's restrooms at the request of the local community. Mr. Matulich provided SHRA staff with a copy of a petition signed by local residents to keep Washington Market open in the neighborhood.

RAC Member Redman asked about security measures to be taken to secure the properties once SHRA acquires them. Pahule responded that SHRA will make sure the properties are secure and maintained, but will follow up with a report on those security measures and if additional funds are needed to secure the properties before they can be redeveloped.

Redman made a motion to support the acquisition of the properties if funds were allocated to secure the properties from the time of acquisition to the time of redevelopment.

RAC Member Ganson seconded the motion.

The motion was passed unanimously.

B. Oak Park Fund and Project Prioritization Discussion – Chris Pahule, SHRA

Chris Pahule presented a report to the RAC soliciting comments on Agency Staff's recommendation for targeted funding levels on the four strategy areas in the Oak Park Implementation Plan 2005-09 and list of priority projects for the Oak Park Redevelopment Area based on minor staff revisions. Over the past five months, staff had laid out a process to involve the community and RAC to set direction for the Agency to invest the bond and other tax increment funds in the Oak Park RDA.

At the January 2006 RAC meeting, staff stated that the list of priority projects was being revised to include Agency and City priorities and those revisions would be reviewed and considered at the March RAC meeting. However, because staff was able to move forward on many of the priority projects since that time, they have accelerated the review/approval period, moving the March meeting to February. This allows staff to bring individual projects for the RAC's consideration forward in March.

Pahule noted that the Agency revisions did not change the order of projects on the list drastically. Pahule recommended that improvements to the Broadway Streetscape be moved to the top of the *Corridor Enhancements* list since it is the last portion of streetscape to be completed as part of the Broadway / Stockton Urban Design Plan. Moved to the top of the *Great Public Spaces* list was the Community Center Phase II expansion since it is already funded and design is currently underway. The Agency may need to provide additional funding to the project at some point, so the project remains on the list.

Pahule explained that a Specific Plan for the MLK Corridor would need to come before actual streetscape improvements and should therefore be moved up on the list.

Additional funding for the Oak Park liquor store acquisitions will come from the \$20 million Bond allocation.

Public member Pam Canada informed the RAC that Sacramento NeighborWorks would soon be relocating to a new office building that will be under construction soon. She requested that the RAC consider helping to fund the construction of the new building, to be owned by NeighborWorks, with funding from the bond allocation. They are currently looking for \$1.25 million.

There was support from the public for streetlighting improvements and preservation and maintenance of existing infrastructure including alleys, street trees, and lighting.

The item will be back before the RAC in March for a formal action to approval the funding levels.

VI. Informational Items

A. Greenfair Project Update – *Emily Halcon, SHRA*

Emily Halcon provided the RAC with an update on the status of the Greenfair Development Project on Broadway and Fairgrounds Drive. Greenfair Village Partners was awarded exclusive right to negotiate with SHRA for the redevelopment of the project site. John Dangberg, a principal with Greenfair Village Partners, provided a brief overview of the current site characteristics and the plans to involve the community in the development process. They will keep the RAC posted as community meetings are scheduled.

B. Parks and Recreation Programming Guide – *Janet Baker and Jonathan Rewers, City of Sacramento Parks and Recreation Department*

Jonathan Rewers provided an update on the status of the Parks and Recreation Programming Guide. The Guide is used by the City when determining priority parks projects. Rewers asked for comment from the RAC regarding priority projects for the community. RAC members can email their comments to Rewers or Janet Baker with the Parks Department.

C. Oak Park Redevelopment Area Project Updates – *Erika Bumgardner, SHRA*

1. Bumgardner announced that a contractor had been selected to start the 4th Ave Lofts project. Groundbreaking would occur in late March or early April. Redman requested that information about the 4th Ave Lofts project be included in the RAC Agenda packet next month.
2. Washington and Days Markets will be going before the Redevelopment Commission on February 15th and City Council on March 7th.

3. RAC member applications are dues by Friday, February 10th and should be returned to Erika.
4. At the January RAC meeting, the RAC approved the allocation of funds to acquire the property located at 3409 Broadway (former Goodwill property). The property owner no longer wants to sell just that property, but is willing to sell that property plus the two adjacent parcels. SHRA staff is still working with the property owner, but the item may come back to the RAC in March with the possibility to acquire the additional parcels.
5. Bumgardner believes that Eric Straub may no longer be able to serve as the RAC representative on the Weed and Seed steering committee and asked if anyone else would like to fill-in in his place until that information is confirmed with Eric and a new member can be appointed. Bumgardner said she would contact Sandy Redman to find out if she was interested. The Neighborhood Restoration Subcommittee will be meeting on February 16th.
6. A letter went out to explain SHRA's attempt to convert to email distribution. People can still request to receive information by mail. The transition will be made in March.
7. Bumgardner introduced Muhammad Nadhiri with A.F. Evans, the selected developer for the Broadway / MLK development project. Nadhiri introduced the selected community liaison, Joe Debbs, for the project. Debbs will be meeting with local residents to answer questions about the project and keep people informed of community meetings. The first community meeting will be held on March 1st at the Community Center at 6:00PM.

B. Oak Park Design Review Subcommittee Update – Bud Aungst, Subcommittee Chairperson

Bud Aungst reported that projects reviewed this evening were some of the most well designed projects they had seen.

VII. Communication from RAC Members and Public on Items Not on the Agenda

None

VIII. Adjournment

The meeting was adjourned at 8:37 PM.