

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Oak Park
Redevelopment Advisory Committee
Meeting Minutes
Wednesday, March 14, 2007
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 May 9th RAC meeting.**

- I. Call to Order
Committee Chairperson, Edenausageboye Davis, called the meeting to order at 6:40 pm.
- II. Roll Call
Erika Bumgardner conducted roll call.
Present: Beth Kivel, Edenausageboye Davis, Edgar Hilbert, Terrence Johnson, Mary Lou Lackey, Melissa Meng, Adolfo Mercado, Sandy Redmond, James Taylor, Rose Thomas
Absent: Kim Curry-Evans, LaTisha Lawson
Staff Present: Erika Bumgardner, Sarah Hansen
- III. Welcoming Remarks
Edenausageboye Davis welcomed members of the community.
- IV. Approval of the February 14, 2007 RAC Meeting Minutes
The minutes were approved. RAC member Thomas commented that the names of members of the public who provide public testimony should be included in the meeting minutes as it has been done in the past. Ms. Bumgardner to follow-up on this request. Bumgardner additionally made note that Chairperson Davis' participation on the Community Pride Project Committee of the Stockton Boulevard Partnership did not present a conflict of interest according to Agency Legal Counsel.
- V. Redevelopment Items

A. Oak Park Five-Year Implementation Plan Status Report – Erika Bumgardner, SHRA
Erika Bumgardner provided an update and overview on the Oak Park Five-Year Implementation Plan and project status report. California Redevelopment Law requires Redevelopment Agencies to adopt a new implementation plan every five years. Oak Park is currently mid-way through the 2005-2009 Implementation Plan, which was adopted back when the RAC was a PAC (Project Area Committee).

Based on timing of adopting the plan, it was the charge of the former PAC to assist in the formation of the overall five-year framework for redevelopment in Oak Park. During that time, a substantial amount of time was spent working with the community and PAC to educate and review the purpose of redevelopment.

The goal of redevelopment is to stimulate private investment and reinvestment in local neighborhoods and businesses. Redevelopment areas are created in communities that

don't see the types of private investment that typical communities experience. Redevelopment also looks to rehabilitate homes and businesses, improve roads, utilities and public facilities, and initiate and fund comprehensive planning efforts like the Martin Luther King Streetscape Plan.

It is Agency staff's job to bring forward good projects, that fit the community's goals, and projects that the Agency feels will have a substantial impact on improving and revitalizing the community and that will provide a catalyst for subsequent quality projects that don't require Agency assistance. The key to achieving this goal is to look for those key opportunity development sites like the Regent Place property on Stockton Blvd in the heart of one of the identified focus areas of the Implementation Plan. One of the main tools of redevelopment is the ability to acquire and assemble land at key locations.

Also, it is important to look at balancing development projects with larger infrastructure projects that could have a substantial impact on improving the neighborhoods and community. Along those lines, the Agency has allocated around \$3 million for the installation of streetlights in almost the entire north area of Oak Park that didn't have any lights previously. The Agency is currently looking at major improvements to the Broadway/Martin Luther King intersection. Both of these projects have had and will have a substantial impact on improving the area and encouraging business/housing investment.

The Agency is not allowed to substitute redevelopment funds for local resources or City funds where they are available, which is why the Agency does not fund police, code enforcement, many parks related projects, or maintenance work—all things that the City is responsible for. However, the Agency can help *supplement* available resources, but first must be able to make certain findings that no City funds are available for these projects.

The RAC has been charged with creating an investment strategy based on the Implementation Plan. The investment strategy was completed in 2005-2006 when Oak Park received the \$20 million bond and was based on the four cornerstones for redevelopment identified in the Implementation Plan including: Historic District Program, Major Corridor Enhancement, Great Public Spaces, and the Housing Program. Through the bond visioning process, a more specific project prioritization list or implementation schedule was also created. It is a combination of the "Bond Visioning/prioritized project" list and the Five-Year Implementation Plan that provide Agency staff and the RAC with a framework for what should be all investment decisions for Oak Park.

Ms. Bumgardner briefly touched on the budget stating that while the RAC is currently working from the \$20 million in bond funds, the Agency anticipates the ability to bond again for at least \$20 million before the redevelopment area "expires" in 2016 with the contingency that the current bond funds are spent. In addition to the bond funds, there is a substantial amount of tax increment being generated each year and growing. Currently, the Agency has approximately \$6 million outside of the bond funds that have yet to be allocated to a project and it is estimated that the Agency will be bringing in between \$3 million and \$5 million each year in tax increment alone.

Ms. Bumgardner asked that the RAC provide comment on whether they felt the project status report was in line with the overall program established in the Implementation Plan and whether the RAC was comfortable with the direction projects were moving in the redevelopment area.

RAC member Mercado asked whether the installation of streetlights was a City responsibility and why redevelopment dollars were spent on this investment if it normally falls with the responsibility of the City. Bumgardner responded that many older subdivisions do not have streetlights. To install streetlights in the North Oak Park area at the time it was made a priority, redevelopment funds were leveraged to help supplement City funds which were not available to complete the entire project.

RAC member Redmond asked if projects that are originally proposed for a development site and are approved by the RAC are later changed, whether those changes would come back to the RAC for review and support and what is the threshold for a “substantial” change to a project. Bumgardner responded that the RAC would be kept up to date on any changes to a project if a Disposition and Development Agreement (DDA) had already been approved and depending on the severity of the changes, an amended DDA might be brought back to the RAC for review and approval. The threshold for a substantial change to a project would be based on the individual project and whether the change would alter the overall intent and goals of the project. Sarah Hansen clarified that it is the goal of the Agency that substantial alterations to a project would be dealt with prior to approval of a DDA.

RAC member Lackey asked whether the RAC, in addition to providing comment on projects currently underway, could take a more proactive approach in recommending opportunity or possible catalyst sites or projects to the Agency. Bumgardner encouraged RAC members to recommend projects and sites to the Agency for review as well as assisting staff in the prioritization of projects currently identified on the “bond visioning” list. Agency staff looks to the RAC as the eyes and ears of the community and the various organizations they represent. Hansen noted that the Agency was looking at bringing the RAC together in the next several months to take a bus tour of Oak Park to look at opportunity sites that may eventually come available on the market and to get an idea of the priority redevelopment areas for the RAC.

RAC member Johnson asked about the status of the Vacant Lot Request for Proposals. Bumgardner responded that the selection committee had convened to review the four responses received and had asked two respondents to submit more detailed, site specific development plans for the second stage of review. A second meeting of the selection committee will take place in April to review the detailed plans and make a final recommendation on a preferred developer. The RAC will be asked to support a DDA with the selected developer and will have an opportunity to review the proposed design plans at that time.

RAC member Hilbert asked for clarification on the prioritization of projects and whether a subcommittee could be formed to assist staff in moving forward with the 36 projects identified in the Implementation Plan. Bumgardner responded that the projects listed in the Implementation Plan status report were not in a prioritized order, and that the report is only intended to provide an update on each of the projects. The actual prioritization of projects took place during the bond visioning process and the projects were listed in prioritized order on the “prioritized projects” poster. It was noted by RAC member Johnson that it is Agency staff’s job to move projects forward and the RAC’s job to provide comment and feedback on projects as they are presented and that he stays involved and abreast of projects and priorities of the community by participation on other subcommittees and boards.

RAC member Kivel asked about providing comment and sharing the community's ideas regarding McClatchy Park improvements. RAC member Lackey added that she was also highly interested in seeing the Agency take the necessary steps to move forward with improvements at McClatchy Park. Bumgardner noted that McClatchy Park had been identified as a priority during the bond visioning process. It will take a comprehensive effort to begin moving forward with this project. Bumgardner will provide the RAC with an update on the steps required to move forward with this parks project and who the key players are at the next RAC meeting.

RAC member Thomas commented that project prioritization should be a focus of the RAC since the expiration of the redevelopment area in 2016 will come quickly. Thomas wants to make sure a plan is in place to ensure priority projects are completed before funds are no longer available.

RAC member Mercado asked a question regarding the allocation of redevelopment funds to projects that directly bring in more tax increment. Bumgardner responded that the Agency tries to keep a balance of development related projects and infrastructure and/or public facility related projects; stating that a majority of the projects that have received funding over the past couple of years have been infrastructure related projects such as streetscape improvements and streetlight installation.

Public member McKeithern noted that the Broadway/MLK development project was still going through the City entitlement process and expressed concern that she was not getting direct answers from Agency staff and therefore not able to make good decisions.

Public member Emsley requested that Agency staff present redevelopment bond information in a way that he could understand including the frequency of bonding, the amount, and the servicing of the debt.

Bumgardner concluded that a public hearing for the Implementation Plan mid-term status reports for all of the redevelopment areas will be held at the Redevelopment Commission on May 16 and at City Council on June 19.

VI. Informational Items

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

1. Bumgardner noted that she had passed along and reiterated the RAC's concerns regarding the Oak Park Community Center expansion project to the Agency director and to the project managers at the City Parks Department. It is anticipated that the Parks Department will provide a response at the next RAC meeting.
2. The Goodwill properties acquisition was approved at City Council on March 13 with a number of community residents providing comment on the project. Bumgardner thanked everyone from the RAC and community who attended the meeting and noted that community participation really makes a difference at City Council, showing the dedication and commitment Oak Park residents have in seeing their community improved.
3. RAC officer elections will take place at the next RAC meeting.

4. Agency staff is analyzing final numbers related to the Donner Field project and hopes to bring a DDA to the RAC within the next few months for review and support.
5. The Martin Luther King Blvd Streetscape and Urban Design Master Plan community workshop is Saturday, March 17, beginning at 9:00AM at Christian Brothers High School.
6. The Liquor Store demolition ceremonies will take place on April 14, beginning at 10AM at Washington Market.

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

Public member Hilbert extended an invitation to RAC and community members for the Hiram Johnson Robot Competition to take place March 29-31 at the UC Davis Arts pavilion.

Public member Emsley reiterated his concern about redevelopment bonding and the importance of understanding debt servicing.

VIII. Adjournment

The meeting was adjourned at 8:20 PM.