

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Oak Park
Redevelopment Advisory Committee
Meeting Minutes
Wednesday, May 9, 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 June 12th RAC meeting.**

- I. Call to Order
Committee Chairperson, Edenausageboye Davis, called the meeting to order at 6:40 pm.
- II. Roll Call
Sarah Hansen conducted roll call.
Present: Beth Kivel, Kim Curry-Evans, Edenausageboye Davis, Edgar Hilbert, Terrence Johnson, Mary Lou Lackey, Adolfo Mercado, James Taylor
Absent: LaTisha Lawson, Melissa Meng, Sandy Redmond, Rose Thomas
Staff Present: Sarah Hansen
- III. Welcoming Remarks
Edenausageboye Davis welcomed members of the community.
- IV. Approval of the March 14, 2007 RAC Meeting Minutes
The minutes were approved with no changes.
- V. Redevelopment Items

A. Oak Park Community Center Update – Dave Mitchell and Janet Baker, Department of Parks and Recreation

Sarah Hansen gave a short summary of the Oak Park Community Center expansion. She noted that in February 2007, RAC and community members expressed concerns regarding the expansion. Parks and Recreation staff had listened to these concerns and came up with a plan to address the concerns. Ms. Hansen continued to introduced Dave Mitchell and Janet Baker of the City of Sacramento Department of Parks and Recreation (Parks and Rec.).

Dave Mitchell began by recalling that in February 2007, the Department of Parks and Recreation brought to the RAC the elevation plans for the multi-purpose room as part of the Phase II project. During that presentation, several concerns arose, such as: the need for kitchen facilities, more meeting rooms, the location of the office, showers. Due to funding restrictions, the Phase II timeline was not conducive to halting and reevaluating the project. Instead, Parks and Rec. came up with an alternative plan for the expansion, which takes into account the RAC's concerns.

Mr. Mitchell continued to explain the expansion plan, which included allowing the current phase to move forward. During the expansion, Parks and Rec. will need funds to begin the

planning process to implement “Phase III” of the expansion. Through Phase III, the community center will be able to plan for a kitchen, shower, meeting rooms and possibly re-locate the office. Parks and Rec. requests the RAC to approve a maximum amount of \$40,000 to support the planning of the Phase III expansion. The money would go towards holding meetings with the community, developing a plan for the estimated 3000sf expansion, preparing preliminary floor plans, site plans and building elevations, one revision of the plans, and obtaining cost estimates for development.

RAC member Mercado inquired about external access to the platform (versus currently going through the audience or the seating area during performances). Mr. Mitchell stated that they have considered re-locating the office and using the area for backstage platform access.

Mr. Mitchell also confirmed that the \$40,000 is only for the design of the community center. Parks and Rec. are currently looking for other funding sources for the construction. He estimated the costs of construction at about \$1,500,000 to \$2,000,000.

RAC member Mercado asked whether new bids would need to be incorporated in for new phase. According to Mr. Mitchell, the new phase would be a completely different process.

RAC member Johnson inquired if one meeting each for development, floor plans, outreach and revisions was standard or if it was due to money constrictions. Mr. Mitchell stated that Parks and Rec. weren’t constrained to three meetings, but were more interested in ensuring commitment at the three different levels.

Mr. Mitchell acknowledged RAC member Curry-Evans’ concern that a design was created without funding and he stated that this is standard practice to have a design prepared first.

RAC member Kivel asked how long after the project is approved is funding identified. Mr. Mitchell said that funding sources are researched concurrently with getting the project approved. Mr. Mitchell also stated that he is committed to coming back in six months with a fundraising update.

RAC member Johnson motioned to approve the staff recommendation. RAC member Taylor seconded. The motion was approved.

B. Goodwill Exclusive Right to Negotiate (ERN) – Diana Sasser, SHRA

Sarah Hansen gave a short introduction to the parcels of land at 2nd Avenue and Broadway, also known as the “Goodwill” project. A few months ago, SHRA approached the RAC requesting purchase authority to acquire the former Goodwill site and adjacent parcels, as well as the parcel of land known as the triangle lot. A Request for Qualifications (RFQs) was issued in search of a development team to come up with an overall concept for the area. Ms. Hansen proceeded to introduce Diana Sasser, SHRA staff, and Skip Rosenblum, representing the development team.

Ms. Sasser explained that the report being presented was to move the project to the next step in development. SHRA had chosen a developer and was looking to the RAC to approve an Exclusive Right to Negotiate (ERN) agreement between SHRA and Broadway & 2nd Avenue Development Partnership (Vrilakas Architects and R2 Partners). An ERN is a legal agreement stating that SHRA will only work with a specific party for a specific period

of time. In the case of the Goodwill project, SHRA would work with Broadway & 2nd Avenue Development Partnership for nine months. If a plan for the lot is not developed within the time period stated, then SHRA may work with another developer who responded to the initial RFQ. Ms. Sasser continued to state that suggested uses for the site will be presented at the July 11th RAC meeting.

RAC member Hilbert asked why nine months was chosen as a timeframe for the ERN. RAC member Johnson asked if it was possible to develop a plan for the site before the nine month deadline. Mr. Rosenblum clarified that while it is possible to develop a plan before the deadline, nine months were necessary due to the complicated negotiation process as well as to include at least three community meetings.

RAC member Johnson asked whether or not the RAC and the developer were required to commit to the plans as originally presented. Mr. Rosenblum explained that they hope to stick to the plans as much as possible. The developer's plan is constrained by city requirements. Due to the City Specific Plan, housing may be difficult to include at the site as originally envisioned

RAC member Johnson asked if a mixed-use development (commercial and residential) was possible. Mr. Rosenblum stated that while they hoped to receive variance in the uses for the site, the Specific Plan states that no street level residences are allowed for the lot. RAC member Johnson, as Chair of the Oak Park Business Association, expressed the need to have the lot as "a commercial footprint" for Oak Park. This is necessary for PBID funding.

RAC member Mercado asked how the deposit fee was determined. Mr. Rosenblum explained that the deposit fee was a certain percentage of the value of the land which is to go towards environmental costs for the project.

Public member Emslie noted that the developer chosen was the same developer for the 4th Avenue Lofts project. He requested that the ERN deadline be reduced to 4-6 months.

Public member Roberts expressed concern that most of the community cannot afford market rate housing, if included in the plan. She reminded the RAC that the community was promised a mixed-used development including housing and that it would be incredibly disturbing if it did not come through. Public member Roberts also stated that there was a community need for a Laundromat.

RAC member Johnson motioned to vote on the ERN as presented. RAC member Curry-Evans seconded. The motion was approved.

C. RAC Officer Elections – Sarah Hansen, SHRA

Sarah Hansen conducted the RAC officer elections. Incumbents Chair Edenausageboye Davis and Vice Chair Mary Lou Lackey were each appointed an additional 1-year term. The RAC unanimously voted for Terrence Johnson as Secretary.

D. 8th Avenue Improvements – Jon Blank, Department of Transportation

Sarah Hansen provided the context for the report being presented. The projects stemmed from the Oak Park Renaissance Master Plan, initiated in 2002. In 2005, the 8th Avenue improvements began as an effort to slow down the traffic along the residential street.

During construction, the project incurred additional costs due to design changes made. Ms. Hansen introduced Jon Blank, from the Department of Transportation (DOT), to explain further and to present the DOT's request.

Mr. Blank continued to explain that the improvements along 8th Avenue (between Martin Luther King, Jr. Blvd and 42nd Street) have been completed. These improvements include the installation of bulb-outs at certain intersections. The original plan was to install detached style bulb-outs. In Midtown, where detached bulb-outs were also installed, many problems occurred including: street cleaning issues, water drainage problems and drivers not seeing the bulb-outs and hitting them. In order to not delay the project, the DOT and contractors decided to change the design to monolithic bulb-outs. Mr. Blank requested the RAC to allocate \$120,000 in tax exempt bond funds by SHRA for the additional construction costs incurred. Mr. Blank stated that the DOT would cover \$50,000 for the costs associated with changes specifically to the design of the bulb-outs.

RAC member Lackey asked whether or not the DOT was comfortable that the current bulb-outs will work well along 8th Avenue. Mr. Blank confirmed that inspections have been completed and the DOT believes they have installed a high quality product. RAC member Lackey questioned if SHRA is under contract to pay for any increases in cost. Mr. Blank confirmed that they were required to pay for increases, which include hourly wages for employees.

RAC member Johnson asked Mr. Blank to explain how the DOT was prepared to avoid a situation like this in the future. Mr. Blank stated in 2005, the DOT created a manual for project completion. The manual requires funds to be reserved prior to the completion of project's design. They will also ensure that quantity amounts for materials (rock, asphalt, etc.) are correct.

RAC member Johnson questioned whether the antiquity of the sewer line was part of the increased costs. Mr. Blank confirmed that issues with the sewer line did affect costs.

RAC member Kivel noted that the staff report did not clearly state who would pay for the cost overrun if the Agency didn't cover the costs. Mr. Blank responded that other funding sources had not been researched yet. Ms. Kivel indicated that the Agency should be a last resort for funding. RAC members Mercado and Johnson expressed concern over SHRA being obligated to pay for the additional costs.

RAC chair Davis remarked that even if the DOT had known of the additional costs, they would've had to request for more money from the RAC. Mr. Blank confirmed this statement and added that the additional costs are close to the same amount had they known of the issues ahead of time.

RAC member Lackey requested that all future staff reports reflect if a completed project design needs to be supported by funds.

RAC member Hilbert stated that the Renaissance Master Plan's prices are currently obsolete. He expressed concern that other contractors will ask for more money. Mr. Blank corrected Mr. Hilbert, stating that building costs have gone up, but construction costs have actually decreased.

Public member Emslie said it would've been better if the DOT had given updates to the RAC instead of pursuing the project. He also noted that the bulb-outs place bicyclists in more danger. He stated that if the RAC approves this payment, it sets a precedent for other contractors to request more money after a project is completed.

Public member Roberts stated that the Renaissance area boundaries were questionable. She claimed that the Agency's priorities were wrong and that instead of focusing on 8th Avenue, improvements should've been done on 6th and 7th Avenues, where racing presently occurs. Roberts described the bulb-outs as a danger instead of protection.

RAC member Johnson motioned to approve the payment of additional costs by the SHRA. RAC member Mercado seconded. The motion was approved.

VI. Informational Items

A. Oak Park Redevelopment Area Project Updates – Sarah Hansen, SHRA

1. Erika Bumgardner, redevelopment planner for Oak Park, gave birth to a beautiful baby girl, Grace Leah, on April 27, 2007. She will be out on maternity leave until October. In the meantime, Michelle Umadhay will be helping out in Oak Park in her place.
2. The City Neighborhood Services is currently leading the search of projects that will help improve the "Quality of Life" in Oak Park. The RAC has allocated \$400,000 towards eligible projects such as infrastructure improvements. Maintenance projects, such as light bulb replacement or landscape maintenance, are not eligible. After a preliminary list of projects has been identified through the Neighborhood Transportation Management Plan and the Weed and Seed, the list will be brought to the OPNA and the RAC for any additional projects and to prioritize the projects. SHRA hopes to have a finalized list of projects approved by the Sacramento Housing and Redevelopment Commission and by City Council by October.
3. Agency staff hopes to present a DDA to the RAC within the next two months for the vacant lots at the Broadway and MLK intersection.
4. Resulting from a project study, the SHRA will fund specific projects along Broadway, from 39th St. to Stockton, including a traffic light at 42nd St. and bike lanes.
5. The Blue Bungalow was moved on May 6th from 9th Avenue and Stockton to 43rd Street.
6. The Day's Market and Washington Market sites have both been cleaned. They are currently part of an RFQ sent out for housing development proposals. Proposals from applicants are expected by mid-May.
7. Agency staff hopes to present a DDA to the RAC at the next meeting for the Donner Field site.
8. A number of 5H homes have been rehabbed and put for sale by the Agency. Fourteen homes are currently being completed and the Agency is finishing up the last five Section 32 homes. Examples of completed homes were presented at the meeting.

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

Public member Hilbert announced that his daughter, Marlet, participated in the F.I.R.S.T. Robotics Competition with a team from Hiram Johnson High School on March 10, 2007. At

the competition, which was held at UC Davis, his daughter's team had won two awards: 1st Place for the Inspiration and Recognition of Science and Technology Award and 2nd place for the Rookie Inspiration Award.

Public member Emslie expressed his concern that AF Evans project would take much longer to complete than the RAC expects.

VIII. Adjournment

The meeting was adjourned at 8:10 PM.