

OAK PARK RAC Meeting Minutes

Wednesday, October 10, 2007 – 6:30PM

**Oak Park Community Center, Meeting Room A
3425 Martin Luther King Jr. Boulevard**

All items listed are heard and acted upon by the Oak Park Redevelopment Advisory Committee unless otherwise noted.

Call to Order – 6:50 pm

Roll Call COMMITTEE MEMBERS:

Edenausegboye Davis, Chair	Mary Lou Lackey, Vice Chair	Terrence Johnson, Secretary
Kim Curry-Evans	Mellissa Meng	James Taylor
Edgar Hilbert	Adolfo Mercado	Rose Thomas
Beth Kivel	Sandy Redmond	

Present: Davis, Hilbert, Lackey, Meng, Redmond, Taylor, Thomas

Absent: Curry-Evans, Kivel, Johnson, Mercado

Discussion / Action Reports

1. **Approval of Minutes for September 12, 2007**

The meeting minutes were unanimously approved with a motion by Ms. Lackey and seconded by Mr. Taylor. Vote: 7-0-0

2. **Oak Park Duplexes Safety and Security Improvements**

Mr. Chhotu returned to the RAC with an itemized list of safety and security improvements for the Oak Park Duplexes, located between 35th and 36th Streets at 5th Avenue. The funding for this project, \$275,000, was approved at the September RAC meeting. Mr. Chhotu also introduced Caroline Battle, the caretaker for the Oak Park Duplexes. She will update the RAC at future meetings regarding the project's progress. RAC members commented that the previous presentation was misleading because they were not informed that improvements would include rehabilitation work including resurfacing the parking lot, repairing dry rot and repainting buildings. As previously presented, improvements were to focus on increased security and safety measurements. Mr. Chhotu explained that they will be redesigning the parking lot to increase visibility. By doing so, the parking lot will need to be resurfaced for the residents' safety. Public member Ron Emslie spoke in support of the project.

3. **Transfer of Vacant Lots to Housing Authority for Development**

Ms. Bumgardner provided background information regarding the previous vacant lot Request for Proposals (RFP). The ten parcels in Oak Park were originally combined with five parcels in Del Paso Heights in an RFP to develop single family residences on

each of the fifteen (15) parcels. Also, because tax exempt funding sources were used to obtain two of the parcels in Oak Park, the bidding requirements were complicated and confusing and the Agency could not receive payment for those two properties. Both developer selection committees decided to re-release the RFP due to a low response. The RFPs will now be separated by their respective redevelopment areas. Ms. Bumgardner proposed that the Redevelopment Agency transfer the Oak Park parcels to the Housing Authority (HA) and have the HA release the RFP. Doing so would not only simplify the RFP but also allow the Agency to receive payment for each of the ten parcels. Profits earned by the Housing Authority through the sale of the parcels will be allocated to the rehabilitation of HA properties within the Oak Park Redevelopment Area. Mr. Chhotu asserted that due to the lack of federal funds from HUD, these proceeds would assist greatly in preserving affordable housing in Oak Park. RAC members had concerns that it would be difficult to track profits earned. Mr. Chhotu affirmed that a tracking structure would be worked out with the finance department. Other concerns included not having a timeframe for development presented. Ms. Bumgardner reassured the RAC that a timeframe for development was essential and included in the RFP packet when mailed to interested developers. The item was approved with a motion by Ms. Lackey and seconded by Mr. Hilbert. Ms. Redmond and Ms. Thomas voted against the motion. Vote: 5-2-0

4. Downtown Oak Park Infill Analysis

At the request of RAC members unable to attend the meeting, the item was presented but the vote was tabled until the November RAC meeting with a motion by Ms. Lackey. Ms. Meng seconded. Mr. Hilbert and Ms. Redmond voted against the motion. Vote: 5-2-0

Ms. Yniguez provided a follow up presentation on the proposed comprehensive planning study for the Downtown Oak Park area, encompassing 34th to 36th Streets and 1st to 5th Avenues. The plan would consist of a comprehensive study of the area, including an economic infill analysis, a circulation study, traffic calming recommendations, and a Master Plan for McClatchy Park. The economic infill analysis specifically would study underutilized parcels in the downtown area and provide site configurations and recommendations on future development in the area. The circulation study would make recommendations on the possibility and location of diagonal parking and on pedestrian and bicycle safety improvements. The McClatchy Park Master Plan would look at improving the Park for current and future use. It is anticipated that the analysis would be completed within a year's timeframe including the master planning effort for McClatchy Park. A representative from the RAC would participate on the consultant selection committee. RAC member Hilbert commented that the analysis would give the RAC focus for future investments. RAC member Redmond expressed concern that the analysis would not accurately reflect the identity of the Oak Park community.

5. Regent West DDA Amendment

Ms. Sasser presented an update on the Regent Place project and brought forward a recommendation to amend the existing Disposition and Development Agreement. The amendment would extend the Schedule of Performances to allow Regent until the end of 2007 to negotiate a long-term lease agreement with the University of California, Davis

to utilize the residential portion of the project for student housing. If negotiations are successful, construction will begin in October 2008. If negotiations are unsuccessful, the Agency will determine how to proceed, which may include beginning the process to take the property back. Ms. Sasser confirmed that the extended timeline was a “hard date” for the project and that if the Agency were to pursue re-acquisition of the property, the item would again be brought before the RAC for a recommendation. Public member Emslie expressed frustration with the amount of time the project was taking. The item was approved with a motion by Ms. Redmond and seconded by Ms. Lackey. Vote: 7-0-0

6. Redevelopment Updates for the Sacramento Oak Park Redevelopment Area

Ms. Umadhay provided updates on multiple redevelopment projects within Oak Park. These updates included:

- 4th Avenue Lofts –Grand Opening Ceremony will be on November 7th from 11am-12pm. Invitations will be mailed.
- Broadway Streetscape – This project was approved by City Council on September 25th; SHRA is currently working with the City on finalizing contracts. Construction will begin June 2008 and is scheduled for completion by October 2008.
- Broadway/MLK Development Site – SHRA received updated cost estimates from AF Evans. New estimates were required after their contractor left Sacramento. SHRA is currently negotiating the costs.
- Oak Park Community Center – At the November RAC meeting, General Services and Parks and Recreation staff will present the preliminary plans for the center, incorporating comments that were previously received from the RAC. They will also present at the Oak Park Neighborhood Association on November 1st.
- MLK Streetscape – There will be a meeting to gain community input on the draft urban design master plan. SHRA is working to secure a date in November or December.

Ms. Umadhay also announced that RAC members will receive an increase in their stipends to \$50 per meeting. This increase is scheduled to take effect next year. Also, RAC members will receive a list of project updates in their meeting packets starting in November in an effort to keep RAC members better and more regularly informed of project progress.

Public Comments – Matters Not on the Agenda

Public member Ware expressed concern that trust was lacking between the RAC and the Agency and that presentations should better address public concerns. Items should be more clearly presented to be understood by everyone. Mr. Ware recommended a retreat for staff and the RAC and gave accolades to public members Emslie and McKeithern for their work in Oak Park.

Committee Comments – Ideas, Questions, and Announcements

No additional RAC comments were made.

Adjournment

The meeting was unanimously adjourned at 8:30pm with a motion by Ms. Redmond and seconded by Ms. Davis. Vote: 7-0-0