

OAK PARK RAC Meeting Minutes

Wednesday, November 14, 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 – 6:30 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: Curry-Evans, Davis, Hilbert, Johnson, Lackey, Kivel, Meng, Redmond, Taylor, Thomas
Absent: Mercado

Discussion / Action Reports

1. Approval of Minutes for October 10, 2007

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

2. Oak Park Duplexes Safety and Security Improvements Project Update

Ms. Bumgardner provided an update to the RAC on the work progress for the Oak Park Duplexes on 5th Avenue. The Housing Authority began dry rot repair and exterior painting in late October with a plan for completion in 60 days. Removing dead trees and pruning interior trees began on November 12th and should be completed by November 23rd, weather permitting. Plans for the remainder of the work including lighting upgrades, asphalt resurfacing, and entry gate systems will be complete and ready for bid in 60 days.

3. Alcohol Sales and Nuisance Abatement Ordinance

Lieutenant Bill Beerman with the Sacramento Police Department provided an update to the RAC on the proposed Alcohol Sales and Nuisance Abatement Ordinance. Beerman described problems associated with the current ordinance including the definition of a restaurant versus a bar. Currently, a business serving just 5 to 10 percent food and the rest being alcohol is considered a "restaurant" by definition. The new ordinance would help redefine these types of establishments in a manner consistent with their actual use. The ordinance would establish a fee to obtain and maintain a liquor license. The

revenue generated by the fee would be used to hire new officers to address problem establishments and educate the public, business owners, and employees of the rights and responsibilities of possessing a liquor license. The fee amount and structure is currently being negotiated.

4. Oak Park Community Center Phase Three Expansion

Suzy Vose, Construction Manager with the City General Services Department and Dave Mitchell with the Department of Parks and Recreation shared design renderings and provided an update on the status of the Oak Park Community Center Phase Two expansion project. Phase Two will consist of an approximate 10,530 square foot multipurpose building. The plans are 99 percent finalized with City Plan Check. Once Plan is completed, the project will go out to bid (estimated to take place in December). Once bid estimates are received, the project will go before City Council contract approval and construction can begin as early as February, weather permitting. Phase Two is anticipated to be completed in December 2008. RAC member Redmond expressed strong concern regarding increasing project costs as a result of projects taking so long to come to fruition. Vose commented that construction costs have increased by 12 percent per year over the last two years which has an impact on the project budget. Vose clarified that the \$40,000 allocated to the Phase Three expansion was to provide design alternatives and a series of preliminary sketches and renderings and hold community meetings to obtain project feedback. Mitchell added that the \$40,000 would get the Phase Three expansion process started immediately and that completed preliminary design plans were more competitive when applying for grant funding. Public member Titherington expressed concern regarding spending additional tax increment funds to incorporate items such as locker rooms and bleachers in a Phase Three expansion project that should have been incorporated into the current Phase Two project.

The incorporation of bleachers in the Phase Two project was discussed. RAC member Thomas expressed concern regarding the lack of bleachers and the inability to enjoy a game or event at the facility if you can't see what's going on. In the existing design, bleachers will not fit. City staff will look for alternatives or creative ways to incorporate bleacher style seating into the current (Phase Two) project. Public member McKeithern commented that there should have been better planning of the current expansion and that bleachers are needed so the community does not have to come and set up for every event themselves. Public member Emslie commented that SHRA is overworked and additional staff should be hired to serve as advocates for the community. RAC member Curry-Evans suggested that City staff go back and come up with a plan to present at the next RAC meeting which the community can comment upon. RAC member Meng commented that bike parking needed to be included in the plan and located in an area visible to everyone.

5. St. HOPE Development Company Community Update

Al Williamson, Project Manager for St. Hope, presented an update and progress report on the current and existing projects underway including 40 Acres, U.S. Bank Building, The Guild Theater, 1885 Oak Park Victorian, the Walton Pediatric building, The Bungalow, Ester Bakery Building and the former Don Ju's. Mr. Williamson fielded questions from both the RAC and the public and introduced Mr. Tom Brachkovich of the

St. Hope Charter School. Williamson noted that St. HOPE has been in negotiations with potential tenants for the Walton and Made Rite development sites for the past six months. RAC member Johnson thanked AI for all of his volunteer work in the community. RAC member Kivel asked if St. HOPE was reaching out to developers and tenants. Williamson responded that they have been making that effort and have held numerous events at the Guild and in the community to bring people to the area. RAC member Thomas asked whether Esther's had been designated historic since demolition permits had been pulled. Williamson responded that, yes, a historic designation had been made.

RAC member Curry-Evans clarified that while 40 Acres art gallery is doing well in terms of the number of people coming to the gallery, it is not hugely profitable. RAC member Davis noted that her comments reflected in the Sacramento Bee were not personal, but it is unfortunate that seven years after the transfer of the WCIC property to St.HOPE, development has still not taken place. Davis encouraged St.HOPE to keep the community up to date on their plans for development and to be transparent with the community. Public member McKeither commented that if St.HOPE was unable to develop their property, they should sell. Public member Emslie commented on the structural condition of St.HOPE's properties and that he did not want to see any additional redevelopment funds allocated to the organization. Public member Titherington noted that she has seen significant positive changes in the area but wants to see more people patronizing the 40 Acres project. Titherington offered to "plan together" as a community with St.HOPE and move forward together. Public member Ware commented that problems remain in Oak Park such as prostitution and that St.HOPE needs to clean up their properties immediately.

6. Downtown Oak Park Infill Analysis

Ms. Yniguez recommended the allocation of \$250,000 for the Historic Oak Park Infill Strategy. The item was approved. Ms. Thomas voted against the motion. Ms. Redmond and Mr. Mercado were absent for the vote. Vote: 7-1-0

7. Oak Park Redevelopment Project Area Budget Report

This item was continued due to time constraints.

8. RAC Member Appointment to the Oak Park Prevention Policy Board

The board focuses on prevention services in Oak Park for youth and adults and meets bi-monthly at 4:30pm on the 2nd Wednesday of the month. No one volunteered nor was appointed as a RAC representative to the Oak Park Prevention Policy Board. Contact: Marilyn McGinnis, Oak Park Neighborhood Multiservice Center, 875-2999.

9. Redevelopment Updates for the Sacramento Oak Park Redevelopment Area

This item was continued due to time constraints. It was noted that the RAC was provided was a table summarizing the status of each of the current redevelopment projects in the community in their agenda packets and copies were available to the public on the back table.

Public Comments – Matters Not on the Agenda

No comments were made.

Committee Comments – Ideas, Questions, and Announcements

MLK Master Plan meeting on Dec 1, 2007 at the Oak Park Community Center.

Adjournment

The meeting was unanimously adjourned at 8:30pm with a motion by Ms. Lackey and seconded by Ms. Thomas. Vote: 9-0-0