

# STOCKTON BLVD. RAC MEETING MINUTES

**Thursday September 13, 2007 – 6PM**

**Stockton Boulevard Partnership Office  
5625 Stockton Boulevard**

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

## Call to Order – 6:20 pm

### **Roll Call**

Present: Abelaye, Bains, Bradley, Cranshaw (late 6:40pm)

Absent: Martin

Guest: Hewitt (Council District 5 Director)

## Discussion / Action Reports

### **1. Approval of Minutes for July 13, 2007**

The meeting minutes were approved with noted corrections on a motion by Mr. Bains and seconded by Ms. Abelaye. Vote: 3-0-2

### **2. Stockton Boulevard Streetscape Improvements Project Phase IV (County portion)**

Ms. Camp provided background information and requested the RAC recommend allocation of \$1,000,000 of Stockton Boulevard Tax Exempt Bond Funds for construction of Phase IV Streetscape Improvements on the east side of Stockton Boulevard from the canal at the City/County boundary to 180 feet south of Patterson Way. This 500 foot stretch is without curb, gutter, sidewalk and striped bicycle lane. Stockton Boulevard has high traffic volumes and is an important commercial, transit, pedestrian and bicycle corridor. The inadequate infrastructure results in unsafe conditions for pedestrians and bicyclists. If the engineering and design plans are complete by March 2008, this Project can be incorporated into the County 2008 construction Bid Package for their Annual Sidewalk Project. If not, the Agency at its option may advertise and award a construction contract. Construction of these improvements will improve public safety, enhance the corridor aesthetically, serve to attract new development on the adjacent vacant property, and would complete streetscape improvements for the Stockton Boulevard Streetscape Improvements Project. RAC Members questioned why the project cost was so high. Staff responded that the Project cost estimate was drawn from cost estimates Agency staff and County engineers at the Department of Transportation developed. The cost of materials has also greatly increased. The recommendation was approved by a unanimous vote on a motion by Mr. Bains and seconded by Ms. Abelaye. Vote: 4-0-1.

### **3. Modification to the Stockton Boulevard Redevelopment Advisory Committee Membership Categories**

Ms. Camp provided background information and recommend approval of modifications to the Stockton Boulevard Redevelopment Advisory Committee (RAC) Categories. Due to low RAC membership and RAC Member attendance at the regular monthly meetings, the RAC has had difficulty reaching a quorum and are often unable to provide valuable

input and recommendations for redevelopment activities. It has been difficult for the Board of Supervisors and the City Council to make appointments for the residential owner occupant and residential tenant seats due to lack of interest. The existing categories require residential owner occupants and residential tenants to reside within the redevelopment area to be eligible for the RAC. At recent RAC meetings, residents from the surrounding neighborhoods not within the Redevelopment Area boundary are very interested in RAC activities and attend on a regular basis. Staff recommends moving two members from the community based organization category to the resident owner occupant and residential tenant categories and modifying the RAC membership categories to include additional residential property owners and tenants which represent neighborhoods that have a portion in the Redevelopment Area. This will allow participation by representatives of the neighborhood associations that may not live within the Stockton Boulevard Redevelopment Project Area boundary. RAC Members asked when the proposed category changes would take place. Staff responded that if and after all approvals are received, the changes would take place early next year. The recommendation was approved by a unanimous vote on a motion by Ms. Abelaye and seconded by Mr. Bains. Vote: 4-0-1.

#### **4. Stockton Boulevard Redevelopment Project Area Bond Issuance**

Ms. Yniguez announced the Stockton Boulevard Redevelopment Area (Redevelopment Area) can issue another bond in 2008 due to stable residential tax revenue. She shared that the RAC will help determine what kind of bond to issue and what projects they want to pursue. Ms. Yniguez stated that, when a redevelopment area issues a bond it selects to bond against either the 80% Tax Increment (non-housing) or the 20% TI (Low/Moderate Housing) or both. Additionally, the bonds issued will be tax exempt or taxable. The types of projects, infrastructure or development, commercial or residential will help determine the specifics of the bond issuance. Ms. Yniguez stated a preliminary discussion of projects for the bond issuance will occur next month. Mr. Bains inquired about the status of the Façade Rebate Program. Ms. Yniguez responded the program was still available but need to check if funds are still available and if there are no or low funds, determine if the RAC would like to advertise the program again. RAC Members shared they did not quite understand the logistics of the original flyer and requested another be developed that is easier to understand.

#### **5. Stockton Boulevard Redevelopment Area Updates**

Ms. Camp distributed a County code enforcement reporting sheet and cards, as well as key City and County contact numbers. She shared the 2007 Rebuilding Dreams workday with Rebuilding Together is on September 29<sup>th</sup> 2007 and then distributed a General Plan 2030 public meeting flyer and a 2007 Disaster Preparedness flyer. Ms. Camp also stated an offer has been submitted to the owners for acquisition of 4200 14<sup>th</sup> Ave (George's Market) and the relocation consultant has been unable to contact the current tenant.

#### **Public Comments - Matters Not on the Agenda**

6. No comments from the public were received.

#### **Committee Comments-Ideas, Questions, and Announcements**

7. Mr. Bradley inquired about a television advertisement a colleague told him about stating SHRA homes were being sold to low income residents for \$160,000 in Elk Grove. Staff responded they would find out if it was true. Mr. Bradley asked why the church at 16<sup>th</sup> Avenue and Stockton Boulevard was fenced off. Ms. Yniguez responded there have

been issues with illegal dumping and the construction process is moving slowly as a result the Agency has not closed escrow and transferred the property. Staff will follow-up and provide a status at the next RAC meeting. Mr. Bradley also asked about the status of vacant properties in the Redevelopment Area, specifically an Agency owned lot on 14<sup>th</sup> Street. The Agency previously requested proposals for the property on 14<sup>th</sup> Street; what has happened? Staff responded they will find the status. RAC Members shared their belief that the RAC meeting stipends should be increased. Ms. Yniguez responded the Agency supports the increase and has begun the approval process.

### **Adjournment**

The meeting was adjourned at 7:30 p.m. after unanimous approval on a motion by Mr. Bains and seconded by Mr. Cranshaw. Vote: 4-0-1