



RRROC

1440 Guerneville Road • Santa Rosa, California 95403-4107
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Non-Property Owning

Resident

John De Salvio
Catherine Young
Sheila Peterson

Residential Property

Owner

Dan Fein
Tom Lynch
John Uniack

Business Operator and/or

Business Property Owner

Lynn Crescione
Ken Wikle
George Zastrow

MINUTES FOR THE REGULAR MEETING

7 P.M., Thursday, February 15, 2007
Koret Club, 20488 Highway 116, Monte Rio, CA

1. Call to Order

Chairperson Dan Fein called the meeting of the Russian River Redevelopment Oversight Committee (RRROC) to order at 7:00 p.m.

2. Roll Call

Present were Lynn Crescione, John De Salvio, Dan Fein, Tom Lynch, Sheila Peterson, John Uniack, Ken Wikle, Catherine Young, and George Zastrow. Also present were Executive Director Kathleen Kane, Redevelopment Manager Boris Sztorch, Redevelopment Associate Vicki Sacksteder, and approximately twenty (20) members of the public during the course of the meeting.

3. RRROC Member Business – Election of Officers

Dan Fein opened the floor to nominations for the position of Committee Chairperson. John De Salvio nominated Dan Fein as RRROC Chairperson for 2007; George Zastrow seconded the nomination. Dan opened the floor to nominations for the position of Committee Vice-Chairperson. Tom Lynch nominated Ken Wikle; George Zastrow seconded the nomination.

Public Comment

Lloyd Guccione

The motion to elect Dan Fein as Chairperson carried 8-1-0 (Uniack dissenting). Ken Wikle was elected Vice-Chairperson by a unanimous vote.

4. Minutes

Lynn Crescione made a motion to approve the January RRROC Minutes as corrected; George Zastrow seconded the motion; the minutes, with corrections, were unanimously approved.

5. Public Comment on Non-Agenda Matters

Lloyd Guccione
Rich Carmichael
Deborah Waller
Larry Lane
Zelda Michaels

6. Information Sharing

None reported.

7. Correspondence

Boris Sztorch reviewed the correspondence included in the RRROC members' packets and correspondence that arrived at the Community Development Commission (CDC) after the packets were mailed as follows: a letter from Boris Sztorch to the RRROC providing the names of proponents involved in the Niche Marketing project; an email from Jim Fox in support of the funding proposal from the Riverkeeper Park project, and a letter from Johanna Lynch, Russian River Times, in support of the funding proposal from the Riverkeeper Park project.

8. Monthly Reports

Boris Sztorch reviewed the current redevelopment projects and the financial reports included in the RRROC members' packets.

Public comment

Zelda Michaels
Lloyd Guccione

9. Subcommittee Reports

A. Design Guidelines Steering Committee

Chairperson John De Salvio reported that the Design Guidelines Steering Committee would be meeting on February 20, 2007 at the Senior Center.

B. Housing Subcommittee

Ken Wikle reported that Burbank Housing and Habitat for Humanity representatives attended their last meeting and that both organizations were interested in providing affordable housing in the lower Russian River community. The Subcommittee also recommended approval of technical corrections to the Housing Rehabilitation Program Design, which will be forwarded to the RRROC for action at their March meeting.

C. Election Subcommittee

Chairperson John Uniack reported that the Subcommittee's next meeting would be February 1, 2007 at 2:30 p.m. in the Forum Room at the Guerneville Regional Library. The Subcommittee plans to have materials related to the 2007 RRROC Election ready for the Committee's discussion and action at their March meeting.

D. Strategic Planning Subcommittee

Dan Fein reported that the Strategic Planning Subcommittee reviewed the Strategic Plan Framework and that they were planning public meetings and drop-in sessions for March 22, 2007.

E. Restrooms Subcommittee

Chairperson John De Salvio reported that the Restrooms Subcommittee was waiting for a response from the County regarding Caltrans' transfer of property at the foot of the Guerneville pedestrian bridge and the Park and Ride property. Lenny Weinstein reported that Safeway had denied the Subcommittee's request for permission to construct a restroom in their parking lot.

F. Infrastructure Subcommittee

John Uniack reported that the Subcommittee was working on the Infrastructure Subcommittee's relationship to the RRROC, specifically with regard to pending projects. They hoped to have a procedure to present at the April 2007 RRROC meeting.

G. Communications Ad-Hoc Subcommittee

Dan Fein reported that he met with Boris Sztorch and Kathleen Kane regarding the RRROC Website to discuss potential improvements to the Website and community needs. He added that there would be more to report on this during the Website item on the agenda.

Public comment

None

10. Old Business

A. Monte Rio Community Center Renovation

There was continued discussion regarding the Monte Rio Recreation and Park District's (MRR&PD) request for an additional \$546,114 to renovate the Monte Rio Community Center (Koret Club). Representatives from the MRR&PD included Stephanie Felch, Suzi Schaffert, Gretchen Mino, Rick (Contractor), Roberta Pollard, and Brian Grant.

Public comment

Lenny Weinstein
Rich Carmichael
Elizabeth Parker
Lloyd Guccione
Lee, Torr, IV

George Zastrow made a motion to recommend funding an additional \$546,114 to renovate the Monte Rio Community Center (Koret Club); Catherine Young seconded the motion and the motion was carried by a unanimous vote.

B. Guerneville River Park

There was continued discussion regarding Sonoma County Regional Park's request for an additional \$110,000 to construct an outdoor stage, concrete path, a group picnic site, and family picnic sites at their newly established Guerneville River Park in Guerneville. Mark Cleveland responded to questions that were raised at last month's meeting.

Public comment

Lloyd Guccione
Elizabeth Parker
Don McEnhill
Rich Carmichael

Tom Lynch made a motion to form an ad hoc committee; move the RRROC's funding decision to March; and comprise the committee. The following RRROC members volunteered and were approved by the RRROC to serve on the Ad Hoc Subcommittee: John De Salvio, John Uniack, Catherine Young, and Tom Lynch.

11. New Business

A. Preliminary RRROC Annual Budget

Kathleen Kane introduced the item and there was a discussion regarding the Russian River Redevelopment Area Project Budget narrative to be included in the FY07/08 Sonoma County budget.

Public comment

Lloyd Guccione

Ken Wikle made a motion approving the budget narrative for inclusion in the FY2007/08 Sonoma County budget; Lynn Crescione seconded the motion; and the motion carried 8-1-0 (Uniack dissented).

B. Russian Riverkeeper Update and Funding Request

Ken Wikle recused himself from the discussion due to financial conflict of interest and sat in the audience. Don McEnhill presented an update on Phase I project and there was a discussion regarding the Riverkeeper's request for \$87,665 to complete Phase II improvements at Riverkeeper Stewardship Park. The RRROC requested that the following items be provided before the March RRROC meeting: a profit and loss balance sheet, chart of accounts and financial statement of the organization and the rate of pay, job description, list of job duties, and required hours for the job/s outlined in the proposal of the organization.

Public Comment

Lloyd Guccione

C. Woodstove Replacement Program

Kathleen Kane introduced the item and provided a review of the materials in the packet. There was a discussion regarding continuation of a modified Woodstove Replacement Program utilizing Housing set-aside funds and the related income and affordability restrictions.

Public Comment

Zelda Michaels

John Uniack made a motion to continue the supplemental Woodstove Change-Out Program in the Russian River Redevelopment Project Area using Low/Moderate-Income Housing Fund revenues in an amount not to exceed \$14,660; Lynn Crescione seconded the motion; and the motion carried by unanimous vote.

D. Role of the Infrastructure Subcommittee

This item was carried over to the next meeting.

E. Youth Outreach Subcommittee

This item was carried over to the next meeting.

F. Website Enhancement

This item was carried over to the next meeting.

12. Public Comment - Continued

Lloyd Guccione

13. Agenda for Next Meeting:

The following items were recommended for inclusion in next month's agenda: Call to Order; Roll Call; Approval of Minutes; Public Comment; Information Sharing; Correspondence; Monthly Reports; Subcommittee Reports: Design Guidelines Subcommittee; Housing Subcommittee; Election Subcommittee; Strategic Planning Subcommittee; Restrooms Subcommittee; Infrastructure Subcommittee; Communications Ad-Hoc Subcommittee; Old Business; Guerneville River Park; and Russian Riverkeeper. New Business: Role of the Infrastructure Subcommittee; Youth Outreach Subcommittee Formation; RRROC Website; Housing Rehabilitation Program Design Revisions; 2007 RRROC Election; Procedures for Distributing Subcommittee Agendas and Minutes. Public Comment-continued; Agenda for Next Meeting; and Adjournment.

13. Adjournment

The meeting adjourned at 11:03 p.m.

Next meeting: March 15, 2007, 7 P.M. Guerneville Veterans' Hall, First and Church Streets

NOTE: A RECORDING OF THE MEETING IS AVAILABLE ON CD AT THE GUERNEVILLE LIBRARY FOR LISTENING PURPOSES ON SITE. OR, YOU MAY PURCHASE A COPY OF THE RECORDING FROM REDEVELOPMENT AGENCY FOR \$5.00 BY CALLING 595-7523.