



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, July 19, 2007

Guerneville Veterans' Hall, First and Church Streets

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, Catherine Young, Ken Wikle, and George Zastrow. Also present were Community Development Commission Executive Director Kathleen Kane, Redevelopment Manager Boris Sztorch, Redevelopment Associate Vicki Sacksteder, Community Development Manager Mark Krug, and approximately seventeen (17) members of the public during the course of the meeting.

3. Minutes

There were three corrections to the Regular Meeting Minutes from June 21, 2007: Catherine Young's designation on the Communications and Outreach Ad-Hoc Subcommittee to *Acting* Chairperson, John Uniack stated that Separate Legal Representation for the RRROC was requested as an Agenda Item and Lloyd Guccione stated that there was a public request Agenda Item request. Lynn Crescione made a motion to approve the June 21st regular meeting minutes as corrected; George Zastrow seconded the motion; the motion carried 9-0-0¹.

George Zastrow made a motion to approve the Special Meeting Minutes from May 23rd; Catherine Young seconded the motion; the motion carried 9-0-0².

Public Comment

Lloyd Guccione

4. Public Comment on Non-Agenda Matters ³

Donna Roper
Domenic Farnocchia
Lloyd Guccione⁴
Rich Carmichael

5. Information Sharing

George Zastrow distributed a spreadsheet generated by the Auditor Controller listing the 2006-07 Prop 4 estimates and Prop 13 Tax Increments for Special Districts. George added that some of the listed Districts were affected by Redevelopment's tax increment structure and that the list was received by the Infrastructure Subcommittee⁵.

6. Correspondence

Boris Sztorch reviewed the correspondence included in the RRROC members' packets consisting of an announcement regarding the Russian Riverkeeper's Community Day on Saturday, September 15, 2007, at Riverkeeper Park and a letter dated June 9, 2007, from Dana Zimmerman regarding a request to the RRROC to Waive the Two Meeting Rule.

Public Comment

Lloyd Guccione

7. Monthly Reports

Boris Sztorch reviewed current redevelopment projects and the financial reports included in the RRROC members' packets; there was a discussion regarding various projects including the Strategic Plan, the Russian River Recreation and Parks tennis court project, the Abandoned Vehicle Program, and the Design Guidelines.

Public Comment

Lloyd Guccione

8. Subcommittee Reports

A. Design Guidelines Steering Committee

John De Salvo reported that the Design Guidelines Steering Committee would meet to review the revised Design Guidelines after the staff at Permit and Resource Management (PRMD) complete their review and revisions.

B. Housing Subcommittee

Tom Lynch reported that Burbank Housing Development Corporation and Community Housing Development Corporation of Santa Rosa would be making a presentation regarding an affordable housing project in Guerneville. Tom stated that the subcommittee was exploring other housing options including the potential of an RV park on Armstrong Woods Road.

C. Election Subcommittee

John Uniack reported that the process for the next Russian River Redevelopment Oversight Committee election, to be held on December 11, 2008, to fill five committee positions, was underway. He also announced that election information was available on the table in the back of the auditorium and would soon be online at http://www.sonoma-county.org/cdc/rrroc_election.htm.⁶

D. Strategic Planning Subcommittee

Dan Fein announced that the subcommittee reviewed the 4th draft of the Strategic Plan at their meeting earlier that evening and that the revised draft would be distributed at the August RRROC meeting.

E. Restrooms Subcommittee

John De Salvo stated that the subcommittee did not meet in July.

E. Restrooms Subcommittee -continued

Public Comment

Lenny Weinstein

F. Infrastructure Subcommittee

George Zastrow reported that the subcommittee met on July 11th and continued their work on the downtown Guerneville street tree issue and voted unanimously to recommend the Sweetwater Springs Water District’s proposal to complete infrastructure replacement and improvement projects.

G. Communications and Outreach Subcommittee

Catherine Young reported that the subcommittee met on July 10th to discuss opening membership on the subcommittee to public members and the subcommittee’s main focus would concentrate on building a self-reliant community.

Public Comment

Rich Carmichael

H. Guerneville River Park Ad-Hoc Subcommittee

Tom Lynch reported that the subcommittee met with Praxis on July 10th to review conceptual plans and that they were working on a design to present to RRROC. There was a general discussion regarding on-going maintenance issues and the possibility of creating an assessment district to provide maintenance at public facilities.

Public Comment

Lloyd Guccione

9. Old Business

A. Communications & Outreach Subcommittee

Catherine Young reported that at their recent meeting the subcommittee agreed to recommend opening membership to the public. John Uniack made a motion to increase membership of the subcommittee to a total of nine (9) people, comprised of both RRROC and public members. Ken Wikle seconded the motion; the motion carried 9-0-0. Responding to a question from Ms. Kane, it was clarified that the membership would be comprised of any combination of RRROC and public members (i.e.: one (1) to four (4) RRROC members and five (5) to eight (8) public members) for a total not to exceed nine (9) members. The application period for public members will remain open until all public positions are filled.

Public Comment

Elisabeth Parker
Rich Carmichael
Quynh Nhu Le.
Lloyd Guccione

10-Minute Break

B. Guerneville Mill and Fifth Affordable Rental Housing Development

Dan Fein noted that the Guerneville Mill and Fifth Affordable Rental Housing Development proposal was the largest funding proposal to come forward to the RRROC. Mark Krug introduced the item and provided an overview of the proposal. John Uniack presented and discussed slides of existing Burbank Housing projects in other locations. John Lowry, Burbank Housing Executive Director, Margo Merck, Community Housing Development Corporation of Santa Rosa President, and Pascal Sisch, Burbank Housing Director of Acquisitions and Forward Planning, responded to questions and comments during the general discussion about the proposal.

Public comment

Lenny Weinstein
Nancy Lisk
Elisabeth Parker
Lloyd Guccione
Zelda Michaels

Brian Grant
Lee Torr, IV
Julie Zak
Quynh Nhu Le
Jan De Wald

Catherine Young made a motion to recommend funding a \$890,000 loan to Burbank Housing Development Corporation and the Community Development Corporation of Santa Rosa for acquisition and predevelopment costs for an affordable multifamily rental housing development in Guerneville, at Fifth and Mill, with the conditions that the redevelopment loan record in a position senior to the County Fund for Housing loan, that public be given the opportunity to review the design before it moves forward to PRMD's Design Review Committee, and that the RRROC be notified about when the public review meeting(s) would be held; Lynn Crescione seconded the motion; and the motion carried 8-0-1, John Uniack dissented.

10. New Business

A. Guerneville River Park Subcommittee Formation

Tom Lynch reported that at their meeting the subcommittee agreed to open membership to the public. John Uniack made a motion to rename the subcommittee the River Park and Recreation Subcommittee and to open the membership to a total of nine (9) members, including both RRROC and public members., Tom Lynch seconded the motion; the motion carried 9-0-0. It was announced that applications for Subcommittee membership would be available online at <http://www.sonoma-county.org/cdc/pdf/rrroc/rrrocsubcommitteapp.pdf> and application period for public members will remain open until the positions are filled.

Public comment

Lloyd Guccione

B. Sweetwater Springs Water District Redevelopment Funding Request

Boris Sztorch introduced the item; provided a brief history of the proposal; and introduced Chuck Howell, General Manager of the Sweetwater Springs Water District (SSWD). As the first part of the two meeting funding request process, Chuck and Julie Kenny, SSWD Secretary to the Board, presented SSWD's request of up to \$408,500 (Fiscal Year 2007-2008) and up to \$575,000 (Fiscal Year 2008-2009) in redevelopment funds to complete infrastructure replacement and improvement projects.

11. Public Comment - Continued

Lloyd Guccione

12. Agenda for Next Meeting:

The following items were recommended for inclusion in next month's agenda: Call to Order; Roll Call; Approval of Minutes for the July 19, 2007 Regular RRROC meeting; Public Comment; Information Sharing; Correspondence; Monthly Reports; Subcommittee Reports: Design Guidelines Subcommittee; Housing Subcommittee; Election Subcommittee; Strategic Planning Subcommittee; Restrooms Subcommittee; Infrastructure Subcommittee; Communications and Outreach Subcommittee; and River Park and Recreation Subcommittee; Old Business: Sweetwater Springs Water District Redevelopment Funding Request; New Business: EcoRing Status Report; Friends of River Child Care Services Funding Request; Russian River Recreation & Park District Funding Request; Discussion of Legal Representation for the RRROC; Discussion of PRMD Agreement; Discussion of RRROC Policies and Procedures re: Agenda process; RRROC Subcommittee's Policies and Procedures; and the Russian River Redevelopment Corridor Design Guidelines; Public Comment-continued; Agenda for Next Meeting; and Adjournment.

13. Adjournment

The meeting adjourned at 11:42 p.m.

Next meeting: August 16, 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.

Attachments:

¹ *Approved RRROC Regular Meeting Minutes from June 21, 2007*

² *Approved RRROC Special Meeting Minutes from May 23, 2007*

³ *RRROC Regular Meeting Public Comment Sign-In Sheet*

⁴ *Written Public Comment from Lloyd Guccione dated July 18, 2007, to Ms. Kathleen Kane, the RRROC, RRROC subcommittees, and the community distributed at the July 19, RRROC meeting.*

⁵ *Auditor Controller's list of Districts distributed by George Zastrow*

⁶ *Election Handout including Candidate Application announced by John Uniack*