



## RRROC

1440 Guerneville Road • Santa Rosa, California 95403-4107  
(707) 565-7500 • RRROC@sonoma-county.org

**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

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### MINUTES FOR THE REGULAR MEETING

7 P.M., Monday, September 20, 2007  
Guerneville Veterans' Hall, First and Church, Guerneville, CA

#### 1. Call to Order

Chairperson Dan Fein called the meeting of the Russian River Redevelopment Oversight Committee (RRROC) to order at 7:02 p.m.

#### 2. Roll Call

Present were Lynn Crescione, John De Salvio, Dan Fein, Sheila Peterson, John Uniack, Catherine Young (7:16), Ken Wikle, and George Zastrow; Member absent, Tom Lynch. Also present were Community Development Commission Executive Director Kathleen Kane, Redevelopment Manager Boris Sztorch, Redevelopment Associate Vicki Sacksteder, Community Development Manager Mark Krug, Office Assistant Michael Brown, and approximately nine (9) members of the public during the course of the meeting.

#### 3. Minutes

John De Salvio made a motion to approve the August 16<sup>th</sup> regular meeting minutes; Lynn Crescione seconded the motion; the motion carried 7-0-2<sup>1</sup>; absent members: Tom Lynch and Catherine Young.

#### 4. Public Comment on Non-Agenda Matters <sup>2</sup>

Lloyd Guccione  
Zelda Michaels  
Lee Torr, IV  
Larry Lane

#### 5. Information Sharing

John Uniack referred to two recent newspaper articles; Ken Wikle clarified the source mentioned in the articles; and Cate Young announced that the next Russian River Chamber Mixer would be on October 3<sup>rd</sup> at the West Sonoma Inn and include a presentation by EcoRing.

## **6. Correspondence**

Boris Sztorch reviewed the correspondence included in the RRROC members' packets and there was a discussion regarding Public Records Act requests.

### Public Comment

Lloyd Guccione

## **7. Monthly Reports**

Boris Sztorch reviewed current redevelopment projects and the financial report included in the RRROC members' packets; there was a discussion regarding the format of the financial report; and John Uniack requested that the Guerne property be put on the October RRROC Agenda.

### Public Comment

Zelda Michaels

Lloyd Guccione

## **8. Subcommittee Reports**

### **A. Design Guidelines Steering Committee**

John De Salvio reported that the Design Guidelines Steering Committee is in the process of reviewing Permit and Resource Management Department (PRMD) staff's comments regarding the Draft Design Guidelines and announced that they would be meeting on at 7:00 a.m., October 2, 2007 at the Senior Center.

### **B. Housing Subcommittee**

Ken Wikle reported that the Housing Subcommittee discussed the Burbank Housing project at Guerneville Fifth and Mill and had a presentation from the Sonoma County Land Trust regarding affordable housing.

### **C. Election Subcommittee**

John Uniack reported that the Election Subcommittee met, reviewed the RRROC Newsletter inserts, and determined the random selection of the order in which the candidates' names will be listed on the ballots. John announced the nine candidates running for the five open positions; four of the candidates are incumbents. The three candidates running for the one Residential Owner-Occupant/Residential Property Owner seat are: Lloyd Guccione, Dan Fein (incumbent), and Adrian Hardesty. The two candidates running for the two Residential Tenant seats are: Sheila Peterson (incumbent) and Catherine Young (incumbent). Four candidates, Gary Getchell, Lynn Crescione (incumbent), George Zastrow (incumbent), and G. Richard Bellamy, are running for the two Business Owners/Business Property Owners seats. John also announced that the subcommittee has tentatively scheduled their next meeting for some time after the first of the year.

### **D. Strategic Planning Subcommittee**

Dan Fein announced that the next meeting of the Strategic Planning Subcommittee would be October 3, 2007 to discuss the Redevelopment Five-Year Implementation Plan.

### **E. Restrooms Subcommittee**

John De Salvio reported on the status of the Caltrans property request and Boris reported on his interaction with Caltrans.

## **G. Communication and Outreach Subcommittee**



Cate Young stated that the subcommittee looks forward to working with representatives from the schools and anticipates having representative membership by the November RRROC meeting. There was a discussion regarding the membership of the subcommittee.

## **F. Infrastructure Subcommittee**

George Zastrow reported that the Subcommittee met and continued their work on the Downtown Guerneville Sidewalk/Tree issue. Dan Fein reported that a meeting was held to discuss the relationship of the RRROC with other agencies providing services in the lower Russian River and the Infrastructure Subcommittee plans to coordinate and implement a forum to invite these agencies to meet and discuss current and future projects.

### Public Comment

Lee Torr, IV  
Lloyd Guccione

## **H. River Park and Recreation Subcommittee**

Boris announced that there had been preliminary meetings with Stephanie Felch regarding the stage design and that subcommittee applications were available online at <http://www.sonoma-county.org/cdc/pdf/rrroc/rrrocs Subcommitteeapp.pdf>.

## **9. Old Business**

### **A. Guerneville Fifth and Mill Affordable Rental Housing**

John Uniack made a motion to table this item until the Board of Supervisors' packet material was made available to the RRROC members; the motion died for lack of a second. Mark Krug, Community Development Manager, reviewed the Board of Supervisors' request regarding the lien position of the RDA loan. Mark reported that the Housing Subcommittee considered this issue at their last meeting and has made a recommendation that the RRROC accept the Board of Supervisors' request that the County Fund for Housing Loan be secured by a first Deed of Trust, and the Redevelopment Loan be secured by the second Deed of Trust, with the condition that in the event that there is any financial loss, the two loans will absorb said loss proportionately to the size of the two individual loans. Ken Wikle made a motion that be it resolved that the RRROC accepts the Board of Supervisors' request that the County Fund for Housing loan be secured by the first Deed of Trust and the Redevelopment Loan be secured by the second Deed of Trust, with the condition that in the event of any financial loss, the two loans will absorb such loss proportional to the size of the two individual loans; Lynn Crescione seconded the motion; and the motion carried 6-1-2. John Uniack dissented; Tom Lynch was absent; Dan Fein abstained.

### Public Comment

Lee Torr, IV<sup>3</sup>  
Lloyd Guccione

### **B. Article 6.1. of Policy and Procedures Manual Revision**

There was a suggestion to table the discussion on this item to a future meeting. This was the second meeting where this item was discussed and George Zastrow made a motion to change the meeting the Policy and Procedure Manual, Article 6.1. to start the meeting time at 6:00 p.m.; Lynn Crescione seconded the motion, then amended the motion to state that the meeting would start at 6:00 p.m. with "housekeeping" items be the first items of business, and public project Agenda Items start at 7:00 p.m. George Zastrow withdrew the motion. The item was tabled on a motion by John Uniack, second by John De Salvio, and 8/0/1 vote (Tom Lynch absent).

## 10. New Business

### A. Friends of River Child Care Services Funding Request

Brian Plaucher, President of the Friends of River Child Care Services, and Donna Roper, Executive Director of River Child Care Services, introduced the item.

Ken Wikle made a motion to approve a waiver of the RRROC's two meeting rule; George Zastrow seconded the motion. The motion carried 7-1-1. John Uniack dissented; Tom Lynch was absent.

John Uniack made a motion to approve an increase in the previously approved redevelopment loan amount from \$190,108 up to \$352,654, defer payments on the redevelopment loan for 30 years, and to forgive the loan after 30 years of maintaining the facility as a community facility that serves low and moderate-income children and families; Cate Young seconded the motion; John Uniack amended the motion to include the recommended terms outlined in the staff recommendation. The motion carried 8-0-1. Tom Lynch was absent.

#### Public comment

Lloyd Guccione  
Zelda Michaels

Lynn Crescione made a motion to increase the previously approved redevelopment grant amount by \$20,845 up to \$34,320; George Zastrow seconded the motion; and the motion carried 8-0-1. Tom Lynch was absent.

#### Public comment

Zelda Michaels  
Lloyd Guccione

### B. Approval of Public Members for Communication and Outreach Subcommittee

This item was tabled.

### C. Approval of Public Members for River Park and Recreation Subcommittee

Action

This item was tabled.

## 11. Public Comment - Continued

None

## 12. Agenda for September Meetings:

*The following items were recommended for inclusion in the **October 18, 2007** agenda: Call to Order; Roll Call; Approval of Minutes for the September 17, 2007 Special RRROC Meeting and the September 20, 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: Policy Revision to change starting time of meetings; Ratification of Policy Revision regarding Subcommittee Agendas and Minutes;; New Business: Guerne Property Report; Public Comment-continued; Agenda for Next Meeting; and Adjournment.*

## 13. Adjournment

The meeting adjourned at 9:59 p.m.

**Next meetings:** Regular Meeting, October 18, 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 565-7523.**

**Attachments:**

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- <sup>1</sup> *Approved RRROC Regular Meeting Minutes from August 16, 2007*
  - <sup>2</sup> *RRROC Regular Meeting Public Comment Sign-In Sheet*
  - <sup>3</sup> *"Are you paying too much?" Written and distributed by Lee Torr, IV, during Public Comment for Item 9.A.*