



RRROC

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Members of the RRROC:

Residential Tenants: Catherine Young, Vacant, and Vacant.

Residential Property Owner-Occupants and Residential Property Owners: Dan Fein, Tom Lynch, and John Uniack

Business Owners/Business Property Owners: Lynn Crescione, Gary Getchell, and Ken Wikle

MINUTES FOR REGULAR RRROC MEETING

Thursday, July 17, 2008 6 PM

Guerneville Vet's Hall, First and Church Streets, Guerneville, CA

1. Call to Order of the Regular RRROC Meeting

Chairperson Ken Wikle called the meeting of the Russian River Redevelopment Oversight Committee (RRROC) to order at 6:05 PM.

2. Roll Call

Roll call: present were Lynn Crescione, Gary Getchell, Tom Lynch, John Uniack, Ken Wikle, and Catherine Young. Dan Fein was absent. Also present were Community Development Commission Executive Director Kathleen Kane, Redevelopment Manager Boris Sztorch, Office Assistant Michael Brown, Captioner Devon Bell, and approximately fourteen (14) members of the public during the course of the meeting.

3. Minutes

John Uniack requested a correction to the minutes of June 19, 2008 to state that he had asked for information regarding expenses related to the Public Records Act requests and legal actions filed by Lloyd Guccione. RRROC members advised staff that they had not yet received this requested information, which staff sent via email on 6/30/08. RRROC members requested that the email be re-sent and that the information also be included in the August RRROC meeting packet. Tom Lynch made a motion to approve the June 19, 2008 Meeting Minutes, as corrected; seconded by Catherine Young and the motion passed 6-0-1 with Dan Fein absent. John Uniack made a request that minutes of future meetings include any requests for information made by RRROC members.

Public Comment

Lloyd Guccione

4. Public Comment on Non-Agenda Matters¹

Lloyd Guccione

Dan Warren

Rue Furch

Lee Torr IV

Larry Lane

5. Information Sharing

John Uniack announced that a toxic collection/disposal event will be held in Guerneville, on Tuesday, July 29, 2008, from 4 PM to 8 PM, with appointments required. Call 1-877-747-1870 to schedule an appointment. Uniack noted that a Veterans' group was recently formed called the Sonoma County Vet Connect. The group will meet at the Guerneville Vet's Hall on August 14, 2008, from 12 Noon to 4 PM. Uniack also noted that several service providers would be at the meeting and encouraged all veterans to attend.

6. Correspondence

Chairperson Wikle noted that no correspondence other than what was included in the RRROC meeting packet or as supplemental correspondence had been received; there was no public comment.

7. Monthly Reports

Boris Sztorch reviewed current Redevelopment Projects and the Financial Report included in the RRROC meeting packets. There was discussion regarding the possibility of the State of California implementing a "take-back" of redevelopment funds in an effort to balance the State budget, such as ERAF (educational revenue augmentation funds) in FY 2003-04 through FY 2005-06. Tom Lynch requested updates on the status of this issue in future monthly reports. There was discussion regarding the Caltrans excess parcel located at the base of the Guerneville Pedestrian Bridge and its present disposition and whether Caltrans had agreed to transfer the property to the County. There was also discussion regarding the Redevelopment Budget. John Uniack requested information regarding the personnel and rent costs being charged to the three County redevelopment project areas.

Public Comment

Lenny Weinstein

Larry Lane

Lloyd Guccione

8. Subcommittee Reports

A. Design Guidelines Steering Committee

Lynn Crescione stated that the Design Guidelines Steering Committee did not meet this past month.

B. Housing Subcommittee

Ken Wikle reported that the Housing Subcommittee met and predominantly worked on the housing rehabilitation issue discussed at the last RRROC Meeting. Tom Lynch indicated he had met with Jane Riley, PRMD's Affordable Housing Planner and reported discussions of Single Room Occupancy Units as a way to increase the supply of affordable housing.

C. Strategic Planning Subcommittee

Lynn Crescione reported that the Strategic Planning Subcommittee had not met since the last meeting.

D. Election Subcommittee

No report.

E. Restroom Subcommittee

No report.

F. Infrastructure Subcommittee

John Uniack reported that the Infrastructure Subcommittee met on July 9, 2008 and stated that the subcommittee confirmed their method of dealing with County organizations. Uniack also reported that the Subcommittee agreed to focus on all hazardous tree issues, not just Sudden Oak Death.

The next meeting of the Infrastructure Subcommittee will be on Wednesday, August 13, 2008 at 6 PM at the Guerneville Senior Center.

G. Communication and Outreach Subcommittee

Cate Young reported that the Communication and Outreach Subcommittee met on July 10, 2008 at the River Park and primarily discussed the proposed outdoor stage. Young went on to report that the Subcommittee has taken up the stage issue in hopes of encouraging more input and conversation from the community. They also discussed the content of the next RRROC Quarterly Newsletter. The next meeting of the Communication and Outreach Subcommittee will be August 14, 2008 at the Guerneville Library at 6:00 PM.

H. River Park and Recreation Subcommittee

Tom Lynch noted that the Subcommittee had not yet met this month.

I. Ad Hoc-Subcommittee Term Policies & Procedures

No report.

-----10 minute break-----

9. Old Business

A. Subcommittee Terms Policies and Procedures

There was discussion regarding the proposed revisions to rules for filling a position on a subcommittee and whether to take the issue back to the Subcommittee for additional work. John Uniack made a motion to refer the document back to the Subcommittee with a second from Lynn Crescione and the motion passed 6-0-1 with Dan Fein absent.

10. New Business

B. Request for Redevelopment Funds for the Housing Rehabilitation Program (order changed)

Mark Krug, Community Development Manager, and Gary Tabbert, Community Development Associate, spoke regarding a request to augment the Housing Rehabilitation Program with Redevelopment funding in the amount of \$250,000. Krug explained the program's purpose is to make below market rate loans available to low-income homeowners for improvements such as the correction of health and safety issues, energy conservation and weatherization, and to address code issues. There was discussion regarding how past RRROC funding for this program was spent and for more specifics regarding how the new funding request would be spent and potential loan terms. John Uniack requested a breakdown showing the dollar amount of previous rehabilitation loans that has been used for construction, permits, inspections, etc. Tom Lynch made a motion to approve funding the Rehabilitation Program for \$250,000 with a second from Lynn Crescione and the motion passed 6-0-1 with Dan Fein absent.

Public Comment

Lloyd Guccione

C. Appointment of One or More Members (Residential Tenant Category)

Boris Sztorch noted that while three applications were received, only two applicants were found to be eligible. RRROC members requested that, in the future, all applications be sent to the RRROC upon receipt at CDC, rather than waiting for staff to determine eligibility. Both eligible applicants, Suzie Baxman and Sarah Ronis, spoke regarding why they applied for appointment to the RRROC and responded to questions from the RRROC. RRROC members thanked both candidates for their applications. After some discussion, it was decided that each candidate should be voted on separately. John Uniack made a motion to appoint Suzie Baxman to the RRROC with a second from Tom Lynch and the motion passed 6-0-1 with Dan Fein absent. Lynn Crescione made a

motion to appoint Sarah Ronis to the RRROC with a second from John Uniack and the motion passed 6-0-1 with Dan Fein absent. Ken Wikle announced that the newly appointed members would be administered the Oath of Office at the August RRROC Meeting and would take their seats at that time.

Public Comment

Lloyd Guccione

Deborah Waller

D. Appointment of Public Member to the Housing Subcommittee

After a discussion, Tom Lynch made a motion to accept William Ruppert's application for the Housing Subcommittee with a second from Lynn Crescione and the motion passed 6-0-1 with Dan Fein absent.

-----10 minute break-----

A. Russian River Redevelopment Corridor Design Guidelines

There was a discussion regarding the Design Guidelines and whether the document was advisory or mandatory and how PRMD staff might interpret it. Catherine Young asked for a breakdown of costs to process the Design Guidelines approval through PRMD, Planning Commission, and Board of Supervisors. After additional discussion, it was decided to carry this item to the next RRROC meeting and to invite representatives from PRMD and the RRM Design (Consultant) to attend.

Public Comment

Lloyd Guccione

Lee Torr IV

E. Appointment of RRROC Members to the Restroom Subcommittee

This item was carried over to the next meeting.

F. Formation of Business and Retention Subcommittee

There was discussion of struggling businesses in the Redevelopment Area and it was noted that several have recently gone out of business. After further discussion and a withdrawn motion, it was decided not to pursue a new standing subcommittee at this time; rather, Ken Wikle and Lynn Crescione volunteered to work with CDC Staff to study ways for Redevelopment to assist the business community.

Public Comment

Lloyd Guccione

Sarah Ronis

Lee Torr IV

11. Public Comment

Lloyd Guccione

12. Agenda for August Meeting:

The following items were recommended for inclusion in the August 21, 2008 Agenda: Call to Order; Swearing in of Newly Appointed RRROC member and Roll Call; Approval of Minutes for July 17, 2008; Public Comment; Information Sharing; Correspondence; Monthly Reports; Subcommittee Reports; Old Business: Request for Redevelopment Funds for the Housing Rehabilitation Program; Russian River Redevelopment Corridor Design Guidelines; Subcommittee Term Policies and Procedures; New

Business: Appointment of RRROC Members to the Restroom Subcommittee; Public Comment; Agenda for Next Meeting, and Adjournment.

13. Adjournment:

The meeting adjourned at 9:35 PM.

Next Meeting:

Regular Meeting, August 21st, 2008, Monte Rio Community Center, 20488 Highway 116, Monte Rio, 6 PM

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 THE REDEVELOPMENT AGENCY FOR \$5.00 BY CALLING (707) 565-7523.
