



RRROC
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MINUTES FOR THE REGULAR MEETING
Thursday, September 17, 2009, 6:00 P.M.
Guerneville Veterans' Building, 1st and Church Streets, Guerneville

1. 1. Call to Order

Chairperson Ken Wikle called the meeting of the Russian River Redevelopment Oversight Committee (RRROC) to order at 6:09 p.m.

2. 2. Roll Call

Present were Lynn Crescione, Dan Fein, Gary Getchell, Tom Lynch, Sarah Ronis, John Uniack, and Ken Wikle. Suzie Baxman and Catherine Young were absent. Also present were Redevelopment Manager Cas Ellena, Community Development Manager Mark Krug, Redevelopment Office Assistant Jennifer Howze, and approximately 13 members of the public during the course of the meeting.

3. 3. Minutes

Lynn Crescione made a motion to approve the August 20, 2009 Meeting Minutes; the motion was seconded by Sarah Ronis and the motion passed 7-0-2 (Baxman and Young absent for vote).

4. 4. Public Comment on Non-Agenda Matters

5. Gail Culverwall

6. 5. Information Sharing

John Uniack stated that he received a letter from County Counsel proposing a solution to the issue Mr. Uniack had previously presented regarding receipt of legal documents mailed to him at the CDC office. Mr. Uniack said he would be accepting their offer and the issue is now resolved.

6. Correspondence

Redevelopment Manager Cas Ellena explained supplemental correspondence received from Lloyd Guccione which was provided to all members of the RRROC, and extra copies were available for public review.

7. 7. Monthly Reports

Redevelopment Manager Cas Ellena reviewed the updates to the Monthly Reports. RRROC members commented. Ms. Ellena explained that the Restroom Task Group had a meeting during which many potential sites were discussed and the concept of approaching the Board of Supervisors regarding the use of TOT funds for maintenance of a public restroom. The Task Group also discussed providing for a

possible re-design of the Guerneville Plaza as part of a public restroom design at the adjacent Caltrans site.

John Uniack stated a correction to the meeting time for the Clean Up Task Group, which was changed to 2:30 p.m. after the Monthly Reports were printed.

Public Comment

None

8. 8. Old Business

A. Sweetwater Springs Water District (SSWD)

Ms. Ellena explained that SSWD revised its application following the August RRROC meeting to include an increase in the request for funds based on the expressed support of RRROC members to cover a larger percentage of the cost. Whereas the original request was for 50% of funding with the other 50% to come from SSWD capital funds and a private loan, the new request is for 75% of funding with the other 25% to come from SSWD capital funds. Ms. Ellena explained this new proposal eliminates the need for a private loan, the payments of which would have been passed through to rate-payers through a rate increase. The total amount of the funding is \$1,994,250 over two years with \$899,250 being dispersed in 2010 and \$1,095,000 dispersed in 2011.

Members of the RRROC briefly discussed the new proposal. Dan Fein mentioned that since the proposal had been changed, it would once again be subject to the two-meeting rule.

Public Comment

Elise Robbins

Suhey Robb-Wilder

Action: Motion to waive the two-meeting rule and bring the item to a vote. Moved by Dan Fein and seconded by Gary Getchell. The motion passed 6-1-2 (Uniack opposed, Baxman and Young absent for vote).

Members of the RRROC needed no further discussion and Chairperson Ken Wikle called for motion.

Action: Motion to approve the Sweetwater Springs Water District request for funds in the amount of \$1,994,250. Moved by Lynn Crescione and seconded by Tom Lynch. The motion passed 7-0-2 (Baxman and Young absent for vote).

9. New Business

A. Rusky Rika Dachas Rental Housing Project

(Note: Tom Lynch recused himself from this item due to a possible conflict of interest and left the room during discussion of the item).

Community Development Manager Mark Krug reviewed the project proposal for funding to rebuild three demolished units on the project site to create two 2-

bedroom units and one 3-bedroom unit, adding to the existing twelve units. Mr. Krug explained that while the current Housing funds available are barely sufficient to cover the project, those funds are the minimum amount that must be used for housing projects and there are more than adequate Non-Housing funds available to cover future housing projects should the RRROC choose to recommend approval of funding.

Mr. Krug described the terms of loan as being for an amount up to \$400,000 not to exceed the actual project costs; if the project ended up costing less than \$400,000, only the actual cost of the project would be disbursed. The loan will have an interest rate of 3% simple interest and interest payments can be, but are not required to be, deferred for up to 30 years.

Mr. Krug answered questions from the RRROC regarding the amount of the loan and explained that they did not have exact costs at this time but they estimate it would not cost more than \$400,000. He also responded to concerns about what would happen if the project went bankrupt, saying that while they are requesting the RRROC recommend approval of the funding without all of the other financing details being certain, CDC would not actually disperse funds to Mr. Judd until the finalized costs were in place, as well as the sources of all funding required to cover those costs.

Mr. Krug also explained the desire to make the 3 low-income units "floating units" so that if a family had their income increase above the allowed level they could stay in the unit by paying market rate and another unit would then become a low-income unit in order to avoid displacing families. He also mentioned there would be rules in place requiring the floating rent-restricted units to have "essentially the same amenities" as non-restricted units to protect against less desirable units becoming the rent-restricted units.

Project Sponsor Dennis Judd answered questions from the RRROC regarding estimated project costs and requested the RRROC move quickly to avoid being delayed by the rainy season.

Public Comment

Tim Lipinski
Elise Robbins
Simon Lowings

RRROC members rejected the idea of waiving the two-meeting rule for the project and tabled the item until the following meeting.

10. Public Comment on Non-Agenda Matters, continued

None

2. 11. Agenda for Next Meeting

The following items were recommended for inclusion in the October 15, 2009 Agenda: Call to Order; Roll Call; Approval of Minutes for September 17, 2009; Public Comment; Information Sharing; Correspondence; Monthly Reports; Old

Business: Rusky Rika Dachas Rental Housing Project; New Business: possibly Russian River Recreation and Parks District item or Fire District item; Public Comment; Agenda for Next Meeting; Adjournment.

3. 12. Adjournment

The meeting adjourned at 8:30 p.m.

Next Meeting: Next regular meeting on Thursday, October 15, 2009 at 6:00 p.m., Monte Rio Community Center, 20488 Highway 116, Monte Rio.

4. 13. RRROC members:

Residential Tenants: Catherine Young, Suzie Baxman, Sarah Ronis.

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.

Notes:

1. 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 Sonoma County Community Redevelopment Agency for \$5.00 by calling (707) 565-7523.