

**The Springs Redevelopment Advisory Committee (RAC)
Minutes for Regular Meeting - Thursday, September 4, 2008**

Valley of the Moon Boys & Girls Club

I. Call to Order

Chairperson Rich Lee called the meeting of The Springs Redevelopment Advisory Committee (RAC) to order at 7:00 p.m.

II. Roll Call

Present: Rich Lee, Steve Cox, Ellen Conlan, Donna Hays, Ryan Lely, and David Whiteley. Kara Olness Reyes arrived at 7:10 p.m. Also present were Community Development Commission Executive Director Kathleen Kane, Redevelopment Manager Boris Sztorch, Acting Redevelopment Associate Judith Miller, and one (1) member of the public during the course of meeting.

III. Minutes

Steve Cox made a motion to approve the August 7, 2008 meeting minutes as amended; Ryan Lely seconded the motion; and the motion carried 6-0-1, with Kara Olness Reyes absent for the vote.

IV. Public Comment - There were no public comments.

V. Correspondence

Boris Sztorch discussed the letters to State legislators from Kathleen Kane and distributed a newspaper article from the Press Democrat dated September 3, 2008 regarding the State budget and its possible effect on the Redevelopment Agency's funds.

VI. Old Business

A. Monthly Reports

Boris Sztorch reviewed current redevelopment projects and the financial reports contained in the RAC monthly packet.

Rich Lee asked that a 30-day notice be sent to all business owners along Highway 12 before construction begins. There was also discussion regarding the Highway 12 improvements to be completed by Pacific, Gas & Electric.

Public Comments

None

B. Mulberry Avenue Improvements

Boris Sztorch reported that Jan Mosgofian and the Mulberry Avenue property owners are circulating a petition requesting signatures to seek the Board of Supervisors approval to form a benefit assessment district on Mulberry Avenue. The petition will seek redevelopment funding of up to fifty percent (50%) of the cost of the project to include street and storm water drainage improvements.

Stephen Cox asked Kathleen Kane what the maximum threshold amount was on contracts before the Board of Supervisors is required to approve. Ms. Kane stated that she is authorized to approve contracts for up to \$25,000 in administrative funds. All contracts for use of project funds must be approved by the Board, regardless of dollar amount involved.

C. Commercial Façade Improvement Program Update

Boris Sztorch reported that a Springs Task Force Coordinating Committee (STFCC) continues to refine the commercial façade improvement program design. Sztorch described the proposed terms and conditions of the loan program and explained that a maintenance covenant would be required on all projects to ensure that completed improvements would be properly maintained. Current proposal is for a five (5) year maintenance period.

Boris Sztorch further explained that CDC could provide technical assistance to program applicants (i.e., free design services, preparation and development of the scope of work, preparation of bid documents, analysis of bids, construction inspections, assistance with permit fees, etc.)

Discussion included whether mobile home parks and live/work units might be eligible to participate in the program and whether RAC members could be eligible to participate in (1) the discussion to recommend the program to the Board of Supervisors if they own land or a business on Highway 12 and, (2) if RAC members would be eligible to participate in the program. CDC agreed to discuss these questions with County Counsel and report back at next month's RAC meeting. The draft program design will be presented to the RAC for a recommendation before submitting the request to the Board of Supervisors.

VII. New Business

A. Additional Improvements to Highway 12

Ellen Conlan began the discussion regarding the need for additional improvements by referencing an article by Michael Freedman, Freedman, Tung & Bottomley, entitled "Restructuring the Strip". The RAC discussed ways a consultant might be of assistance in setting priorities for public and private development projects and improvements. Steve Cox supported the idea of identifying possible future redevelopment projects. David Whiteley thought the discussion was good, but expressed concern regarding the cost of such a project.

VIII. Agenda for Next Meeting

Call to Order; Roll Call; Minutes; Public Comment; Correspondence; Old Business: Monthly Reports; Mulberry Avenue Improvements; Commercial Façade Improvement Program Update; Additional Improvements to Highway 12; New Business - None; Agenda for Next Meeting; Meeting Adjourned; and Next Meeting.

IX. Meeting Adjourned at 9:00 P.M.

X. Next Meeting: October 2, 2008, 7:00 P.M., Boys & Girls Club of Valley of the Moon, 100 Verano Avenue, Sonoma, CA