

THE SPRINGS REDEVELOPMENT ADVISORY COMMITTEE (RAC)
Minutes for Regular Meeting
Thursday, May 7, 2009
Boys and Girls Club of Valley of the Moon

1. Call to Order

Chairperson Stephen Cox called the meeting of the Springs Redevelopment Advisory Committee (RAC) to order at 7:02 p.m.

2. Roll Call

Present: Stephen Cox, Donna Hays, Richard Lee, Ryan Lely, David Whiteley and Ellen Conlan. Kara Olness Reyes arrived at 7:08 p.m. Also present were Community Development Commission Executive Director Kathleen Kane, Redevelopment Manager Cas Ellena, Redevelopment Associate Al Lerma, Interim Redevelopment Associate Judith Miller, and approximately seven (7) members of the public during the course of the meeting. This meeting was recorded by SVTV-27.

3. Minutes

David Whiteley asked for a clarification of the April 2nd minutes regarding location of the proposed Safe Routes to School pedestrian improvement project (the "Project"). Based on RAC members discussion regarding location of the Project, the minutes were amended as follows: "Scott Johnson of New Pueblo made a request of the RAC for a support letter regarding Safe Routes to School (SR2S) Funding Application submitted by the County of Sonoma Regional Parks Department for the construction of new pedestrian facilities within the community of Feters Hot Springs, within the Las Palmas development and adjacent to the Las Palmas residential development."

David Whiteley made a motion to approve the April 2, 2009 minutes (as amended) and the March 5, 2009 minutes. Donna Hays seconded the motion and the minutes from both meetings were approved; the March 5th minutes passed 5-0-2 (Stephen Cox and Ryan Lely abstained from the vote due to absence from the March 5th meeting). The April 2nd minutes passed 7-0-0.

4. Public Comment on Non-Agenda Matters

Dorris Barron

5. Correspondence

There has been no correspondence since the last RAC meeting.

6. Old Business

A. Monthly Reports

Cas Ellena went over the current financials and informed the RAC that the current balances reflect the total projected FY 2008/09 Tax Increment revenues and noted that the approximate \$600,000 in housing set-aside funds and pass-through amounts, that had previously been reflected in the Remaining Non-Housing Available Revenues" total, had been deducted from this section and the housing set-aside funds are now reflected in the "Remaining Housing Available Revenues" totals.

David Whiteley asked if excess dollars in non-housing funds could be used for housing projects. Ms. Ellena advised that the Community Development Commission is authorized to provide its 80% (Non-Housing) funds toward affordable housing projects.

Ms. Ellena then continued with the Project Updates. The RAC asked clarifying questions regarding the following:

Hwy. 12: Ms. Ellena provided the Highway 12 update. Several RAC members had questions regarding parking studies, traffic signals, timing of design in association with the right-of-way acquisitions, and the lack of sidewalks on the west side of Highway 12 between Encinas and Verano, and whether or not this could be included as a change order to the existing phase. Ms. Ellena reported that she would obtain additional information from the Sonoma County Department of Transportation and Public Works (DTPW) regarding these issues.

Graffiti Abatement: Ms. Ellena provided an update on the efforts of the Valley of the Moon Teen Center in removing graffiti. Donna Hays informed the RAC and staff that there is still graffiti on the embankment behind the Valley of the Moon Teen Center and facing Flowery School. Ms. Ellena said staff would follow up. Ms. Ellena also reported that staff was waiting to hear back from the City of Sonoma regarding providing graffiti abatement services in The Springs.

Economic Development Partnership: Ms. Ellena introduced Laurie Decker from Sonoma County Economic Development Partnership. Ms. Decker spoke about the new Economic Development Partnership posters to put in vacant store fronts providing information regarding assistance and programs available for small businesses which could encourage getting the storefront occupied. Ms. Decker also provided information regarding federal stimulus funds that will be available for the summer youth jobs program. There will be a job fair application day and the hope is to get the local youth working on local projects. Ms. Decker also gave the results of a green business survey.

Clemente Inn – Marty Edwards advised the RAC that she is interested in selling the Clemente Inn property to the Redevelopment Agency or trading it for the Old Sheriff's Substation property. Ms. Ellena advised Ms. Edwards that she will contact her to discuss the next steps. Ms. Edwards also stated that she was granted another continuation of the demolition order until the end of May. David Whiteley asked if the Redevelopment Agency could purchase property of this nature. Ms. Ellena responded that the Redevelopment Agency could make such a purchase, but the Redevelopment Agency cannot stop or slow the demolition requirements that have been issued to Ms. Edwards.

Mulberry Avenue Improvements – Cas Ellena advised that she met with the Mulberry Avenue residents and will work with them to hold a public resident meeting, with translators, to determine the number of residents interested in forming an assessment district. CDC Staff will also work with DTPW to see what kind of estimates they may be able to provide. Ms. Ellena also commented that she informed the resident's group regarding the Sonoma County Board of Supervisors *Policy Guidance for Use of Redevelopment Funds* and also regarding the RAC's desire to analyze and evaluate priority projects.

Rich Lee provided a summary of the 2009 Springs Clean up which was held on April 25th.

Ms. Ellena also provided a summary of the new Staff Activities section.

Public Comment on Monthly Reports - None

Donna Hays requested moving the New Business, 2009 Five Year Implementation Plan ahead of the Façade Improvement and Gateway Arch Art reports due to time restraints. The RAC agreed.

7. New Business

A. 2009 Five Year Implementation Plan

Cas Ellena reviewed the elements of the draft Five Year Implementation Plan with the RAC. Ms. Ellena briefly stated that the CDC is required to adopt a Five Year Implementation Plan every five years. The Plan is required to include a summary of what projects the Redevelopment Agency has completed to date, what types of activities the Agency plans to move forward on in the future, how it plans to allocate funds, and how these projects will contribute to the goals and objectives of the Redevelopment Plan. The Implementation Plan lists non-housing projects in three categories, including: Streetscape and Infrastructure Improvements; Open space, Recreation, Community and Other Public Facilities; and Commercial Revitalization and Economic Development. The draft Plan also provides estimated expenditures in each category. The Implementation Plan must also include information about the number of affordable housing units assisted to date, an estimate of tax increment revenues anticipated to be deposited into the low and moderate-income housing fund, and an estimate of how many units are anticipated to be assisted with these funds over the five-year term of the Plan. Ms. Ellena informed the RAC that staff would like to take the draft 2009 Five Year Implementation Plan to the BOS for adoption on 7/21/09.

Rich Lee made a motion to recommend approval of the draft 2009 Five Year Implementation Plan to the BOS. Ellen Conlan seconded the motion and the motion passed 7-0-0.

Public Comment

Bob Holloway
Marty Edwards
Jan Mosgofian

6. Old Business – continued

B. Façade Improvement/Commercial Rehabilitation Program

Rich Lee and David Whiteley recused themselves from this agenda item.

Cas Ellena presented a draft of the Commercial Rehabilitation Loan Program which provides for three levels of assistance including: Façade Improvement 3-Year Forgivable Loan; Façade Improvement 5-Year forgivable Loan; and Commercial Rehabilitation 20-Year Loan. Ms. Ellena went over the 3 levels and terms of the different loans. Several features of the program were discussed

including: interest rates, matching funds, whether or not the loans would be forgivable, project readiness, options to offset prevailing wages which would be triggered by the use of public funds, definition of "adequately maintained", a cure period for inadequately maintained improvements, security for the loans, and other requirements and assets of the Program.

Steve Cox requested that this item be carried over to next month for further discussion and requested that additional ideas be brought back to the next meeting regarding interest rates and incentives to utilize the Program.

Public Comment

Laurie Decker

B. Gateway Arch Program

Due to time constraints, this item was carried over to June 4th meeting; however, Kathleen Kane stated that the proposal to convert the Lighting District to a Lighting and Landscaping District, so that it could use available funds for the maintenance for the Gateway Arch and Verano Ave landscaping maintenance, has been determined by County Counsel to not be feasible. The County Administrator's Office is requesting a recommendation from DTPW and Departments of Regional Parks, and General Services regarding installation of public artwork at the Gateway Arch site. Staff hopes to have this answer by the next RAC meeting.

8. Agenda for Next Meeting

Call to Order; Roll Call; Minutes of May 7; Public Comment; Correspondence; Old Business: Monthly Reports, Commercial Rehabilitation Loan Program, Gateway Arch Public Art; New Business: Possible report from the Additional Improvement Task Group regarding "walking tour" of Hwy. 12; Agenda for Next Meeting; Next Meeting; Adjournment

9. Adjournment

The meeting adjourned at 9:02 p.m.

10. Next Meeting:

June 4, 2009, 7:00 p.m., Boys & Girls Club of Valley of the Moon, 100 Verano Ave., Sonoma

Attachments:

Audience Sign-in Sheet – May 9, 2009 meeting
Public Comment Sign-in Sheet – May 9, 2009 meeting
Google map of the bridge in question