

THE SPRINGS REDEVELOPMENT ADVISORY COMMITTEE (RAC)
Minutes for Regular Meeting
Thursday, August 6, 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, Ryan Lely, David Whiteley, Ellen Conlan, and Richard Lee. Donna Hayes and Kara Olness Reyes were absent (both excused). Also present were Redevelopment Manager Cas Ellena, Redevelopment Associate Al Lerma, Interim Redevelopment Associate Judith Miller, and approximately thirteen (13) members of the public during the course of the meeting. This meeting was recorded by SVTV-27.

3. Minutes

Rich Lee made a motion to approve the July 2, 2009 minutes as amended and Ellen Conlan seconded the motion; the minutes were approved 5-0-2.

4. Public Comment on Non-Agenda Matters

Michael Acker

5. Correspondence

Kevin Howze distributed a letter addressed to the RAC regarding the lane change in front of the mobile home community located on Sonoma Hwy between Encinas Lane and Donald Avenue. Mr. Howze also distributed a map of that area.

6. Monthly Reports

Cas Ellena went over the current financials then continued with the monthly project reports.

Ms Ellena introduced Kevin Howze, Sonoma County Project Engineer for the Highway 12 Improvement Project, to give an update. Mr. Howze reported the construction schedule had slipped at least one month because of the electrical streetlight work, paving should take place the week of August 17, and the striping would begin 14 days after the paving. Project completion is anticipated by the beginning of October. The RAC asked various questions to which Mr. Howze responded. Mr. Howze also mentioned that discussions have begun with Supervisor Brown's office regarding a ribbon cutting and tree planting, possibly to take place the week of September 22nd.

Public Comments on Hwy. 12

Laurie Decker

Marty Edwards

Laurie Decker gave a brief report on the Economic Development Partnership and informed the RAC that the State budget has put the Small Business Development Center 1-on-1 workshops in possible jeopardy.

Public Comments:

None

7. Old Business

A. Sonoma Valley Community Health Center (SVCHC) Proposed New Health Care Facility

Note: David Whiteley recused himself due to personal financial interest and stepped out of the room for the duration of the RAC's discussion and action on this item.

Cas Ellena presented an application request from the Sonoma Valley Community Health Center (SVCHC) for land acquisition costs related to the construction of a new health center in the Springs Redevelopment Project Area. The project as presented in the application is consistent with California Redevelopment Law, the Springs Redevelopment Plan, the Springs Strategic Plan, the Springs Five-Year Implementation Plan, and would be considered an eligible use of funds under the Sonoma County Policy Guidance document. Ms. Ellena also noted that upon initial staff review there appeared to be a financial gap in the proforma, substantiating the need for redevelopment assistance. In addition the SVCHC has also applied for nearly \$6 million in federal stimulus funds.

Ms. Ellena explained that a redevelopment-funded Project would proceed as a two-phase process beginning with the Exclusive Negotiating Rights Agreement (ENRA) Phase, which would allow time to obtain new appraisals, complete CEQA review, NEPA review if necessary, the hiring of a relocation specialist, as well as additional financial analysis. Entering into an ERNA would not obligate the CDC legally to commit these funds but it would allow the CDC to move forward with conducting the necessary due diligence needed to demonstrate a public benefit and a financing gap before the redevelopment funds are committed. At some point during the ENRA phase, the CDC could acquire the properties. Provided the Project is deemed feasible based on due diligence performed during the ENRA Phase, and provided deal terms are negotiated that are acceptable to both the CDC and the SVCHC, the parties could enter into the Disposition and Development Agreement (DDA) Phase. The CDC would not dispose of the properties to the SVCHC until and unless the Project is ready to break ground. The RAC is being asked to recommend setting aside funds up to \$2,500,000 for land acquisition, predevelopment, and relocation costs associated with the project and also to recommend the CDC move the Project forward to the Board of Supervisors for consideration.

Motion made by Ryan Lely to recommend that the CDC set aside \$2.5 million in funds for land acquisition costs of \$2.1 million and \$400,000 in predevelopment costs and to move forward to the Board of Supervisors to seek their authority to enter in an Exclusive Right to Negotiate Agreement leading to a Development and Disposition Agreement with the SVCHC. Motion seconded by Ellen Conlan. Motion passed 4-0-1-2 (Whiteley recused and Hayes and Reyes absent).

B. Additional Improvements Workgroup – Proposed Workshop with MIG regarding Project Prioritization

Al Lerma presented a brief update regarding the activities of the Additional Improvements Task Group including a recent walking tour of the Hwy 12 Corridor, a staff presentation to the RAC at the July 2nd meeting, and a follow-up discussion regarding the selection of a consultant to facilitate a RAC workshop. Mr. Lerma said the Workgroup had met to discuss proposals from consultants MIG Inc. and Freedman Tung and Bottomley, to facilitate a workshop to assist the RAC and staff in prioritizing future funding now that the Hwy 12 project Phase I was nearly complete. Mr. Lerma indicated that the Workgroup supported working with MIG Inc. based on their previous experience and familiarity in completing the Springs Strategic Plan in 2007. RAC members present expressed interest in moving forward with the workshop, however, Chairman Cox noted the absence of two members of the Workgroup (Kara Olness Reyes & Donna Hayes) and suggested that this item be carried over to September's meeting to allow the members to provide comments to the entire RAC before moving forward. RAC members also recommended expanding the list of participants for such a workshop to include other key community stakeholders.

8. New Business

A. Potential Banner Program for The Springs Redevelopment Project Area Commercial Corridor

Cas Ellena discussed a similar program that was approved for the Russian River Redevelopment Project Area and Laurie Decker of the Economic Development Partnership gave information about the Sonoma program. It was agreed to bring this item back to the RAC in September with additional information.

B. RAC 2009 Election

Cas Ellena announced the upcoming RAC election to be held in December 2009 and provided an overview of the election calendar and upcoming dates.

9. Agenda for Next Meeting

Call to Order; Roll Call; Minutes of August 6th; Public Comment; Correspondence; Old Business: Monthly Reports; Update on the Sonoma Valley Community Health Center Project; Additional Improvements Task Group (Workshop item); Potential Banner Program; New Business: Sonoma County CDC Housing Rehabilitation Program (tentative), Art exhibits in vacant storefronts; Agenda for Next Meeting; Adjournment

9. Next Meeting

September 3, 2009, 7:00 p.m., Boys & Girls Club of Valley of the Moon, 100 Verano Ave., Sonoma

10. Adjournment:

The meeting adjourned at 9:00 p.m.

Attachments:

Audience Sign-in Sheet – August 6, 2009 meeting
Public Comment Sign-in Sheet – August 6, 2009 meeting