

THE SPRINGS REDEVELOPMENT ADVISORY COMMITTEE (RAC)

Minutes for Regular Meeting

Thursday, December 3, 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 7:00 p.m.

2. Roll Call

Present: Stephen Cox, Ellen Conlan, Donna Hays, Richard Lee, Ryan Lely, Kara Olness Reyes, and David Whiteley. Also present were Redevelopment Manager Cas Ellena, Redevelopment Associate Al Lerma, Redevelopment Assistant Jennifer Howze, and approximately four (4) members of the public during the course of the meeting.

3. Minutes

Richard Lee made a motion to approve the October 27, 2009 minutes and the November 5, 2009 minutes. Ellen Conlan seconded the motion; the minutes were approved 7-0. Ms. Ellena asked if the RAC wanted to have the draft minutes which are approved at each meeting provided for in the subsequent RAC packet in final form. The RAC unanimously concurred that they only wanted the approved minutes in subsequent packets if changes had been made.

4. Public Comment on Non-Agenda Matters

Laurie Decker

5. Information Sharing

Ellen Conlan shared a compilation of Redevelopment related news articles which she found interesting and possibly relevant to projects the RAC might pursue.

Steve Cox mentioned that La Luz is supporting the development of a day laborer center.

6. Correspondence

None

7. Monthly Reports

Cas Ellena reviewed the monthly reports. Ms. Ellena noted that funds for the Gateway Arch Art project had been de-obligated and moved to non-approved projects and earmarked for other art projects that the RAC may desire to pursue. Ellen Conlan expressed an interest in having updated tax increment projections included in the financials next month. David Whiteley asked whether the \$1.2 million listed on the financials for the Highway 12 project was spent for right-of-way or design. Ms. Ellena explained that Public Works had just approved a contract with a right-of-way acquisition agent so those expenditures are yet to come. She said the \$1.2 million expended to date would most likely be for construction and construction management for Phase 2, Stage 1 and/or design for Phase 2, Stage 2. Mr. Whiteley requested that County Public Works provide a full budget of the expenditures to date.

Ms. Ellena introduced Laurie Decker who provided an update on Sonoma Valley Economic Development Partnership. Ms. Decker provided information about a business coaching program that will be held in the Springs next month. It is \$45 for a 3-night session on various topics of planning and running a business. Once participants complete the series, they are eligible for one-on-one counseling with a consultant at no cost.

Ms. Ellena introduced Patricia Talbot who provided an update on Sonoma Valley Community Health Center. Ms. Talbot said that she is still waiting to hear back on the grant funding application that was submitted for the new Center. In the meantime SVCHC is moving forward in the process by having a pre-application meeting with Sonoma County Permit and Resource Management Department on December 16. She also explained that they are considering a tri-level design for the back of the building since the ground has a large down-slope at the back, in order to accommodate for more parking space, and a more integrated design for the parking lot allowing for trees and other foliage to be installed.

8. Old Business

A. *MIG Workshop*

Ms. Ellena distributed the MIG report on the October 27th Workshop which CDC staff had received after the RAC packets were mailed out. She gave a brief overview of the report. She explained that there can be a more in-depth discussion next month once RAC members have had a chance to digest the material. Al Lerma presented the parcel map including vacant parcels, vacant buildings and opportunity sites throughout the project area. Steve Cox mentioned it would be helpful to have photos of each property on the map in order to gain a better visual perspective of what each site looks like.

Public Comment

Patricia Talbot mentioned that it would be nice to incorporate some aspects of healthy living and wellness into the plan such as bike paths and trash control.

9. New Business

A. *Donald Avenue Stretch of Hwy 12*

Ms. Ellena reported that she talked with Sonoma County Transportation and Public Works (TPW) regarding the Donald Avenue stretch of Highway 12 which Public Works thinks could either be a stand alone project or could be integrated into Phase 2, Stage 2 of the Highway 12 project. Steve Cox said his preference would be to expedite the project to get it done, rather than wait for Stage 2 to get started. The other RAC members agreed with this and felt it would also be better to do this now, while construction costs are low. RAC members requested CDC Staff to work with TPW to expedite this proposed project and obtain a project scope, estimate, and time line.

10. Agenda for Next Meeting

Call to Order; Roll Call; Minutes December 3; Public Comment; Information Sharing; Correspondence; Monthly Reports; Old Business: MIG Workshop Report, Donald Avenue, Banners; New Business: Public Art Project discussion; policy

discussion on how to respond to requests of the RAC for pledges of support.
Agenda for Next Meeting; Adjournment.

11. Next Meeting

January 7, 2010, 7:00 p.m., Boys & Girls Club of Valley of the Moon, 100 Verano Ave., Sonoma.

12. Adjournment: The meeting adjourned at 8:50 p.m.