

**AMENDED - THE SPRINGS REDEVELOPMENT ADVISORY COMMITTEE (RAC)**  
**Minutes for Regular Meeting**  
**Thursday, July 2, 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, Donna Hays, Ryan Lely, David Whiteley, and Ellen Conlan. Richard Lee arrived at 7:04 and Kara Reyes arrived at 7:08 p.m. 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**

Ellen Conlan requested the following revisions to the minutes:

Gateway Arch Project- Staff would furnish a copy of the original plans for the proposed artwork to the RAC members.

Habitat for Humanity – Staff would schedule a follow-up discussion with Diane Estrin of Habitat to explore potential partnerships.

Ryan Lely made a motion to approve the June 4, 2009 minutes as amended and Ellen Conlan seconded the motion; the minutes were approved 5-0-2 with Lee and Reyes absent for the vote.

**4. Public Comment on Non-Agenda Matters**

None

**5. Correspondence**

There has been no correspondence since the last RAC meeting.

**6. Monthly Reports**

Cas Ellena went over the current financials.

Ms Ellena introduced Kevin Howze, Sonoma County Project Engineer for the Highway 12 Improvement Project to give an update on Hwy. 12. Mr. Howze reported that work on Highway 12 Phase 2 Stage 1 is progressing and could be finished by early August according to schedule. The sidewalk work is 85% complete. The electrical work is still on schedule, but in the event the electrical work is delayed, it may delay completion of the paving. Liquidated damages could be assessed in the event of any construction delays.

Mr. Howze also provided an update on Highway 12 Phase 2, Stage 2 and indicated they are working on right-of-way acquisition. The RAC members asked various questions to which Mr. Howze responded.

Gateway Arch Project - Ms. Ellena informed the members that the Sonoma County Departments of General Services, Public Works, and Parks indicated that they would maintain the existing gateway arch and surrounding landscape.

However, CDC staff would have to find out if the addition and maintenance of new art tiles would be covered under this arrangement.

Ms. Ellena reported on recent activities for the Sonoma Valley Economic Development Partnership.

Ms. Ellena reported that the Sonoma County Community Development Committee voted, on June 9<sup>th</sup>, to recommend to the Board of Supervisors, Las Palmas' request for a restructuring of their project budget. The recommendation and request will be considered by the Board of Supervisors on July 21<sup>st</sup>. Las Palmas was also instrumental in encouraging County PRMD to apply for ABAG Blueprint Program for The Springs Redevelopment Area. This program would allow for additional bonus points when applying for state or federal funding opportunities.

Ms. Ellena provided a summary of the new Staff Activities section. She reported that the Commercial Rehabilitation Loan Program was scheduled to go to the Board of Supervisors for approval in August.

Public Comment on Monthly Reports – None

## **7. Old Business**

None

## **8. New Business**

### ***A. Information Regarding Habitat for Humanity of Sonoma County***

A presentation was made by Diane Estrin of Habitat for Humanity of Sonoma County who provided information regarding Habitat for Humanity efforts and programs in the area and potential partnerships. RAC members asked various questions to which Ms. Estrin responded.

### ***B. Sonoma Valley Community Health Center (SVCHC) Proposed New Health Care Facility***

A presentation was made by Patricia Talbot, Chief Executive Officer of the Sonoma Valley Community Health Center regarding a request that will be brought before the RAC at a future meeting for \$ 2.1 million for a proposed new health care facility in The Springs. Ms. Talbot provided a handout to RAC members that summarized the details of the project. RAC members asked various questions to which Ms. Talbot responded.

Public Comment was made by Gina Cuclis and Laurie Gallian.

### ***C. Highway 12 Walking Tour Presentation***

Ms. Ellena explained the reason for the walking tour was to further assist the RAC members and staff to identify priority sites and potential projects for The Springs Redevelopment Project Area.

A presentation was made by Al Lerma, Redevelopment Associate, on the recent walking tour of The Springs corridor by the Additional Improvements Task Group. Mr. Lerma highlighted potential projects for the Commercial Rehabilitation Loan Program, potential sites for façade improvements and potential development opportunity sites.

## **9. Agenda for Next Meeting**

Call to Order; Roll Call; Minutes of July 2nd; Public Comment; Correspondence; Old Business: Monthly Reports, Sonoma Valley Community Health Center; Additional Improvements Task Group; New Business: Sonoma County CDC Housing Rehabilitation Program, Art exhibits in vacant storefronts; Agenda for Next Meeting; Next Meeting; Adjournment

## **9. Next Meeting**

August 6, 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 – July 2, 2009 meeting

Public Comment Sign-in Sheet – July 2, 2009 meeting