

Central City East Project Area Committee
Monday, June 2, 2008 PAC Meeting
Patten University, 2433 Coolidge Avenue, Student Activity Center

(The minutes are in draft form until approved by the PAC)

Art Clark, Chair of the Project Area Committee (PAC), chaired the meeting. The meeting started at 6:30.

I. Roll Call

- a. See attached roster of attendance

II. Open Forum

- a. No comments from members of the public

III. Motion (by Tom Thurston, seconded by Bari Scott) to approve the May 5th, 2008 PAC Meeting minutes with the provision that the following amendments be addressed:

- a. An amendment to the May 5th meeting minutes, for redistribution to PAC, with the revised spread sheets displaying the funding allocation for housing and non-housing funds in regards to the 5- Year Implementation Plan.
- b. Amendment to page 2: addition of language to motion by Bari Scott.
 - i. Substitute motion (by Bari Scott, seconded by Charles Chiles): that 80% of the money should be used for overruns of funding gaps in the event that we need more money to complete these projects and 20% be used for anything else **(e.g. new ideas or emergencies)**
- c. Amendment to page 5: address typo in motion by Robert Klinger.
 - i. Motion (by Robert Klinger, seconded by David Means): to accept the staff proposed distribution for non housing funds.
- d. Suzanne Kunkel's request for an overall improvement of grammar and syntax of meeting minutes.

Vote: 11 ayes, 0 nays, 2 abstentions. Motion passed.

II. Administrative items

- a. No recommendations from the PAC to fill availability

III. Announcements

- a. Charles Chiles announced the monthly board meeting of District 6 CDBG board on Wednesday, June 11th at 6:30 in Arroyo Park.

IV. CCE Implementation Plan Final Draft

- a. Presentation by Jim Burns on the process of adopting the final implementation plan.
 - i. Staff will bring this document before the Council for approval in July.
 - ii. Jim stated that the next steps for the PAC would include completing the Vision document and actions related to Bond funds.

V. Fremont Pool Improvements Funding Request

- a. Presentation by Larry Gallegos on the planned improvements to the existing façade of the Fremont Pool. This would include new paint, new seating, lighting, and increased security measures. Different funding categories have been targeted for an approximate budget of \$800,000.
- b. Jean Blacksher questioned the use of land assembly funds for this project and asked if the use of these funds will reduce CCE's ability to acquire land
 - i. Larry acknowledged the use of this category along with the others. He clarified that the funding would be from Tax Increment funds, not Bond funds. Larry also responded by saying that the total amount of funds in this category would be reduced, however, CCE will get more funds in this category for land assembly in the new fiscal year; at this point CCE has funds available in land acquisition.
- c. Tom Thurston spoke in favor of this project. He commented on the value of this community resource for youth and stated that it is clearly in need of renovation. The land assembly money on the tax increment side was meant to be filler for issues related to land assembly. This would be the kind of constructive community facility the area needs.
- d. Bari Scott inquired about the budget break down that led staff to the total project cost of \$800,000.
 - i. Larry responded that an itemized budget estimate was provided in the previous PAC meeting packet, but unfortunately was not included in this month's packet. However, the approximate engineers estimate is \$792,000.
- e. Ross Ojeda asked about more information regarding the interior of the facility, as this proposal only addressed the façade or exterior. He expressed a desire to see the money used for improving the functional aspects first (i.e. the interior).
 - i. Larry responded that the inside also required improvements. He stated that if the PAC would like to support another phase of the Improvement Project targeting the interior as well, then the Agency can pursue that option.

- f. Ken Harvey commented that he was not opposed to the project but would like to see programs that will protect and maintain the improvements over time.
 - i. Larry responded that the plans have some design interventions that will allow for heightened security over time.

- g. Bari asked if there are any partnerships between the City and other entities to make this project more viable and bring more attention to the pool.
 - i. Larry responded that the Agency can explore the option to partner with the private or public sector, if the PAC desires.

- h. Sandra Ousley, with the CEDA Project Delivery Unit and the project manager for the Fremont Pool Improvement Project was introduced and addressed the PAC. She responded to Bari's question by informing the PAC that the Office of Parks and Recreation will provide some assistance.

- i. Gloria Jeffery inquired about the first phase of the project's lack of focus on the interior as opposed to the exterior.
 - i. Sandra responded that the Office of Parks and Recreation is pursuing funding options for the interior improvements.

- j. Al Parham commented that this needs to be a "total" improvement, including interior and exterior improvements. He urged the Agency to develop partnerships to complete the project.

- k. Mathew Inadomi of KPA Architects presented the design to the PAC and discussed the improvements to the exterior and interior that would be covered in the budget.
 - i. Al expressed a need for functional improvement in the interior as this is the purpose of having a pool facility.
 - ii. Matthew replied that there have been several discussions with the aquatic group about their functionality.
 - iii. Joshua New asked how the improvements would be maintained over time?
 - iv. Matthew responded that the design solutions are developed to be low maintenance and deter from theft or vandalism.

Motion (by Al Parham, seconded by David Means); to approve this phase of the project on the provision that the Agency find partners to develop a second phase focusing on interior improvements at Fremont Pool.

Suzanne Kunkel proposed an amendment mandating that a proposal be submitted for PAC review and approval, that includes the dollar amount and dates for the second phase's interior improvements.

Ross Ojeda proposed an amendment mandating that a second phase be developed for the interior and that the funding for the second phase at least match the amount budgeted for the exterior (\$800,000); the matching funding can come from an external or CCE source, and funds for the first phase's exterior improvements cannot be accessed until the match for the second phase's interior improvement is met.

Neither amendment was accepted by Al Parham.

Substitute motion (by Ross Ojeda, seconded by Gloria Jeffery); to approve the proposed exterior improvements as the first phase, with the condition that the Agency find partnerships for a second phase of the project to improve the interior and that the funding for the second phase at least match the amount budgeted for the exterior (\$800,000); the matching funding can come from an external or CCE source, and funds for the first phase's exterior improvements cannot be accessed until the match for the second phase is met.

VOTE: 6 ayes, 7 nays, 3 abstentions. Motion did not pass.

Motion (by Al Parham, seconded by David Means); to approve the proposed phase of this project on the provision that the Agency find partners to develop a second phase focusing on interior improvements at Fremont Pool.

VOTE: 10 ayes, 3 nays, 3 abstentions. Motion passed.

VI. Site acquisition

- a. Larry Gallegos discussed the first of the proposed site acquisitions
 - i. Eastmont Town Center, is an opportunity site that the Agency is seeking to acquire. A feasibility study of the site has been conducted. No plan has been set for the site as of yet. The cost for acquisition and demolition is estimated at \$2.34 Million.
 - ii. Robert Klinger questioned the proposition of potentially relocating the existing library in the Eastmont Town Center to this as not all sub-areas within CCE have their own library.
 1. Larry responded that the Agency is exploring various options including relocating the existing library, as well as potential retail tenants for the site.
 - iii. Corona Rivera questioned why the library is being considered as an option.

1. Charles Chiles responded that the Eastmont Library is not accessible when the Eastmont Town Center is not open, making access to the facility an issue.
- iv. Gloria Jeffery asked why the Agency does not consider a tenant that would offer the area a return on its investment.
- v. Charles reminded the group that the site is an opportunity site that the PAC and the sub-area representatives identified and CCE should pursue the acquisition.
- vi. Kathy Chao restated the process for clarification: the Agency is requesting funding for acquiring the site with the intent to demolish the structure and sell the site. The Agency will put the site up for sale with a developer and lease the site at a favorable rate to return the cost incurred by the Agency.
- vii. Tom Thurston inquired whether the City or the Agency will lease from the developer if the developer builds the library.
- viii. Gloria asked if the funds used to acquire the site would return to CCE if the Agency sells the site to a developer.
 1. Larry responded that any funds acquired from the sell of the site would return to the CCE land acquisition fund.
- ix. Bari Scott asked about the total estimated cost.
 1. Larry responded that the estimated cost is \$2.34 million in addition to the \$100,000 for demolition, plus closing costs.

Motion (by Charles Chiles, second by Al Parham); to approve staffs recommendation to acquire the property located at the corner of 73rd and Foothill.

VOTE: 12 ayes, 4 nays, 0 abstentions. Motion passed.

- b. Larry Gallegos introduced the second proposed site acquisition; Wallace Street.
 - i. Councilmember Pat Kernighan explained the condition of the houses in question on the Wallace Street site. She stated that the soil engineers have estimated a maximum of \$700,000 to demolish the house.
 - ii. Robert Klinger asked who will own the land after the property is demolished.
 1. The councilmember responded that the City Council will meet to discuss those issues and potentially consider the use of eminent domain.

2. Larry Gallegos stated that one of the properties is up for County auction due to its tax default status and the Agency may seek to acquire it via Chapter 8 sale.
- iii. Kathy Chao wanted clarification regarding ownership rights of the property after the Agency would invest \$700,000 towards stabilization of the property and the demolition of the structure on the condemned property.
- iv. Elise Evans commented that this area is a serious problem and it is negatively impacting the surrounding community's morale and the property values.

Motion (by Gloria Jeffery, seconded by Jean Blacksher): to postpone the vote on staff's recommendation to acquire the Wallace Street properties until the City Council meets and determines the legality of ownership.

VOTE: 15 ayes, 0 nays, 1 abstention. Motion passed.

- c. Doug Cole introduced the final proposed site acquisitions: 2521 & 2529 Seminary Avenue. The two sites are adjacent to the First AME site, a current project in which the Agency is partnering with the owners and seeking to develop.
 - i. Gloria Jeffery asked what the owners (FAME) have planned for their property.
 1. Doug responded that the owners have plans for a drug store and mixed use housing.
 - ii. Gloria asked what type of project the Agency would consider for the site(s).
 1. Doug responded that there are some potentially interested retailers, such as Walgreens.
 - iii. Tom Thurston asked if the Agency would also seek to acquire the FAME site and if so, does the \$2.9 million estimate factor into the FAME site acquisition.
 1. Doug responded that CCE staff are not certain about acquiring the FAME site yet, but that the \$2.9 million does not factor into that potential acquisition.
 - iv. Tom Thurston stated that this proposal is an opportunity to land bank as opposed to keeping the money in the bank or cash banking. He sees this as the ideal situation for the use of CCE bond funds towards land acquisition.

- v. Ross Ojeda wants more data on the estimates for the proposed properties and discrepancies in dollar per square footage estimates.

Motion (by Robert Klinger, seconded by Ross Ojeda): to table this item until the next meeting for more information.

VOTE: 13 ayes, 4 nays, 0 abstentions. Motion passed.

Motion (by Bari Scott, seconded by Charles Chiles); to extend the meeting by 30 minutes.

VOTE: 6 ayes, 11 nays, 0 abstentions. Motion failed.

- VII. Items for the next PAC meeting on July 7, 2008
 - a. The two site acquisition items tabled from this meeting
 - i. Wallace Street.
 - ii. 2521 & 2529 Seminary Avenue
 - b. The remaining agenda item
 - i. Graffiti abatement
 - c. PAC Vote for the traditional August break
 - d. Nominations for PAC Chair and Vice-chair
 - e. Administrative/Overhead cost discussion
 - f. Discussion of the vision for the CCE Redevelopment Area-
 - i. check back to see if the PAC voted on meeting during a non-regularly scheduled meeting date
 - ii. decide process and procedures regarding funding requests and how the PAC will conduct business
 - g. Staff presentation/status update on home prices and foreclosures in CCE
- VIII. Adjournment
 - a. Meeting adjourned at 8:45 pm