

Summary Minutes January 5, 2005
Alameda County Redevelopment San Lorenzo
Citizens Advisory Committee Meeting
Meeting held at the Community Development Agency Building
224 W. Winton Avenue, Room 110, Hayward, California

Call to Order, Welcome and Introductions

The meeting was called to order by chairperson, Catherine Hagebusch at 6:30 p.m.

Committee members present:

Kathie Ready, Anne Brichacek, Christy Beavers, Pat Hoke, Catherine Hagebusch, Richard Snow, Scott Bohannon, Edward Gabrielson

Committee members absent:

Pat Pebelier, Robert Webster

County staff present:

Marita Hawryluk, Michelle Starratt of the Community Development Agency

Announcements

The dedication of the County's new Planning Commission Public Hearing Room will be on Friday February 18, 2005 at 1:00 p.m. All CAC members are invited to attend. Staff will try to schedule the next meeting for each of the redevelopment CAC's to take place in the room.

A meeting to discuss the status of the Lewelling Project will be hosted by the Alameda County Public Works Agency on January 12, 2005 at 6:30 here at the San Lorenzo Village Homes Association.

Staff asked the committee members to provide an email address, if they have not done so yet, as the CAC meeting agenda & materials will be sent both hard copy mail and via email in the future.

Open Forum

The issue of truck parking on the empty Mervyn's lot was raised. The Sheriff's department cannot issue citations for private property unless the property owner becomes involved. Scott Bohannon spoke to the issue that his organization is working along with the sheriff's department to cite and remove any illegally parked vehicles. The Bohannon organization has towed a number of vehicles and will look at possibly chaining off portions of the lot to limit the accessibility.

Minutes

The September 8, 2004 minutes were approved as presented. Kathie Ready moved, and Edward Gabrielson seconded the motion. The motion was approved unanimously.

Election of Chair and Vice Chair for San Lorenzo CAC

Kathie Ready moved and Scott Bohannon seconded that Catherine Hegebusch continue as chair and Pat Pebelier continue as vice-chair of the San Lorenzo CAC. The motion was approved unanimously.

Civic Partners Project Update

Staff provided an update on the status of the Civic Partners project. The DDA (Development & Disposition Agreement) negotiations are continuing between the County and Civic Partners. Both parties have met on a number of occasions during the past several months to work towards coming to agreement on the typical key issues that will eventually be outlined in the DDA. Those issues consist of the amount of subsidy that the Redevelopment Agency will ultimately provide to the project; the scheduling of the various construction phases; the architectural design style; and identification of any other project requirements such as incorporation of a village square and a senior housing project.

The amount of subsidy has not been identified yet, as the project's pro forma has not been agreed to by both parties. It is looking like the subsidy will be somewhere between \$15 and \$20 million dollars. To fund the project, the Agency will finance the obligation through a bond financing sale. A finance team has been assembled and approved by the Board of Supervisors to work on the bond application.

Another issue that will need to be addressed is who will be responsible to maintain the programming for the village square that will be included in the project. Staff will approach the San Lorenzo Village Homes Association to see if they would be interested in taking this on.

When we move closer to finalizing the design of the project, the CAC will become more active in helping to develop the look of the project.

Staff Reports

- **Economic Development**

A monthly Economic Development Meeting is currently being held on the second Friday of each month. It is sponsored by both Supervisor Lai-Bitcker and Nate Miley and will focus on economic development for the unincorporated areas. All CAC members are invited to attend.

- **Budget**

A draft of the FY 2005 – 06 budget will be brought to the committee at the March meeting.

- **Façade Improvement**

Aggies Burgers (\$24,000 ASAP):

Project is complete, including new paint and landscaping and removal of lots of debris. We have also painted the roof exhaust system, which makes a significant difference as it now blends in much better with the roof and building. Look for beautiful foliage in the spring!

Airport Appliances (Original Budget \$90,000/Currently at \$159,000 CPIP):

Construction drawings have been submitted to the Building Department. A Site Development Review has been completed and we are working through the details to obtain the building permit. We are also working with contractors to provide pricing for the project.

Christy's Flowers (\$15,000 ASAP):

This project is now complete. The awning, sign and lighting have been installed and look gorgeous! To paraphrase Christy: The improvements beautify her little spot in the world.

Fred's Flowers (\$25,000 ASAP):

The fence and paint is complete. The signs will be installed in the next four weeks.

Lewis Rents (\$90,000 CPIP):

This project is now complete. The signage and landscaping look beautiful. Look for beautiful and full foliage next spring!

Village Plaza – 18886 Hesperian (\$45,000 ASAP)

Five of the six tenants are working with RDA to make improvements to signage, paint and landscaping. This includes both retail space signage as well as existing pole signage. We are in the very early stages and no design is completed to date.

- **Housing**

Ms. Starratt of the HCD department described the Federal Government's Mortgage Credit Certificate (MCC) Program. The program reduces a qualifying participant's mortgage interest rate by about 2 points. This program allows the participant to get a larger tax rebate on the mortgage interest when filing taxes, which is the equivalent of paying less interest, allowing them to qualify for a larger mortgage than they otherwise would have been approved for. (The program is not a down payment assistance program, and makes no affordable restriction on the unit. It's an interest rate reduction that comes in the form of a tax rebate.)

Ms Starratt indicated that the unincorporated area only receives 10 MCC's per year. In looking towards the future, HCD would like to set aside a number of MCC's to be used for first time homebuyers for the housing portion of the Civic Partners Development Project. She asked the committee for feedback on a target number of MCC's to save for use in the project. Ms Starratt suggested 10 MCC's to be banked over the next 3 years. The committee did not object to earmarking 10 MCC's. Setting aside these MCC's is not a commitment to use them for the project, as they can always be utilized for another project.

Topics for Future Meeting Dates

- Lewis Rents billboard
- Billboard status
- The County's Sidewalk Program

Adjournment

There being no further business, the meeting was adjourned at 7:50 p.m.

Next San Lorenzo Sub-Committee Meeting Date: **March 2, 2005**

Location: To Be Announced.

Note: A full version of the minutes is available by written request from the Redevelopment Agency.