Call to Order, Welcome and Introductions
The meeting was called to order by chairperson, Catherine Hagebusch at 6:35 p.m.

Committee members present:
Kathie Ready, Pat Hoke, Catherine Hagebusch, Scott Bohannon, Edward Gabrielson, Anne Brichacek, and Richard Snow

Committee members absent:
Pat Pobelier, Christy Beavers, Robert Webster

County staff present:
Eileen Dalton, and Marita Hawryluk of the Community Development Agency

General Announcements
- The DRAFT of the Eden Plan General Plan is now available and is on the Planning Department’s web site.

Open Forum
- A comment was made that the Graffiti Control contractor incorrectly identified that they do not tend to private property graffiti removal. Staff will follow up with the firm regarding this comment, as the County’s current contract provides for removal of graffiti from private property within the redevelopment project areas.

Approval of Minutes
The August 9, 2005 minutes were not approved as presented. Minutes approval was postponed to the next meeting due to no quorum present representing the previous meeting.

Lorenzo Theater (Lorenzo Theater Foundation)
Members of the Lorenzo Theater Foundation provided an update regarding their current fundraising and support campaign to save the Lorenzo Theater. The Foundation presented over 1400 signatures that they collected in support for the County to pursue acquisition of the theater. The committee proposed that the Theater when purchased by the County, could then be donated to the Foundation and the Foundation could pursue and apply for grants to access money to be able to rehabilitate the Theater. The Foundation expressed that the impeding factor to the Foundations' ability to apply for grant money is that the applicant must be the owner of the Theater. To date the Foundation has raised ~$17,000 from other fundraising efforts. When asked, the Foundation did not know the current asking price for the Theater. Staff reported that at the time the Redevelopment Agency explored purchasing the Theater back in 2003, the asking price was over $450,000. The renovations were estimated to cost at a minimum an additional $6 mil.

The CAC requested that if the CAC were to consider the merit of the use of redevelopment funds for purchase of the Theater, that the Foundation should be in a position to buy the Theater back from the Agency. The CAC also requested as next steps, that the Foundation will need to present some type of future financing plan that would provide a clearer picture of the money necessary for renovation as well as a timeline for accessing the money and putting the renovation in place. The CAC also asked the Foundation to come back with a plan outlining the cost to purchase the building, and look into the cost of
other options such as preserving the building's historic features within a new building, and how much a new performing arts building might cost so one could weigh all the cost / benefit possibilities against each other. The CAC also requested that the Foundation should also approach the supervisors office for support before any consideration of purchasing the Theater could be considered.

**Staff Reports**

- **Civic Partners Project Update**
  The Albertsons chain is currently up for sale, which could potentially slow down the project, depending on the outcome of events, if Albertson's continues to push forward or chooses to sit back and not commit to the move proposed by the Civic Partners Plan. The deal is contingent on finding an anchor for the shopping center. Even if Albertsons is sold, the deal could proceed and may simply be a matter of moving the store under a new name. The key to moving forward is getting a clear set of direction from Albertsons. Civic Partners reports that Albertsons has verbally indicated that they are willing to move forward, but nothing is in writing at this point. Regarding drafting of the DDA (Disposition and Development Agreement), the Agency is currently awaiting receipt from Civic Partners of the final purchase and sale agreement between the Bohanons' and Civic Partners.

- **Bockman Road Update**
  The Bockman Project is scheduled to go forward to the planning commission for review and the taking of testimony of the project’s EIR (Environmental Review Report) on November 7th. Contact the Planning Department for a copy of the EIR. Pat Hoke reported that Phil Kerr from the Olson Company indicated that the company was responding to changes requested by the community, one of which would be to have the units along Bockman road, face the street.

**Economic Development**

The five consultant teams that responded to the Economic Development RFP were interviewed on Monday October 3rd by staff and representatives from each of the CAC’s. The Conley Consultant Group was selected. A committee will be set up to provide input to the consultants and will be made up of at least one member from each CAC and business representatives throughout the unincorporated area. Please let staff or Alice Lai-Bitker’s office know if you are interested in participating on the committee.

**Shop San Lorenzo Campaign:**

A project that came out of the current economic development committee will be a Shop San Lorenzo campaign. This will include ‘Shop San Lorenzo’ posters that will be available for business window display and a business and services directory listing over 170 businesses throughout the San Lorenzo area. The service directories will be mailed out to the community and will also be available at the San Lorenzo Tree Lighting event. If this campaign proves to be successful, it will be an ongoing program. The participating business were not asked to fund this initial project. It was funded solely by redevelopment funds.

**Topics for Future Meeting Dates**

A tenant has moved into Mike’s Pizza Joynt that is selling cell phones / propane and other assorted items. Is this allowed? Staff to follow up and report back at the next meeting

**Adjournment**

There being no further business, the meeting was adjourned at 8.27 p.m. by Catherine Hagebusch.

Next San Lorenzo Sub-Area CAC meeting will be held on **November 30th, 2005, at 7pm**, immediately after the San Lorenzo tree lighting ceremony **and will be held at the San Lorenzo Village Homes Association**.

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