

GRANTVILLE REDEVELOPMENT ADVISORY COMMITTEE

(FINAL) MEETING MINUTES OF Monday, December 13, 2004

The members of the Grantville Advisory Committee (RAC) held their meeting at Mission Valley Church of the Nazarene, at 4675 Mission Gorge Place from 6:00 p.m. to 7:45 p.m.

The following members were present at Roll Call:, Lee Campbell, Brian Caster, Daniel Dallenbach, Rick McCarter, Mike Neal, John Peterson, John Pilch, and Marilyn Reed. [8]
Arrived after Roll Call: Dan Smith, and Don Teemsma Jr. [2]

Following members were not present: Bill Brenza (excused), Arnie Veldkamp (excused), Eric Germain (excused), Cindy Martin (excused), and Diane Strum. [5]

Staff in attendance: Kathy Rosenow, (RSG), Murray Kane (KBB), Hank Cunningham (RA), Michele St. Bernard (RA), and Tracy Reed (RA).

CALL TO ORDER: Called to order at approximately 6:00 p.m. by Mike Neal.

1. **ROLL CALL:** A quorum was established when 8 of the 15 members were present at Roll Call.

2. **APPROVAL OF MINUTES:**

- November 22, 2004 (Draft)

MOTION – Daniel/Lee; Approve with revisions, passed (8-0).

3. **UPDATE:** (synopsis)

- **Information** – Status of Survey

Tracy: The draft EIR will evaluate two alternatives; the opportunities map from the general plan and the transportation oriented development (TOD) guidelines. The EIR will be released tonight. GRAC members in attendance will receive a copy and absent members will be mailed a copy. The Agency will hold a noticed public meeting to solicit comments on the draft EIR. The tentative date is January 25th. The EIR will be available for review at the areas local libraries, the Navajo Service Center and online.

4. **OLD BUSINESS:** (synopsis)

- **Action:** Reschedule – January 24, 2005 meeting to January 31, 2005.

Tracy: There is a conflict with scheduled January meeting. The meeting should be rescheduled to Monday, January 31, 2005. Also, distributed a tentative meeting schedule for the calendar year 2005.

MOTION – John/Daniel; Approve rescheduling meeting from 1/24/05 to 1/31/05; passed (8-0).

(Dan Smith arrives)

- **Review/Discuss: with Special Counsel to Agency**

- Draft – Grantville Plan & Method for Relocation
- Adopted – Rules & Regulations; Implementation of Calif. Relocation Assistance Law.

Murray Kane: Introduced, explained and reviewed both documents.

Committee: Initial concerns with the documents were (1) redundancy and (2) the focus on residential issues when this is primarily a business oriented redevelopment plan.

(Dan Teemsa, Jr. arrives)

Other committee comments included:

Tailor things for specific purposes.

Provide illustrations of participation and opportunities to join with others.

Define reasonable and in good faith work to develop.

We need to get investment in the area.

Include guiding principles and procedures in redevelopment plan.

Explain feasible to participate. Provide a list or tests that have been met - alternatives.

How does our group make changes in the draft and/or object to elements or the adoption? The Redevelopment Advisory Committee will have a section in the report to city council. Adoption requires three hearings. How do you respond to objections to adoption? City must respond in writing.

Should community groups come to us to incorporate their comments in our report?

Yes.

Eminent domain is an issue. Can we recommend that it be removed from the plan?

Can we achieve our objective if we don't have the power of eminent domain? Why does the agency need these tools? Is there a plan without this tool? We should come up with guiding principals for how we may want to limit/define eminent domain.

Could we get a copy of best practices samples of plans for business oriented project areas?

What about categories for eminent domain like infrastructure/public improvements and business improvements? Could you provide examples of categories?

Would the Agency special counsel provide us with a summary of his comments here tonight?

Charles Little: Does it have to be a group presentation to the agency or can an individual comment on the EIR? (speaker slip) [Response from Murray Kane: An individual may comment.]

Al Venton: I am not in favor of the use of eminent domain in the Grantville Redevelopment Project Area. (speaker slip)

- **Review/Discuss:** Draft – Grantville Redevelopment Plan
Committee: Reviewed the plan article by article. Comments included:

Article 4; leasee and owner, agency involvement, personal property, equipment. Proposal must be in conformance with general plan, community plan and redevelopment plan. Define public bodies. Procedures for amending owner participation rules, noticing requirements.

Article 5; semi-public, must be in conformance with general plan, community plan and redevelopment plan.

Article 7; How does the agency work? Provide agency flow chart and how it works. What is the amendment process? Provide more detail in this section.

Article 10; Procedures are called out in this article. Request more detail of minimum requirements. Plan should have an updated or appropriate improvement list.

5. NEW BUSINESS

- **Distributed:** Draft – Environmental Impact Report

Tracy: Distributed the draft Grantville program environmental report to committee members. The draft Grantville program environmental impact report will be discussed at the January meeting. The environmental consultant will attend the meeting. Comments must be received in writing on or before January 31, 2005.

6. COMMENT ON NON-AGENDA ITEMS: (synopsis)

- **Committee –**

John: Announced items coming before Navajo Planners and San Carlos Council in January.

Public – (synopsis)

- Charles Little: Not happy with the method for running meetings. Ask how he should go about making a formal complaint. (speaker slip) [Response from Murray Kane – you may file a complaint with your City Council representative, the City Redevelopment Department or the City Manager.]

7. NEXT MEETING DATES:

Mike: GRAC January 31, 2005.

8. ADJOURNMENT: 7:55 p.m.

MOTION: Eric/Dan; Adjourn, passed (10-0).

This information will be made available in alternative formats upon request.

Prepared: 12/20/04 (tr)
Revised: n/a

Draft (Final) Approved: January 31, 2005
Motion was by: Dan S/John

Revisions are in *Italic & Double Underlined*
Vote was: 8-1-3