

**NORTH BAY REDEVELOPMENT
PROJECT AREA COMMITTEE
Annual Meeting Minutes
December 1, 2010**

The meeting was called to order at 7:55 AM by Chair Christopher Clifford. The meeting was delayed due to a lack of a quorum. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS

Members present: Chris Clifford, Robert Durgan, James Lester, Diane Lowery, Clifford Myers, Keith Rhodes (arrived late), Jim Hickman, Kurt Sullivan, and Dorothy Surdi.

2. MINUTES OF PREVIOUS MEETINGS

Mr. Sullivan moved, Mr. Durgan seconded, to approve the October 6, 2010 PAC minutes. The PAC voted 4-0-2. Mr. Lester and Ms. Lowery abstained.

3. COMMUNICATIONS AND PUBLIC COMMENT

A. Public Comment

- Daniel Beeman asked if an update on the sale of the Federal Government's Sale of the Midway Post Office and the Redevelopment Plan Amendment. Staff provided a brief update on the status of two projects.

B. Updates from City Staff

- Staff provided an update on the blight study being conducted for the Plan Amendments. A presentation is planned for the next meeting and will analyze potential tax increment revenue by including the Midway Post Office site into the Project Area and its effect on City general fund revenue. Two scenarios are to be examined; a scenario that includes the post office site and one that excludes it. Preliminary tax increment estimates were provided based on the property being utilized "as-is", being developed as a mixed-use commercial and residential development and lastly, what would be the potential tax revenue to the City if the property was not incorporated into the Project Area. The U.S. Postal Service's consultant, CB Richard Ellis, has narrowed down their review to two development proposals but has not provided a timeline for making a final selection.
- The Mission Apartments development received Agency approval at the November 30, 2010 Agency Board meeting. Staff provided members with an update on the current development activities. A brief discussion on the history of the Project was also provided.
- The Midway/Old Town Community Plan Update meetings are underway. Staff will continue to forward to the PAC upcoming meeting notices issued by the City's Planning Division.
The Washington Street Median Project/Five Points Pedestrian Improvements Project has been delayed. The City's Engineering and Capital Projects staff is working to resolve two outstanding issues. The issues are the future maintenance of the proposed monument entryway sign and whether cost savings from other City projects (Washington Street Median Improvements

and Goldfinch Median Improvements) will be available to be applied to this Project. It is anticipated additional funding will be needed to complete the proposed improvements. The PAC requested that when the Project comes back to them for consideration, staff verify the proposed improvements will not be affected by future projects planned for the area.

- Staff provided updated renderings of the proposed Urban Corps Mural Project artwork to be located at intersection of Rosecrans and Jefferson Streets. The revised artwork now depicts the Coast Guard as previously requested by the PAC.
- The Finance Team notified staff that the City's new financial system has been providing inaccurate budget numbers for Administration. Staff will continue to work with the Finance Team and hopefully will be able to provide an updated fiscal year 2011 budget at the next meeting.
- Staff provided an update on the Stella at Five Points Project. The Project is in receivership. The Agency is working with the receiver to address default and change in ownership concerns regarding the property. The Agency has issued a Notice of Default letter to the property owners and their representatives. The intent of the letter to notice defaults, demand defaults be cured and to notify of the Agency's intent to terminate the Owner Participation Agreement.

4. INFORMATIONAL/ACTION ITEMS

- A. Nomination to the PAC – Eric Ihde, Resident Owner Occupant: Eric Ihde was nominated to the Resident Owner Occupant seat. The nomination passed 8-0-0.
- B. Election of Officers: After a discussion to determine who was interested in serving, nominations and elections ensued:
 - i. Election of PAC Chair: Mr. Sullivan moved, Ms. Surdi seconded, to nominate Chris Clifford for PAC Chair. Motion passed 8-0-0.
 - ii. Election of Vice-Chair: Mr. Rhodes moved, Ms. Surdi seconded, to nominate Kurt Sullivan for Vice-Chair. Motion passed 8-0-0.
 - iii. Election of Secretary: Mr. Sullivan moved, Ms. Lowery seconded, to nominate Dorothy Surdi for Secretary. Motion passed 8-0-0.
- C. PAC Annual Renewal: Staff provided an overview of the purpose for extending the PAC. Mr. Sullivan moved, Ms. Surdi seconded, to extend the PAC for another year. Motion passed 8-0-0.
- D. Bi-Annual PAC Elections: Staff expressed an interest to hold bi-annual PAC Elections since the PAC meets quarterly. A discussion ensued. Two motions were presented and rescinded during the discussion. The PAC members are interested in moving to bi-annual elections and would like to explore what other changes need to be made, if any, to the PAC seat term limits. The PAC would like assurance that the move to bi-annual elections will not create any

issues. The Chair tabled the item and created an ad-hoc committee to make recommendations to the PAC.

- E. Five Year Implementation Plan Mid-Term Report: Staff presented the draft Five Year Implementation Plan Mid-Term Report. The Report listed the Project Area's accomplishments towards completing the goals and objectives set forth in the Third Five Year Implementation Plan. Members reviewed the report and asked clarifying questions. Mr. Lester moved, Mr. Sullivan seconded, to accept the Mid-Term report as drafted. The motion passed 8-0-0.

5. REPORTS

- A. Uptown Community Plan Update: No report was given. (Mr. Barfield absent).

6. ADJOURNMENT: The meeting was adjourned at 9:30 AM.

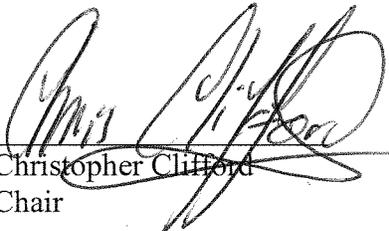
7. VETERANS VILLAGE TOUR: Mr. Hickman gave the PAC a tour of the facility.

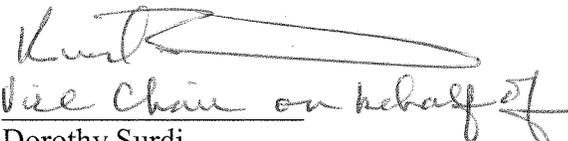
Dated: December 1, 2010

Lydia Goularte-Ruiz, Assistant Project Manager

Approved by vote of the Committee on

, 2011.


Christopher Clifford
Chair


Dorothy Surdi
Secretary