



Citizens Redevelopment Advisory Commission
Minutes

January 11, 2012 – 11:30 AM
Tenth Street Place – Conference Room 3555/3772

1. Call to Order & Roll Call 11:43 AM

Commission Members Present:

Lee Hedgepeth – Chair

Charles Brunn, Gene Hays, Tammy Maisetti, Mike Pratt, Tom Slater, Tony Varni

Commission Members Absent:

Mike Navarro, Norma Reed

Staff Present:

Laurie Smith, Margaret James

Guest: Nancy Young

2. December 7, 2011 Minutes Approval

Motion to Approve: Mike Pratt

Second: Tammy Maisetti

Motion unanimously carried

3. Advisory Commission Administration

A. Declaration of Conflict of Interest – None

B. Reappointments and vacancy update

The reappointments and vacancy items have been moved to the February Council Agenda. Laurie Smith and Mike Pratt noted that the purpose of this commission would no longer exist due to the State Supreme Court's decision in December to abolish redevelopment agencies.

4. Stanislaus County Courthouse Project

A. Status report from Brent Sinclair

Brent Sinclair was not able to attend this meeting so a report was given by Laurie Smith. The appraisals for the two sites under consideration for the new courthouse have been completed. Negotiations will commence with property owner groups in the next 6 – 8 weeks to discuss development offers.

5. New Business Projects

A. Staff Report on Potential and Existing New Business Projects

Margaret James provided information on several current Modesto business activities:

1. New construction of Dept. of Veterans Affairs (VA) Outpatient Clinic at 1225 Oakdale Rd. Two hundred jobs are expected to be created during the one-year construction period.
2. Confidential national retailer has commissioned a local broker to locate a site for their first Modesto store. Usually locates near a Target, Kohl's or similar retailer. There are an estimated 15-20 employees per store.
3. Pending Raley's closure at Century Center on Oakdale/E. Orangeburg. The company notes this as an under-performing store. Layoffs of the approximately 76 employees are expected.
4. Planet Fitness is a new gym in the Century Center and is located in the former Gottschalks' Home Section site. They opened in November and are doing great business.

6. State Budget Update – AB 1X 26 and AB 1X 27

Laurie Smith provided an update.

On December 29, the State Supreme Court upheld AB 1X 26 which dissolves redevelopment agencies effective February 1. The Court stated that the Legislature created and also has the right to dissolve RDAs.

The Court struck down AB 1X 27 which would have allowed RDAs to continue to exist if they made payments to the State. Citing Proposition 22, the Court noted that these payments are not voluntary. AB 1X 26 allows cities to elect to be the successor agency to the RDA and responsible for the wind down of the RDA's debts and obligations. The activities of the successor agency will be overseen by an oversight board comprised of representatives of other affected taxing agencies. An agenda item for the City of Modesto to choose to become the successor agency for the RDA is scheduled for January.

Commission discussion included:

- cities that have not elected to become a successor agency
- status of City's loan to the Agency
- status of Agency owned properties

7. Downtown Improvement District (D.I.D.) Report

A. Status Report from D.I.D. and DED – Nancy Young, D.I.D.

- Smok'n Smak'n Mac's Restaurant at 14th and H has closed, and it appears that The Station on 10th is also closed.
- Direct Appliance Outlet has opened at 701 K Street.
- Overall, the New Year's Eve activities went well, though some businesses did not have an entertainment permit.
- There was no meeting of the Downtown Entertainment District in December, and the next meeting is scheduled for the end of January.

8. Oral and Written Communication

Chair Hedgepeth noted the 100th year anniversary of Slater's Home Furnishings and their 59th year of doing business in Modesto.
Congratulations to Commission member Tom Slater.

9. Matters too Late for the Agenda

None

10. Adjournment – 12:40 PM