

Community Services Advisory Commission
Special Meeting
Civic Center Community Room
777 Cypress Avenue
Redding, California
Teleconference location:
6100 Airport Boulevard
Sacramento, California
January 13, 2016

MINUTES

Chair Resner called the meeting to order at 3:00 p.m.

ROLL CALL

The following Commissioners were present: John Wilson, John Deaton, and Erin Resner. Commissioner Judy Salter was present via teleconference from 6100 Airport Blvd, Sacramento, CA. Also present were City Manager Kurt Starman, Community Services Director Kimberly Niemer, Management Analyst Matt McCallum, and Executive Assistant Brenna Bowers.

CONSIDERATION OF NON-BINDING LETTER OF INTENT WITH DIGNITY HEALTH REGARDING THE POTENTIAL SALE OF PROPERTY OWNED BY THE CITY OF REDDING AND THE CITY OF REDDING AS THE SUCCESSOR AGENCY TO THE REDDING REDEVELOPMENT AGENCY

City Manager Kurt Starman stated that the proposed wellness center would be developed in phases, offering a \$50 million investment in the community, providing construction jobs during the development, as well as 120 – 180 full-time jobs upon project completion. He emphasized that the Non-Binding Letter of Intent (LOI) is not a contract. The LOI is a tool to outline the general parameters to negotiate the binding contract language.

City Manager Starman used reference maps from a PowerPoint presentation prepared by the Dignity Health team to outline the affected properties. A copy of the presentation is attached and incorporated herein by reference.

City Manager Starman highlighted the key provisions from the Non-Binding Letter of Intent as outlined in his staff report. City Manager Starman stated that the appraisal that was completed in the July will need to be refreshed or prorated to accommodate for the reduction in parcel size proposed for APN 107-500-023.

Commissioner Salter recommended the Non-Binding Letter of Intent be changed to state that the City would have the ability to repurchase the parcel identified as APN 107-500-

023 for \$1 after three or five years if Dignity Health does not expend at least \$100,000 on improved access to the Henderson Open Space Area. Commissioner Salter emphasized the necessity of relocating of the Dobrowsky House, but noted that the footprint of the property should be deeded back to the City. Commissioner Salter declared that the City should not sell or lease the parcel identified as APN 107-500-023. She stated that the sale of the other parcels was fine, but that she was concerned about calling the 600 parking spaces a campus.

Commissioner Wilson disagreed with the shortening of the 10 years as outlined in provision three.

Commissioner Resner asked for the total grant investment. Director Niemer estimated \$860,000.

Commissioner Wilson agreed with Commissioner Salter, stating that a piece of property should be carved out for the Dobrowsky House and should not be included in the land sale. Commissioner Wilson stated that a private enterprise should not own the property that contains the footprint of the Dobrowsky House.

Motion: To recommend to the City Council and the Successor Agency to the Redding Redevelopment Agency to approve the Non-Binding Letter of Intent with Dignity Health regarding the potential sale of property owned by the City of Redding and the City of Redding as the Successor Agency to the Redding Redevelopment Agency with the exception of retaining ownership of a portion of the parcel containing the Dobrowsky House footprint.

(Made by Commissioner Wilson, Seconded by Commissioner Resner)

Director Niemer conducted a roll call vote.

AYES: Commissioners Wilson and Resner

NOES: Commissioners Deaton and Salter

ABSTAIN: None

ABSENT: Commissioner Brennan

Motion failed.

Commissioners agreed that any amended motions would warrant the same result.

City Manager Starman stated that the vote would be shared with City Council at the meeting scheduled for January 19, 2016.

Commissioner Salter leaves the meeting at 3:48 p.m.

**APPOINTMENT OF COMMISSION CHAIRPERSON AND VICE
CHAIRPERSON COMMUNITY SERVICES ADVISORY COMMISSION**

Motion: To nominate Commissioner John Deaton as Chairperson and Commissioner John Wilson as Vice Chairperson.

(Made by Commissioner Resner, Seconded by Commissioner Deaton)

AYES: Commissioners Resner, Deaton and Wilson

NOES: None

ABSTAIN: None

ABSENT: Commissioners Salter and Brennan

Motion Carries

PUBLIC COMMENT

There were no comments from the public.

CONSENT CALENDAR

The minutes from the regular meeting held October 14, 2015 and the special meeting held November 4, 2015, as well as the monthly Parks Maintenance, Recreation, and Tourism Activity for November and December 2015, were presented.

Motion: To accept, acknowledge, adopt, approve and/or authorize all items on the consent calendar.

(Made by Commissioner Resner, Seconded by Commissioner Deaton)

AYES: Commissioners Resner, Deaton and Wilson

NOES: None

ABSTAIN: None

ABSENT: Commissioners Salter and Brennan

Motion Carries

PROJECT UPDATES

Director Niemer stated that they have been talking about Oregon Gulch as an area to focus on in the upcoming Open Space Strategy update, and have been working on a grant that provides matching funds on land acquisition.

Director Niemer outlined areas on a map of Oregon Gulch. A copy of the map is attached and incorporated herein by reference. Director Niemer identified the green areas as general fund properties, the yellow area as owned by the Solid Waste Utility, and the blue area as owned by local businessmen.

Although the final appraisals have not been received Director Niemer stated that they are looking to have City Council approve a resolution authorizing the grant resolution at the meeting scheduled for January 19, 2016.

Director Niemer introduced new members to the Community Services Division: Management Analyst Michele Davis and Parks and Facilities Manager, Adam Whelen. She also stated that Joseph Forseth-Deshais was promoted to Parks Superintendent, leaving a second gardener position vacant.

Commissioner Wilson asked how the acquisition of the Building Maintenance Division affect the Commission.

Director Niemer advised that the building maintenance is not included in the Commission's charge, but that Adam Whelen would attend future meetings for Parks Division updates.

Director Niemer reported that the Panorama Park residents turned in a petition opposing the proposed Pump Track. Ride Redding is going to put a lot of time and energy into the project and is considering alternative locations where the proposed track would be better received.

The Kids Kingdom Accessible Playground will begin the design process in February and fundraising efforts will begin shortly after.

The Shasta Trinity Fly Fishers' lease at Clover Creek Preserve was amended deleting the requirement for prevailing wage on the Clubhouse project. The Fly Fishers provided an analysis that showed that the arrangement with the City was not better than a commercial arrangement. There is no gift of public funds. Commissioner Wilson added that the provision was eliminated because the building will be given to the City upon completion and not at the end of the 25 year lease.

The annual report on the Riverland Drive lease is due in January. Providence is not currently in compliance on the performance measures, specifically on-site electrical

service. The California Conservation Corps offered to do the fire fuel reduction, helping extend the riverfront trail. Signs and a gate are scheduled to be installed.

Director Niemer recognized Bethel City Projects as a tremendous gift to the community. They are a partnership she looks forward to continuing.

COMMISSIONER COMMENTS

Commissioner Wilson recommended renaming the Martin Luther King, Jr. (MLK) Park or a component of the MLK Center in honor of Isaac Lowe. Director Niemer agreed that Mrs. Lowe was deserving and stated that she would discuss with staff and report back options.

Commissioner Wilson asked if Commissioner Brennan was offered to teleconference. Director Niemer stated that due to the complexities of the process it is not offered but accommodations are made upon request.

Commissioner Wilson asked for an update on the Redding Soccer Park. Director Niemer stated that they are still waiting on a date for the mediation and the Shasta Regional Soccer Association was in the process of developing a new strategic plan.

Commissioner Wilson commented on his attendance of the strategic planning for the MLK Center and complimented the hard work and dedication of the MLK staff.

Commissioner Resner asked for an update on the Park Master Plan. Director Niemer stated that she is hoping to have the report to present at the March meeting.

Commissioner Deaton wanted to go on record as to why he voted no on the motion regarding the Non-Binding Letter of Intent. He stated that the Dignity proposal conflicts with the General Plan, in particular with the community development design policies, the natural resource goals, the health and safety goals, and recreation goals. It also exploits the City's failure to implement the Parks Trails and Open Space Master Plan, and in particular the Parks Strategy and the Open Space Strategy. The City is relinquishing a property for very little money that in today's Redding may be just fine but looking down the road 20 to 50 years from now that property would be best used as the marquee, focal, waterfront property for a park in Redding. The portion of the Non-Binding Letter of Intent regarding the Dobrowsky House was weakly worded. He was concerned about the specific placement of the Dobrowsky House and emphasized the City's need to maintain ownership of the property.

Commissioner Deaton mentioned that the plan is contingent on the acquisition of seven privately-owned parcels, referred to as the adjacent parcels, which would be removed from their current tax rolls. He clarified that as a non-profit organization, Dignity Health, would not pay property or equipment tax. He stated that the ten-year period for performance is too long and access to the open space area should be completed in the first

phase of construction. Commissioner Deaton voiced concerns that the money that is collected from the sale of the property would not go back into purchasing park land.

Commissioner Deaton emphasized that Redding's identity is the River and believed that the City is giving up something that should belong to everyone at a potential future loss if you look at property taxes. Deaton stated the Commission should be directed toward developing and protecting riverfront property instead of selling it. He declared the project undermines the public trust in the City, referencing volunteer hours and Mr. Woodrum's contribution to the project, with the understanding that the City would be developing a park. Commissioner Deaton concluded that the mitigation of the park could have been handled better with input from the Commission. There was no effort to consider the acquisition of the Beeman properties as part of the acquisition.

Director Niemer encouraged the Commissioners, from both viewpoints on the proposed motion, to attend the City Council meeting scheduled for January 19, 2016.

Commissioner Wilson told Commissioner Deaton that he wished he had expressed his concerns earlier. Commissioner Deaton decided to wait until Commission Comments because Commissioner Salter was dealing with time constraints.

Commissioner Resner stated that if she had heard Commissioner Deaton's concerns she may have revised the modifications to the motion but understood the scheduling constraints.

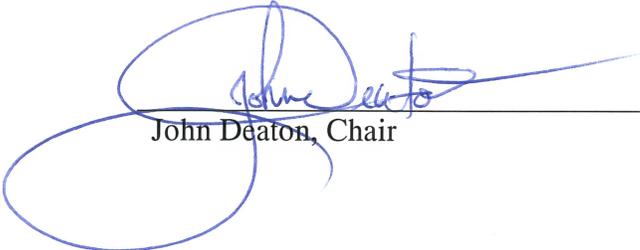
Commissioners Resner and Deaton decided to attend the January 19, 2016 City Council meeting to express both sides of the Commissions' recommendations.

DIRECTOR COMMENTS

Director Niemer had no further comments.

ADJOURNMENT

There being no further business, Chair Deaton adjourned the meeting at 4:36 p.m.



John Deaton, Chair