Community Redevelopment Advisory Board Regular Meeting Minutes

January 25, 2024 at 5:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present
Anjali Vaya, Carlos Benitez, Jay Trent, Maria Bryant, Matthew Downs, Sherwin Sargeant

Absent
Lindsay Eriksson

Staff Present
Assistant Director of Strategic Programs and Budget Kyle Dudgeon, Director of OMB Peter Moore, CRA Coordinator Anne Sallee, Board Coordinator Charisma Lowery

1. Call to Order

The meeting was called to order at 5:34 p.m.

2. Consent Agenda

a. Approve the minutes of the regular meeting, November 9, 2023

Motion made by Carlos Benitez to approve the minutes; seconded by Maria Bryant. Motion unanimously with a 6-0 vote.

3. Public Comments (for items not on the agenda):

4. Action Items

a. Community Center Enhancements

Mr. Dudgeon reviewed the history of the Community Center, which was constructed through a bond on which the CRA carries the debt service until 2027. The Parks and Recreation Department has requested funding assistance for improvements to the Community Center, which are permitted to be funded under the CRA, as done previously. The estimated funding is approximately $30k. He responded to questions regarding revenue and expenses for operational expenses. Director of OMB Peter Moore explained that the Community Center recovers approximately 50% of operating costs through revenues from rentals, programs and activities. He added that the Community Center is a CRA capital project building with very strong ties to the CRA.

Maria Bryant recommended the amphitheater be included in construction funding to improve sound equipment for activities and concerts Mr. Dudgeon suggested setting a maximum amount of $40k

Maria Bryant's recommendation was accepted as a motion to approve funding in an amount not to exceed $40k, seconded by Carlos Benitez. Motion unanimously with a 6-0 vote. There were no public comments.

b. License Plate Reader (Parking) Improvements

Mr. Dudgeon provided the background of this project that started in 2017-2018 with the assistance of a transportation consultant to look at maximizing utilization of existing parking spaces who then suggested technology improvements. He explained license plate reader technology which maximizes the use and capability of parking enforcement officers, and he provided data on parking violations. He presented two options and staff's recommendation to change to a new system and vehicle at a cost not to exceed $40k. Staff responded to questions regarding functionality, camera system and turnover, enforcement, and vehicle disposal where proceeds from the sale are used for vehicle replacement.

There were no public comments.**Motion made by Matthew Downs to approve as presented; seconded by Carlos Benitez. Motion carried with a 5-1 vote. Jay Trent voted no.**

5. Non-Action Items

a. Knowles Parking Refurbishment

Mr. Dudgeon reviewed photos of poor parking conditions on Knowles Avenue and a draft design site plan/concepts were shown containing ten spaces. He showed a site plan for parking and beautification, which is supported by area property owners, despite losing ten parking spaces. The anticipated cost is $120k with the work done by city staff. In response to questions, he said staff will the signage plan to the board. Discussion followed on the site plan as it relates to sidewalks, ability for trees to grow better and provide shade, and shared parking agreements during construction. Staff will review notes with public works. owners, and provide an update in next meeting or following meeting.

6. Staff Updates

Mr. Dudgeon gave an update on the MLK groundbreaking, Denning/Fairbanks improvements, west meadow restroom, and screening of dumpsters at West Park Avenue.

7. Board Comments

Mr. Dudgeon gave an update on the requirement for condensate drainage as part of Center street improvements for which the CRA approved reimbursement up to $3k to businesses and takes effect in April. He added that a third CRA streetscape attendant has been hired for additional coverage and trash removal.

Mrs. Bryant spoke about MLK Park and said commercial trash cans are needed in MLK park. Mr. Dudgeon said staff is addressing the need for type and location of trash cans.

Mrs. Bryant suggested that the WWPN be kept informed on the CRA extension.

8. Upcoming Agenda Items

MLK playground scope of Services
CRA \Plan modification & update
Downtown Gateway Scope of Services

9. Adjournment

Motion made by Mr. Benitez to adjourn; seconded by Mrs. Bryant. Motion unanimously with a 6-0 vote.

The meeting adjourned at 6:22 p.m.

Approved by the board on February 22, 2024
/s/ Kim Breland, Deputy City Clerk