



URAC Meeting Minutes December 16, 2021
Zoom Community Auditorium

Approved by the URAC on January 27, 2022

1. **Called to Order:** Vice Chair De Leon called the meeting to order at 10:00 a.m.

Present: Vice Chair Maribel De Leon, Hattie Krebsbach, Mark Nakajima

Absent: Robert Moats

Staff: Bryan Pohl, Paul Downey, Dan Riordan

Invited Guests:

2. **Public Comment:** No public comments received

3. **Consent Agenda:**

a) *Approve B/C Meeting Minutes of December 16, 2021:* Mark Nakajima made a motion, seconded by Hattie Krebsbach to approve the December 16th meeting minutes as presented. The motion carried unanimously.

4. **Additions/Deletions:** No additions or deletions.

5. **Discussion/Decision/Presentation Items:**

- a) Mural and Installation Art Program Project Selection Update: Bryan provided an update on the mural and installation art projects noting that Kelsey hasn't been replaced on the selection committee. Bryan stated a sculpture was selected for placement at the library plinth. Bryan presented an image of the selection. Another call for art will be made by the Public Arts Commission soon.
- b) Site B Update: Paul Downey provided an update on the Site B/Fresh Foods project. The developer selected a general contractor and the development team is in the final stages of internal design. Paul noted the developer is concerned about supply issues for equipment and the long lead times. Paul anticipates the developer will make a request for Urban Renewal Agency financial assistance in the next one month to six weeks. Hattie asked for clarification on the process including timing and land purchase. Paul noted there are contingencies in the developer contract to address timing issues. Paul explained the Urban Renewal Agency and developer will enter into a Disposition and Development Agreement outlining Urban Renewal Agency assistance to the project and the terms for transferring the land to the developer. Maribel mentioned the challenges with the mixed use development concept including the grocery store and housing. Paul explained the scale of the Site B housing development as initially envisioned is small noting the Valfre Apartments near Main Street and 26th Avenue is larger with 36 units and is at the small end of what's considered feasible. Paul noted that

given the challenges with the mixed use concept, the Urban Renewal Agency Board of Directors approved moving forward with only a grocery store.

6. **Agency Board Liaison Report:** Councilor Gustafson provided a brief update on Council matters.
7. **Staff Liaison Report:**
8. **Commissioner Communications:**
9. **Adjournment and Announcement of Next Meeting:** Meeting adjourned at 10:30 a.m. The next meeting is scheduled on January 27th.