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USDRIP / Riverway Stakeholder Meeting Minutes

Thursday, August 20, 2009

1. Attendees:

   Keith Anderson, Joe Farace, Robin Rierdan, Bruce Robertson, Carl Stiehl, Matt Schneider, Mark Baker, Andy Parr, Diana Perez, Kaye Hobson, George Tockstein, Kevin Hale, Steve Halfaker and Ed Duling.

2. Keith Anderson, discussion regarding old Barnmaster property

   - Keith Anderson from Anderson Investment Company, Inc. came to the meeting to discuss the possible development of a new project on the old Barnmaster property located at the corner of Industry and Channel just north of SR-67. This property is located within USDRIP Riverway Specific Plan Area XI which among other things prohibits... Storage and Distribution: Mini-Warehouses Facilities but allows Animal Sales and Services: Veterinary Facilities. The property is slightly less than 3 acres. The property is currently for sale by the owner. To allow the Mini-Storage portion of the project a Specific Plan Amendment would need to be processed to allow for the use in this part of the Specific Plan.

   - Keith said the proposed uses would be a Vet Clinic on the western portion of the property and the existing building on the eastern portion of the property for Mini-Storage. Keith said the existing property owner is not using the property and paid more for the property than it is probably worth at this time.

   - The stakeholders commented that the Vet Clinic sounds like a good idea and would be a benefit to the community. Stakeholders commented that the Mini-Storage use is prohibited in that area because in the past Lakeside residents were opposed to additional storage uses in the area. Many of the existing parcels in USDRIP are already used as storage areas for old equipment, boats, cars, etc. and the additional storage is not necessary. Another comment was that one of the predominate goals of USDRIP was to try to create an employment base for Lakeside with multiple jobs created with redevelopment of properties. Stakeholders doubted that the proposed Mini-Storage would create many jobs.

   - Another comment from stakeholders was the question of whether USDRIP should consider marketing/promoting the redevelopment to attract new businesses. DPLU Staff commented that these discussions have been held with Kaiser Marston Associates and was part of the contract with KMA to consider ways to promote the redevelopment area. Stakeholders and Staff agreed that

this may not be the best time to promote/market, however we should consider this when the regional economic situation is more favorable.

3. River Park Financing Agreements, Repayment

   - DPLU has now been repaid the full amount from the initial $50,000 loan for the observation deck project with the River Park. DPLU had previously been paid back $10,000 and received the additional $40,000 this week. DPLU are still working with LRPC and SDRC to execute the $800,000 trail financing agreement, however DPLU and County Staff are still looking for additional assurances from the State that funding for the project will not fall through.

   - Kaye and Carl commented on the redevelopment fund grab by the state. Currently we don't anticipate any funds being taken from USDRIP because of the baseline year being used. However, even if the year was changed as some stakeholders asked, it would be a percentage of our yearly intake and we would still have some funds left for our projects. Additionally, we are now aware that we have not been allocated any stimulus funds from the federal government, however in the future we may have a chance to apply for some funds for USDRIP.

4. New Fire Station Site Plan Submitted and in Process

   - The Site Plan for the new Fire Station has been submitted and is in process. Matt is reviewing the Site Plan for DPLU and expects the Scoping Letter to be completed next week with all comments. Matt mentioned that no major issues have been identified and typical minor comments for revisions will be included in the Scoping Letter.

5. Silver Sage Affordable Housing Building in Process

   - Silver Sage Affordable Housing is expected to submit a Minor Deviation to the Site Plan to address some issues with the outdoor patio areas and the size of the sound walls. Matt commented that this Minor Deviation should be in soon and should not slow down the project. In fact, Matt and Carl notice that the project site was beginning actual grading of the site as they drove by this morning.

6. Other

   - DPLU staff would like to pass along our condolences to the Hilliker family and to the Lakeside Community regarding the loss of Harold Hilliker. There was some discussion regarding a possible dedication for Harold, maybe at the new ballfields. Joe offered to contact the Parks Dept. to discuss possiblities.

7. The Next Meeting is scheduled for Thursday September 17, 2009. The next meeting will be moved to the Fire Station on Parkside as our meeting room at the School District offices will be in use. More info. to follow by email before the meeting.