



Approved Meeting Minutes

Board Meeting

December 8, 2016

Present: Chairman Howard Rudd, Secretary/Treasurer John Norman, Directors Nick Alexander and Jim Gray

Absent: Director Ed Benoit

Corporate Counsel: Greg Thatch, Law Offices of Gregory D. Thatch

Corporate Staff: CEO Chris Robles and Board Secretary Lonnye Heple

II. Closed Session Pursuant to Section 54956.8 (Real Property)

- a. **Property – APN 473-090-020-000, Atkinson St. & PFE Rd., Roseville, CA**
Nothing to Report

III. Action Items

- a. **Approve the November 10, 2016 RCDC Board Meeting Minutes**

Director Alexander made a motion to approve the minutes for the November 10, 2016 Board Meeting. Secretary/Treasurer Norman seconded the motion.

Votes: Motion Carried 4-0

Yes: Chairman Rudd, Secretary/Treasurer Norman, Directors Alexander and Gray

Absent: Director Benoit

- b. **Recommend Appointment of Board Members**

Director Gray made a motion to accept staff's recommendations to recommend to the City Council the following Board Appointments:

- The reappointment of Director Benoit and Norman for a term to expire February 2019;
- the reappointment of Director Alexander for a term to expire February 2020; and
- the appointment of Louise Walker to the vacant seat for a term to expire February 2020.

Secretary/Treasurer Norman seconded the motion.

Votes: Motion Carried 4-0

Yes: Chairman Rudd, Secretary/Treasurer Norman, Directors Alexander and Gray

Absent: Director Benoit

IV. Discussion Items

- a. **Property Updates**

- 238 Vernon Street, Ninja Sushi – Business is good, busy. Adjustment of rent began November 2016.
- 240 Vernon Street, Monk's Cellar – Currently in escrow for the purchase of the building.

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- 242 Vernon Street, Nela's – We will be moving forward with the restroom improvements.
- 244 Vernon Street, Health Education Council – We received a request to waive their rent for the remainder of the lease. The Board voiced concerns with the lack of presence and concern for being open one day a week. No Board support for the request was raised.
- 98 Jefferson, Parking Lot – Staff contacted Consolidated regarding purchasing this parcel from the RCDC or selling the surrounding parcel to the RCDC. We have not received a response. Staff will follow up.
- 105 Vernon Street, Randy Peter's Catering – They are finishing up their tenant improvements. They have done an excellent job and the facility is impressive.
- 110 Pacific Street
 - A contractor has been hired to clean out the building and this should be completed by December 19, 2016.
 - Following the clean out, we will contract with an environmental contractor to clean up the pigeon mess inside.
 - A masonry contractor will be providing an estimate to stabilize the exterior brick.
 - Williams + Paddon Architects are working on a design proposal.
 - There are some encroachment issues with the property that staff is currently working through with the adjacent property owners and the City departments.

b. Advantage Roseville

- Staff is currently working on 24 active leads. We have received many requests for office space and second generation restaurant space.
- Staff will be seeking City Council approval at the January 18, 2017 meeting for the purchase and sale agreement for the fire station property located on Oak Street to Warwick University. It is anticipated classes will begin fall of 2018.
- In November City Council approved the residential fee deferral program. The program allows for administrative approval on fee deferrals less than \$100,000. Deferrals over \$100,000 will require Council approval.
- Staff is currently updating the Economic Development Strategy which parallels Advantage Roseville. Staff anticipates bringing this forward for Council action spring of 2017.

V. Non-Agenda Public Comments

Chairman Rudd opened the floor for public comments.

None Received

V. Board and Staff Comments

CEO Chris Robles notified the Board that staff will be presenting the RCDC annual update to the City Council at the January 18, 2017 meeting.

VI. Adjournment – 9:35 a.m.