



Community Advisory Committee
Concord Community Reuse Project

Thursday, June 5, 2008

6:30 p.m.

Concord Senior Center, Wisteria Room
2727 Parkside Circle, Concord, CA

MINUTES / ANNOTATED AGENDA

The agenda for this meeting was posted in the Civic Center posting cabinet on June 3, 2008 at 2:53 p.m. in accordance with the Ralph M. Brown Act.

The meeting was called to order by Co-Chair Dan Helix at 6:30 p.m.

Roll Call –

Present: Dick Allen, Jimmy Araujo, Paul Elliott, Greg Enholm, Daniel Helix, John Hemm, Patricia Howlett, Ana Maria Korve, Beverly Lane, John Mercurio, Rosanne Nieto, Erinn Peterson, Anna Rikkelman, William Washington, Ellen Williams, Dirk Wentling

Absent: Jason Hadnot, Scott Hein and Melvin Lee

Public Comment Period –

Edi Birsan – Concord Resident. Mr. Birsan wants to let the Committee know he is now on the RAB Committee and urged someone from the CAC to attend the meetings.

1. Approval of Annotated Agenda/Minutes of May 29, 2008

ACTION: Co-Chair Dan Helix asked for a motion to approve the Annotated Agenda-Minutes for the meeting held May 29, 2008. John Mercurio made the motion and Dirk Wentling seconded. The motion was passed unanimously.

2. Current Status of the Reuse Project – Report by Michael Wright, Reuse Project Director

Director Wright reported Navy, OEA, HUD and staff are still in negotiations. He will keep the Committee informed of any decisions.

3. Items for Discussion

- Completion of Land Stewardship Review (Biology/Watershed management)
- Christine Roberts, CH2M Hill

Christine Roberts continued her presentation from the last meeting.

Christine and Mike Concannon received questions on biology and watershed management.

PUBLIC COMMENT –

Brad Olson – EBRPD. Mr. Olson encouraged the City develop its own habitat conservation plan for the NWS and to follow the standard request from U.S. Fish & Wildlife Service of a 600 foot buffer.

Brian Holt – EBRPD. Mr. Holt encouraged City to get the technical advisory group re-engaged. He also stated the EIR needs to evaluate light and noise on all wildlife species and feels the need to create managed buffers between development and important wildlife habitat.

Edi Birsan – Concord Resident. Mr. Birsan feels we should create something new when it comes to the wetlands.

Jonathan Goldberg – Greenbelt Alliance. Mr. Goldberg reiterated Greenbelt Alliance's request for materials to be made available two weeks in advance of the CAC meetings.

- Review of Fiscal/Financial Criteria – Mary Smitheram-Sheldon and Amy Herman, CBRE

Amy Herman made a presentation on the fiscal sustainability of the project and Mary Smitheram-Sheldon made a presentation on the financial feasibility of the project. Amy and Mary received questions and the Committee request they have a little time to digest this information.

PUBLIC COMMENT –

Larry Tong – EBRPD. Mr. Tong had the following questions: What extent the current study accepts and addresses the huge economic benefits a great park would have on the NWS? What are the base assumptions provided for in the economic studies, the base date for economic and demographic forecast, the industry standards and the consultant team cost estimates? What extent the study addresses the improvements and operations of the great park on the city budget, what assumptions were made. What did they factor in terms of transportation improvements?

Eve Bach – Arc Ecology. She is looking forward to having detailed numbers to which the assumptions are based on.

Peter Waller – Pyatok Architects. Mr. Waller feels the Committee needs to know the underlying assumption about how the infrastructure cost is attributed and what are the assumptions about the values, particularly higher density development.

Amie Fishman – East Bay Housing Organization. Ms. Fishman reiterated the need of the substance behind presentation to know or assess anything. She stated it would be useful to see the financial graph for the redevelopment portion and requests to see analysis of state and federal funding.

Alex Lantsberg – Carpenters Local 152. Mr. Lantsberg feels he is not seeing the sensitivity of the output to the assumptions and the changes. He also stated it appears the market analysis is based on the continuation of past trends.

Edi Birsan – Concord Resident. Mr. Birsan would like to see analysis in different areas, closer to North of Highway 4.

4. Reports/Announcements

- **CAC member reports**

Beverly Lane attended a trails conference in San Diego last week. She handed out some materials she received at the conference.

- **Staff announcements** - None

5. Confirmation of Next Meeting Date – June 17, 2008

There were 25 people from the public attending this meeting.

Adjournment – meeting adjourned at 10:03 p.m.

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