

**Board of Directors
Meeting Minutes**

May 23, 2007

Taqueria Jalisco Restaurant
(810 E. Market Street, Salinas, CA 93905)

CALL TO ORDER

Meeting was called to order @ 8:10 a.m. by David Brown, President.

Roll Call

Present: David Brown, Larry Dykes, Antonio Campos, Kris VanGelder, Moises Escoto, Deloris Scaife-Higgins, Don Green, Teresa Gomez, Sal Jimenez, Richard Scofield, Maria Orozco, and Keven Pederson.

Absent: Alicia Delena

Council Members present: Tony Barrera and Gloria De La Rosa.

Staff present: Victor J. Mehia

Guests: Alan Stumpf (RDA), Raul Chavez (SUBA Member), Nallely Gutierrez, and Rafael Vasquez (Stakeholder)

PUBLIC COMMENT

Victor introduced Raul Chavez of Chavez Bail Bonds on East Market Street.

ELECTION OF 2007-2008 OFFICERS

1. David Brown announced that Victor would be facilitating the election of officers.

Victor provided an explanation of the election process and clarified the election was for President, Vice President, Secretary, and Treasurer for the Term of 2007-2008. Victor informed the Board that the process of re-appointing eligible members and/or appointing new members to the Board would take place at next month's Board meeting.

Sal made a recommendation that the Board adopt a policy that establishes clearly defined rules and processes for next year's election of officers. Current language in the bylaws is too vague.

Kris volunteered to head up a special committee for the purpose of drafting a policy and revising and/or refining the language in the bylaws regarding elections and appointments to the Board. Based on his experience serving on several boards, he felt that he could take on this assignment.

Gloria asked Raul Chavez (visitor) to participate on the special elections committee. Mr. Chavez accepted the invitation and volunteered to serve on the committee.

The election of officers was conducted following the Board's discussion, and the results are as follows:

- President: David Brown (2nd term begins July 1, 2007)
- Vice President: Keven Pederson (1st term begins July 1, 2007)
- Secretary: Teresa Gomez (1st term begins July 1, 2007)
- Treasurer: Deloris Scaife-Higgins (1st term begins July 1, 2007)

During a nomination, Gloria expressed the need for diversity on the Board of Directors and emphasized the need to include women at the Executive level.

2. Victor concluded the election process by reminding the Board that some of the current Board Members would be termed out at next month's Board meeting and would have to end their tenure on SUBA's Board of Directors. Victor suggested that the organization make a plan to acknowledge and appreciate the outgoing Board Members for their contribution to the success of the organization.

CONSENT ITEMS

3. Motion to approve the minutes for April 18, 2007. M/SJ; S/LD Approved with correction to the date on the minutes (2006 should have been 2007).

4. Motion to approve the financial report for April 30, 2007. M/SJ; S/LD Approved with direction to Moises and Victor to finalize the Vision 2017 DVD Presentation and provide a status report at next month's Board meeting.

PRESENTATION TO THE BOARD

5. The Board received a presentation by Alan Stumpf of the Redevelopment Agency (RDA). Alan provided both an overview of RDA's Draft Implementation Plan and an explanation of the Agency's budget. He also spoke on the Agency's plan for the allocation of funds that are generated through the Sunset Avenue Redevelopment Project Area tax increment. Alan explained that the Agency's focus was on fighting blight in our area through the Jazz Up and Façade Improvement programs and other projects that seek to enhance the appearance of the area and address parking needs.

Alan informed the Board of RDA's intent to seek a 10-year extension to the Sunset Avenue Redevelopment Project Area. The Sunset Avenue Redevelopment Project Area is currently set to expire in 2018.

Alan briefed the Board Members on the various programs in the Draft Implementation Plan for the Sunset Avenue Redevelopment Project Area. He also handed out copies of the fund balances statement for the Sunset Avenue Project Area for FY 07-08 and FY 08-09.

Kris asked if SUBA had any influence on the RDA's projects in the Sunset Avenue Redevelopment Project Area. Alan explained that ultimately the City Council has the final approval on RDA's projects in the area. If SUBA has initiatives that it wants to bring forth, then they are taken into consideration.

Victor asked for clarification on the working relationship between SUBA and the City's Redevelopment Agency. Alan explained that it is the Redevelopment Agency that initiates the projects in the Sunset Avenue Redevelopment Project Area. It then solicits input from SUBA and other community stakeholders. Keven also asked about SUBA's role as an Advisory Board to the City and its duty to provide the City with information and direction on redevelopment projects in the Sunset Avenue Redevelopment Project Area.

Victor asked about SUBA's role as the Advisory Board to the City regarding redevelopment in the Sunset Avenue Redevelopment Project Area. He reminded the Board that a primary function of the organization as spelled out in the bylaws was to serve as the City's Advisory Board on matters related to the allocation of redevelopment dollars in the Sunset Avenue Redevelopment Project Area. He posed several questions to the board, including: How are we doing in our role as advisory board to the City? Are we accountable to the community for making sure the redevelopment tax increment money that comes out of our area is being invested back into the area? How are we doing in terms of keeping the community informed and up-to-date regarding the allocation of redevelopment funds in east Salinas? Do we know enough about the allocation of redevelopment dollars in our area to serve as an effective Advisory Board to the City?

Raul Chavez asked, as a follow up to Victor's questions, whether or not it was possible to receive a report from RDA containing a complete summary of RDA's projects, budgets, and allocations in the Sunset Avenue Redevelopment Project Area. Alan responded affirmatively saying that RDA would be able to provide that information to any interested party. Victor asked if it would be possible to create the report in a user-friendly format so that lay persons could understand how the RDA process works. Alan said that should be possible.

Alan provided the Board with information about the Division Street project. When asked about RDA's vision for the Division Street area, Alan responded that RDA's vision was limited at this time to the acquisition and assembly of the parcels in that area. When asked if there were developers interested in the Division Street project, he responded that Clinica de Salud was considering an expansion of its facility on North Sanborn Road and there may be other developers interested in the area. Sal asked if any non-profit organizations were involved in the discussions regarding the Division Street project. Alan explained that Clinica de Salud was the primary non-profit organization interested in expanding their facilities on Sanborn Road. Currently, the agency is in the process of acquiring vacant and occupied parcels on and around Division Street but no definite plans have been developed for the property.

CONSIDERATION ITEMS

6. Members of a special taskforce provided the Board with a summary of findings from the group's research of the Sun Street Transfer Station/Materials Recovery Facility (TS/MRF). The taskforce was formed in April and charged with the task of learning more about the Sun Street TS/MRF. Victor led the research project and provided the taskforce with a presentation of preliminary findings at a special meeting on May 10, 2007.

Sal stated that the significant increase in traffic due to the expansion of the TS/MRF is one of the main issues facing the businesses in the area; it was an issue that could prove detrimental to local businesses. He said the area would be better served by retail development and the attraction of stores such as Ikea. Sal agreed that there is a need for the services provided by a TS/MRF but Sun Street is the wrong location for the facility.

Victor provided Board Members with a brief summary of a recent SVSWA Board meeting in Gonzales. David, Deloris, Larry, and Victor attended that meeting and provided commentary during public comment. They informed SVSWA's Board that they were opposed both to the siting of the TS/MRF on Sun Street and the proposed allocation of \$1.25 million dollars which would have been used for the design work for the expanded facility. Following the commentary and much discussion among the Board Members, SVSWA's Board withdrew their approval for the full allocation and instead approved an allocation of around \$120,000 for community outreach and fact finding efforts.

David felt that SUBA needed to move forward on a plan to oppose the siting and expansion of the TS/MRF on Sun Street. The SVSWA is moving forward with their plans to expand the facility, and SUBA needs to continue with its efforts in opposing it. Victor provided the Board with information regarding the ongoing discussions between SUBA and SVSWA and the outstanding request for public information.

The Board discussed whether or not to provide the public with copies of the Sun Street TS/MRF PowerPoint presentation and whether or not to charge for the information and production time. After much discussion, the Board decided to make the information and presentation available to the public for a fee which would cover the cost of time and materials. Moises also suggested that the presentation be made available on the SUBA website.

David motioned to oppose the siting and expansion of the TS/MRF on Sun Street, and the taskforce to develop a plan of action consistent with opposing the siting and expansion of the TS/MRF on Sun Street. Motion was seconded by Keven. Motion passed with 8 yeas and 2 nays.

7. Victor briefly shared with the Board the need for SUBA to provide some form of promotional event for local businesses impacted by the downturn in the local economy. It seems that the businesses most impacted are those that deal in "big ticket" items such as RVs, ATVs, motorized recreational vehicles, etc. This item would be discussed further at the Executive Committee meeting.

8. Victor provided the Board with information about potential legal issues stemming from alleged sexual harassment and wage & hour violations at some local mercados and indoor swap meets. A free informational session for local businesses will be provided with the objective of preventing legal issues and promoting a “better” work environment.

Meeting was adjourned at 10:40 a.m.

Recorders: Deloris Scaife-Higgins, Maria Orozco, and Victor Mehia