

**COMMUNITY DEVELOPMENT COMMITTEE**  
**Wednesday, October 20, 2004, 3:00 p.m.**  
**Meeting Place: City Hall – Conference Room 3**  
**416 North Franklin Street, Fort Bragg, CA**

**MEETING CALLED TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES – September 17, 2004 Special Meeting**

**PUBLIC COMMENTS ON NON-AGENDA ITEMS**

**CONDUCT OF BUSINESS**

1. Discuss Potential Parkland Acquisition and Development Projects for Roberti-Z'Berg-Harris Grant Program Application
2. Discuss Strategic Approaches to Maximizing Benefits of City/Redevelopment Agency Resources for Affordable Housing

**MATTERS FROM COMMITTEE/STAFF**

**ADJOURNMENT**

**NOTICE TO THE PUBLIC**

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COUNTY OF MENDOCINO     )

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg in the Community Development Department and that I caused this agenda to be posted in the City Hall notice case on October 15, 2004.

\_\_\_\_\_  
Nancy Philips, Administrative Secretary

\_\_\_\_\_  
Date

cc: City Council  
Management Team  
Public Packet  
David Russell (via email)

Community Development Advisory Board  
Michele White (via email)  
Neil Peacock  
Bob Cane

The Fort Bragg Community Development Committee (CDC) convened a meeting on Wednesday, October 20, 2004 at 3:10 p.m. at Fort Bragg City Hall, Conference Room 3, 416 North Franklin Street, Fort Bragg, California.

### **ROLL CALL**

Members present: Councilmember Dan Gjerde; Councilmember Dave Turner  
Staff present: Community Development Director Linda Ruffing; and Finance Director Mark Johnson.

### **APPROVAL OF MINUTES**

**Minutes of September 17, 2004 meeting were approved by consensus of the Committee.**

### **PUBLIC COMMENTS ON NON-AGENDA ITEMS**

No public comments were made.

### **CONDUCT OF BUSINESS**

#### **1. Discuss Potential Parkland Acquisition and Development Projects for Roberti-Z'Berg-Harris Grant Program Application**

Ruffing explained that the RZH grant program can provide up to \$500,000 in funds for parkland acquisition and development and that the Committee had previously recommended an application for improvements to the Glass Beach Parking & Staging area on the Georgia-Pacific Mill Site. She explained that the open space acquisition process on the Mill Site is not likely to be at a point where the City can demonstrate site control by early December.

Committee discussed possibility of extending bike trail along Glass Beach Drive from the trestle to the Mill Site on the City-owned right-of-way. Ruffing noted that the Bicycle Transportation Act grant program has applications due in February and that it maybe a good fit for this project.

Discussion ensued regarding the Skate Park project at the Morrison property. Gjerde suggested that staff talk to State Parks regarding skate park possibility. The last appraisal, performed in 2003, established a value of \$325,000 for site. He felt that Skate Park/Neighborhood Park should be first choice for the RZH Grant because there are other funds available for bicycle trails. The land acquisition match was waived for the last grant cycle, but the match for construction was not. He noted that the City may have some money left over from Per Capita money for Bainbridge Park bathrooms.

The Committee discussed possibility of acquiring another sites for the skate park, such as at the proposed Aquatic Center; on the Colombi property by the laundromat, or at the Redwood School track.

**Consensus of the Committee was to recommend to the Council that a grant application be submitted for Skate Park, if there is a willing seller and conversations with State Parks staff indicate that it is a strong proposal.**

#### **2. Discuss Strategic Approaches to Maximizing Benefits of City/ Redevelopment Agency for Affordable Housing**

Committee reviewed map of vacant and underutilized parcels suitable for multi-family housing development. Discussion included parcel owned by CDC at Glass Beach, Carine's property on Franklin Street, Morrison property, properties on South Franklin south of Cypress Street, Colombi properties on Chestnut Street, Catholic Church parcel on Harold Street, Rossi's property, G-P Mill Site.

Discussion continued about potential for using Housing Fund money to acquire property or an option on property. Joe Curren, representing Coast Senior Housing Assistance Corporation, informed the Committee of CSHAC's interest in developing low-cost senior housing. He explained that CSHAC has been looking at Gallo property on Sequoia Circle to develop senior apartments but the purchase price seems to be inflated.

Committee suggested further investigation of Haun property, parcels on Ocean View, Timberwolf Stadium parcel, parcels next to MTA property on South Franklin Street.

**Consensus of Committee was for staff to send a letter to property owners explaining that City is writing to property owners in Fort Bragg with properties that might be suitable for acquisition for multi-family housing and asking whether they would consider selling their property.** Turner suggested that the letter be positive, explain the need for housing, indicate that the City is only looking for "willing sellers" and should make it very easy to respond (includes self-addressed, stamped envelope and a response form).

Committee members agreed to report this action to the Council at Monday night's meeting.

#### **MATTERS FROM COMMITTEE/STAFF**

Committee discussed \$50,000 grant that Noyo Headlands Unified Design Group (NHUDG) received from Bella Vista Foundation for planning work on the G-P Mill Site.

The meeting was adjourned at 5:10 p.m.