

SPECIAL COMBINED BOARD MEETING
OF
TAHOE CITY PUBLIC UTILITY DISTRICT
AND
TAHOE CITY DOWNTOWN ASSOCIATION

APPROVED MINUTES

May 12, 2010

DIRECTORS PRESENT	TCPUD:	President Wilkins, Vice President Treabess Directors Reinkens, Friedman, and Henrikson
	TCDA:	President Wilderotter, Vice President Kupec Directors Kruel, Davis, Thaler, Hester, Hanna, and Dale
STAFF PRESENT	TCPUD:	Cindy Gustafson, General Manager Jim Dykstra, Director of Accounting & Employee Services Bob Bolton, Director of Parks and Recreation Ginger Charlton, District Clerk
	TCDA:	Justin Broglio, Executive Director Kathryn Cooper, Creative/Marketing Manager

A. Call to Order – Pledge of Allegiance

Presidents Wilkins and Wilderotter called the meeting to order and led the audience in the Pledge at 8:00 a.m. Introductions of all participating attendees were made.

Ms. Gustafson explained the reasoning for the meeting and how it would proceed.

B. Presentation by Placer County Redevelopment on Proposed Revisions to TRPA's Chapter 15 on Redevelopment

Jim LaBou, Deputy Director for the Redevelopment Agency for Placer County (Agency), thanked the two Boards for the invitation to come speak. He said that it was very appropriate that this is being done right now and hopes that it is the first of a number of meetings and discussions on the basic issues related to the regional plan for TRPA and how it ties in with the County and the Agency.

Director Henrikson left the meeting to attend his TTSD Board meeting.

Mr. LoBue explained that the Agency can have all of their goals and projects proposed but they are forced to abide by the codes and plans of TRPA and the County. He encouraged the group to keep abreast of and weigh in on what is going on at TRPA with land use designations, transportation strategies, environmental protection strategies, and codes because they are critically important when dealing with future projects.

Rae James, Special Projects, gave the group background on Chapter 15 and Community Enhancement Programs (CEP's). Mr. LoBue reviewed the maps and explained how they came up with the boundaries for each Preliminary Redevelopment Plan. Ms. James added that each map represents a separate plan so that if one of the areas has a problem, it doesn't hold the other areas up. Mr. LoBue added that you can't do a redevelopment plan for TRPA unless you find a significant amount of blight. Agency staff went property-to-property and catalogued conditions for their existing Placer County

Redevelopment Area for North Tahoe. Open space areas where no development is expected were omitted as well as single-family neighborhoods that aren't blighted.

Mr. LoBue and Ms. James answered questions from members of both Boards and the audience. The fact that 64-Acres was left out of the plan was an important issue to several of the attendees. There are many important uses for the property and leaving it out was puzzling. Ms. James said that TRPA has always said no to allowing it because it doesn't meet their criteria for blight and the agencies that are there should be responsible for whatever environmental improvements that area needs. The Agency's environmental consultants agreed with TRPA. She added that there is some flexibility to add items to the final plan and if some rationale could be shown to bring 64-Acres in, it could still possibly be added. Wally Auerbach said that he feels that the County should be encouraged to include 64-Acres because it has been a key hope in the planning for Tahoe City for 50 years and it's time to bring it into the community.

After discussion, Director Wilkins said that it appears that there is general support from the members that spoke regarding the County pursuing the inclusion of 64-Acres. There is also general support of the Boards to request their staffs to draft a letter to the County and TRPA in support of this effort and to represent that in public testimony wherever appropriate. Director Treabess said that he doesn't feel strongly right now that the boundaries need to be changed from what is currently on the maps. Director Hester agreed with assisting the County in supporting their proposal to be included in Chapter 15 through the Board of Supervisors and TCDA. She believes that the 64-Acres should be included and would like it reviewed further. She also agrees that staff should send a letter to the Board of Supervisors with a copy to the individual board members to let them know what happened at this meeting on this crucial issue.

Motion to write a letter to the Board of Supervisors in support of their passing the Chapter 15 proposed revisions forward to TRPA and that we decide the appropriate follow up to TRPA in order to support the County and our community. There will be additional study of the actual boundaries of incentive zones to see if there would be further comment. Treabess/Friedman/4-0

Motion to write a letter to the Board of Supervisors in support of their passing the Chapter 15 proposed revisions forward to TRPA and that we decide the appropriate follow up to TRPA in order to support the County and our community. There will be additional study of the actual boundaries of incentive zones to see if there would be further comment. Also, send a letter to TRPA stating how wonderful this meeting was. Hester/Davis/8-0

D. Public Forum

Roger Kahn said that there is a lot of economic blight in Tahoe City and he has been trying to encourage a partnership to be formed with the Resort Association, the TCDA, TCPUD, and the Redevelopment Agency to try to come up with some ideas on how to fill the spaces that are empty in our community. He believes that we should do survey work and look at similar communities that are successful and try to replicate them. He is looking to the Redevelopment Agency to fund the study and to assist in helping to recruit businesses to fill the spaces once we've identified the needs. He believes they should then work with the businesses and landlords to help fill the gap in the short term in rent relief. That would help build successful businesses in our community and he feels that it is an appropriate use of redevelopment funds. He added that the Agency has been collecting money in our community and he hasn't seen a lot of benefit to the town.

C. TCDA and TCPUD Discussion on Other Issues and Projects of Joint Interest Including: Snow Storage, Sidewalks, Tahoe City Wye, Planning for Tahoe City Fire Station Relocation, and Possible Others

Ms. Gustafson said that this item was put on the agenda to allow both organizations a chance to talk about the variety of issues that are on their priority lists. She recommended having a public process that would include commercial property owners, business owners, and community members prioritizing the relative importance of projects/programs currently being considered in Tahoe City. She and Mr. Broglio went over the Planning Consideration list and explained the issues on each item that need to be

addressed. Director Hester added that the Community Plan will need to be revisited sooner rather than later.

Director Treabess said that an application is currently being completed for some funding for some of these items that could possibly be funded through a sustainability grant that Placer County, El Dorado County, and TRPA are submitting for jointly through the State. Ms. Gustafson said that there are some pressing issues on the list and that some type of prioritization process needs to occur while waiting for those grants. She asked if there any other existing funding sources through the Resort Association, County, or combined agencies that would at least allow us to start talking about some of these other issues in a comprehensive manner. Her recommendation would be to have a public process that would allow continued dialog through the summer on what is needed to address the rest of the issues.

Director Hester recommended putting together a working group with a couple of Board members and staff to meet and look at the items initially and give a recommendation. She added that community outreach is needed and should be a priority item on the list.

Director Treabess said that other organizations such as the Resort Association need to be included for some of the items to get them accomplished. He added that a bigger group has a bigger voice and can make a stronger stand on our important issues. Director Reinkens said that any community members that want to participate need to be invited including the West Shore Association and service group presidents. Director Wilderotter said that he believes that the West Shore Association doesn't want to be involved with TCDA because it's a stronger organization and they could be engulfed. Everyone agreed that this is a concern that needs to be solved.

President Wilkins said that it seems like the idea of increased joint dialog between the various organizations and business groups in the community is a good idea. He felt that Mr. Broglio and Ms. Gustafson could brainstorm and put some kind of a program together. Ms. Gustafson said that due to workload, the first meeting could probably take place in June. She and Mr. Broglio will work it out.

E. Adjournment

The meeting was adjourned at 10:15 a.m.

Dan Wilkins

Dan Wilkins, President
TCPUD

Ginger Charlton

Ginger Charlton, District Clerk
TCPUD

Justin Broglio

Justin Broglio, Executive Director
TCDA

Prepared by Ginger Charlton