

**Salinas City Center Improvement Association  
Board of Directors Meeting  
235 Monterey Street  
Salinas, California 93901**

**Board Meeting Minutes: April 12, 2017**

**Present:** Catherine Kobrinsky Evans, Frank Saunders, Margaret D'Arrigo Martin, Brian Finegan, Fred DeYoung, Meryl Rasmussen, Gaylon Haney, Jeff LaTourette, Peter Kasavan and Joel Panzer.

**Absent:** Jeff LaTourette.

**Guests:** Sandra Whittle; Jeanna Sutton; Lisa Brinton-City of Salinas; James Kendall-Mahoney Commercial; Patricia Minnis; Larry Bussard; James Sang.

**Staff:** Ken Steen-SCCIA District Manager

<i>Item</i>	<i>Discussion</i>	<i>Action Taken</i>
<b>1. Introductions</b>	Catherine Kobrinsky Evans, President, called the meeting to order at 3pm. Board and Guest Introductions (See above)	<b>No action taken.</b>
<b>2. Consent Agenda:</b> <Approval of March 8, 2017 Board Meeting Minutes. <Approval of March 31, 2017 Financials (Balance Sheet & Operating Statement).	< Minutes for March 8, 2017 Board Meeting & Financials for March 31, 2017 were reviewed.	<b>Action Taken:</b> <b>Approval of Minutes and Financials.</b> <b>Motion: Fred DeYoung.</b> <b>Second: Brian Finegan.</b> <b>Unanimous approval by the Board.</b>
<b>3. President's Report:</b>	<Catherine reviewed the SCCIA Vision with the Board. < Catherine attended the March 2017 planning commission meeting, re-introduced SCC organization to the commission and requested that SCC be sent notices of pending meetings and agenda items. <SCC assisted Salinas Gas owners with appeal/approval of CUP at Salinas City Council meeting 3/21/17. <Catherine suggested that there should be a formal entertainment and restaurant overlay for downtown. <Lisa working with SCC to add two (2) properties (401 Monterey & 318 Cayuga to SCC District). <Concerns suggested with the inadequate implementation of the Downtown Vibrancy Plan; SCC active though not sure about the City. Still need hazard/liability baseline from the City re: SCC identified Public Works projects. <Vagrancy still an issue. SCC to approach City re: Church issues: (1) food kitchen, (2) overnight housing, (3) mailboxes on site and (4) parking of Clinica de Salud health care vehicle. <Summary: President acknowledged that SCC group is committed and working together to move ahead.	<b>No action taken.</b>
<b>4. Committee Reports:</b>		
• <b>Executive Committee</b>	<See President's report above.	<b>No Action Taken.</b>

<ul style="list-style-type: none"> <li>• <b>SOBO Committee</b></li> </ul>	<p>&lt;SOBO met 4/06/17.</p> <p>&lt;<u>Security</u>: Frank reported that effective 4/01/17, Uretsky resumed normal patrol hours after reduction last 90 days.</p> <p>&lt;Neighborhood Watch: Encouraged Sandra Whittle to continue to provide incident reports on her Neighborhood Watch Facebook page to expand coverage of downtown.</p> <p>&lt;Church: SCC to request clarification and status of any CUP under which the Church may or may not be operating. Four issues that are of concern: (1) meal service, (2) overnight sleeping, (3) mailboxes and (4) Clinica de Salud mobile clinic. Was suggested that Clinica unit relocate to Soledad Street.</p> <p>&lt;Warming Shelter: Scheduled lease maturity is 4/30. SCC would like to see confirmation that shelter to close then scraped.</p> <p>&lt;<u>Maintenance</u>: Discussion to split Tier 1 and Tier 2 between Hope Services and a new competitive contractor.</p> <p>&lt;Concerns expressed re: strength of Supervisor.</p> <p>&lt;SOBO Goals for 2017: Security, manage down City liability and expand Neighborhood Watch.</p> <p>&lt;Power Washing to be re-considered further into the year.</p> <p>&lt;Important to report incidents to BOTH SPD and Uretsky otherwise SPD does not have record of the incident.</p> <p><u>Next Meeting</u>: May 4, 2017 at 201 Main Street at 10AM.</p>	<p><b>No Action Taken.</b></p>
<ul style="list-style-type: none"> <li>• <b>DISI Committee</b></li> </ul>	<p>&lt;DISI working with Steinbeck Center and City to form a “Cultural Center” in downtown. A Grant is available to qualified applicants through consultant Laura Harris.</p> <p>&lt;Meryl mentioned Salinas challenge is to establish innovation technology for agriculture and other uses.</p> <p>&lt;Meryl reviewed the DISI accomplishments for 2016 and goals for 2017, including rebranding banners, membership in SV Chamber and the successful ‘Meet and Greet’ held in March for merchants and property owners.</p> <p>&lt;DISI working on SCC “coasters” for restaurants.</p> <p>&lt;Forbes 2017 AgriSummit due at end of June in 100 block.</p> <p><u>Next Meeting</u>: TBD as needed.</p>	<p><b>No Action Taken.</b></p>
<ul style="list-style-type: none"> <li>• <b>Land Use Committee</b></li> </ul>	<p>&lt;LUC met March 23<sup>rd</sup>.</p> <p>&lt;Committee membership has been strong, committed, active and increased.</p> <p>&lt;Chairman Brian reviewed the LUC “list of ten (10) priorities” and provided an update. Outdoor dining and lighting have moved forward in various ways among others.</p> <p>&lt;The City relationship with SCC/LUC has been good.</p> <p>&lt;Brian reviewed the accomplishments of 2016 and the goals for 2017. Brian emphasized that LUC reports to the Board.</p> <p>&lt;During the next six (6) months, LUC will focus on the proposed parking lot conversion and how the conversion will be financed by the City, the walkway from the County center to Main Street, rehab of the Bruhn building and residential re-zoning and amendments to zoning.</p> <p><u>Next Meeting</u>: April 27<sup>th</sup> at 11 AM at Brian’s office.</p>	<p><b>No Action Taken.</b></p>
<p><b>5. Update on Pending Projects-status</b></p>		
<ul style="list-style-type: none"> <li>a) <b>Electeds Ad-Hoc Task Force</b></li> </ul>	<p>&lt;Fred reported that he and Catherine continue to meet with electeds, in particular County Supervisors, Salinas City Council members, Salinas Mayor and City Manager.</p> <p>&lt;Next meetings: 4/24: Mayor Gunter &amp; Supervisor Alejo.</p>	<p><b>No Action Taken.</b></p>

	<p>&lt;Fred concerned about the lack cooperation by two (2) City department heads, particularly related to lack of execution in terms of implementation of the Downtown Vibrancy Plan.</p> <p>&lt;Fred suggested that SCC should request a Letter of Understanding from the City of Salinas.</p>	
<b>b) Property Owner Master List</b>	<p>&lt;Master District Property Owner List compilation by Greg Piini and Ken Steen continues to be further updated.</p> <p>&lt;Catherine, Ken and Patricia Minnis have been meeting divide list and further research. Though more work required, closer.</p>	<b>No Action Taken.</b>
<b>6. Property Ownership Changes &amp; New Businesses</b>	<p>&lt;No changes in property ownership reported by DM.</p> <p>&lt;New Businesses (March): A Brighter You (5 E. Gabilan); Green Valley Enterprises (B. Swenson) license renewal(129 Main); Speed Boy Painting (32 E. Alisal-just outside District)</p> <p>&lt;Property Owner Calls: Alberto Maldonado (MP Printing); Pam Mills/Chisum (Various); Randy Parola/PARCO (Salinas Square); Case Swenson (129 Main); Paul Moncrief/PPA (16 W. Gabilan); Chris Dabit (Salinas Gas).</p>	<b>No Action Taken.</b>
<b>7. New Business:</b>	<p>&lt;City of Salinas Proposed Development Fee Increases: Peter updated status of proposals. SCC Board opposition letter to be issued to City along with meeting with officials.</p> <p>&lt; Property taxes and other measures should cover increases and benefits should be identified. Email requested from City to detail cost/benefit of fee increase.</p> <p>&lt;As suggested by Peter a broader base has written letters to voice opposition including AIA/CCBA/SVCC</p> <p>&lt;City proposed increase this year to average 2.9%</p> <p>&lt; Ways to accelerate the permit process to be discussed with Permit Center senior officials.</p>	<b>No Action Taken.</b>
<b>8. Public Comment</b>	<p>&lt;James Sang, downtown property owner requested more information on the City staff members that have impeded the permit process.</p> <p>&lt;TAMC: SCC to go to Debbie Hale for update on the lack of progress with train station. Board Member Kimbley Craig, City of Salinas TAMC rep, to be updated by SCC also.</p> <p>&lt;Meetings suggested with Salinas Council Members, Berrera, Davis and Craig.</p> <p>&lt;James Sang suggested First Methodist Church meal service be moved to Soledad Street; Church needs incentive to move the meal service; not SCC responsibility and that City should be held accountable.</p>	<b>No Action Taken.</b>
<b>9. Set Next Meeting Date</b>	<b><i>May 10, 2017 at 235 Monterey Street at 3 PM. Note: As Annual Meeting required by SCCIA Bylaws.</i></b>	<b>No Action Taken.</b>
<b>10. Adjourn</b>	4:55 PM	<b>Unanimous Board Approval.</b>

**Submitted By: Kenneth Steen Jr.-District Manager, SCCIA ((831) 905-1422)**