



Downtown Revitalization Committee

May 18, 2009

5:30 p.m.

MINUTES

I. Call to order

Chair Zinner called the meeting to order at 5:37 pm. (Riverbank City Council Chambers).

II. Roll call

Present: Chair Dennis Zinner, Vice Chair Ric McGinnis, Karen Bickford, Marian McBride-Luman, Evelyn Halbert, Debbie Libhart

Absent: Carla Strong (excused); Mayor David I. White, and Alternate Councilmember Danny Fielder

III. Approval of minutes

Motion/Second: Bickford motion/second Libhart

Vote: 6-0

IV. Agenda Items & Discussion

a) Downtown Phase II construction schedule update

- Dave Melilli discussed the latest update and schedule to Third Street with a push to have the contractor complete the project by Labor Day.
- The Plaza Del Rio has the grading complete. Third Street has all undergrounding complete and ready for PG & E to move in and run wire and set streetlights.
- PG & E has delayed mobilizing a crew to the downtown until after Memorial Day weekend due to scheduling from a prior job commitment.
- Curb, gutter and sidewalks will be formed in the next couple of weeks at the Plaza and on Third Street, which may affect accessibility of City Hall. Santa Fe Street may encounter some closures during this time for PG & E to work.
- Installation of the electrical boxes is complete and we have the current mural boxes in the plans to use.
- The Plaza is on a separate meter than the downtown. There was discussion on a structure to hang lights but pointed out that it is not planned or funded. Possible Rotary project for the future?
- We need to check the plans for cigarette butt trays, if not, downtown businesses to do so? Rotary? SNC?
- BMX Bikes and skateboards downtown - need an action plan.
- It was requested that PG&E be asked to give downtown businesses more warning than previously if they will need to shut down for construction.
- Buethe will plan the opening party for the middle of September.

b) Del Rio Theater Options

- Tim Ogden discussed demo costs, staff will recommend full demo to Agency but save the marquee and the bar from inside the restaurant.

- Possible cost reduction could be a safe burn by the Fire Department and have unions take excess material, save concrete slab and the parking lot.
 - There was additional discussion regarding the sprung structure and possible depreciation as an asset.
 - The committee wants to have something there as soon as possible. It will revive and renew excitement downtown!
- c) **Plaza Del Rio**
Tim presented preliminary rules and regulations for the Plaza. Chair Zinner requested that the committee study those and make suggested changes to Tim for compilation by the next meeting.
- d) **Preliminary Downtown Design Plan**
Tim wanted to clarify that this is not the Specific Plan but the first phase of the Plan that was funded by CDBG and needs to be approved to close the grant.
- e) **Staff and Committee comments**
Evelyn reminded the committee that we need to make time for the Historical Society's member, Preston Tucker, to discuss historical buildings in the downtown and preservation. This was discussed in October 2008 to have the Historical Society be a part of a workshop to educate the committee. Evelyn was assigned by the Chair to follow up on this with JD Hightower and to spearhead historical issues.

Next meeting will be **Monday June 15, 2009 at 5:30pm.**

Chair Zinner adjourned the meeting at 7:35 p.m.

Minutes submitted by: Melissa Holdaway

Minutes approved by: Dennis Zinner, Chair