

**NAVAL MARINE CENTER
LOCAL REDEVELOPMENT AUTHORITY
FIRE TRAINING CENTER
OCTOBER 20, 2006**

Commissioner Schwank called the meeting to order at 3:15 p.m.

Attending:

Commissioners Schwank, Gajewski and Scott, Managing Director Leon Churchill, Bill Dennis County Administrator, Linda Kelleher City Clerk for Council President Vaughn Spencer, Brian Gottshall Dep. Coordinator EMA, Craig Breneiser Communications Center, County Planning Office, Sgt. Metzger Chair 911 Advisor Committee, Gary Gontz, Proj. Mgr Office of Sec of Defense, Navy BRAC Specialist

Ms. Schwank called the meeting to order at 3:15 p.m.

Purpose

LRA issued public notice inviting agencies serving the homeless population to submit proposals (Notice of Intent - NOI) for the reuse of this facility. With the September deadline for submittals passed, the LRA has received 2; one from the County Communications Center and one from Mary's Shelter/BWIC.

Mr. Dennis distributed handouts covering the BRAC requirements and the County CDBG Action Plan that provides demographic information (attached).

Ms. Schwank opened the floor for discussions on the NIOs submitted.

Mr. Gottshall questioned the viability of the NOI from Mary's Shelter as they only define their intent to use the main building. The use of the remaining out building and undeveloped parcel is not addressed.

Ms. Schwank questioned the zoning designation of the parcel. Mr. Churchill replied that the parcel is believed to be R-3, which allows multi-family housing. Mr. Gottshall noted the extensive renovations required to allow the facility to be used for residential purposes. Ms. Kelleher questioned the financial viability of these agencies to complete the renovations without the receipt of financial assistance from the City and County. She noted the City-County financial assistance for the construction of the facilities on South 12th Street and Upland Avenue. She also noted the annual CDBG allocations for operations and facility maintenance from the City and County.

Mr. Scott inquired about the potential for both the Communications Center and Mary's Shelter to co exist on this parcel. Mr. Gottshall, Mr. Breneiser and Sgt. Metzger agreed that coexistence is not feasible due to security issues. They also agreed that the location of facility is ideal. The Center would not disturb the quality of life for the residential properties. The risk from the facility being directly in the flight path for incoming airplanes is minimal.

Ms. Scott expressed the belief that the NOI from Mary's Shelter is incomplete, as they do not address the reuse of the entire parcel and they do not define the cost of renovations for their proposed use. It was noted that all agencies had ample time to visit the site and consult with engineers and architects. It was noted that the Mary's Shelter proposal describes their parcel visit with an engineer from Dolan Construction. Others in the group agreed that the NOI submitted was incomplete.

Mr. Dennis questioned, after reviewing the demographic information provided by the County Community Development Office, the need for additional homeless housing assistance. He also noted the absence of a proposal from Opportunity House Director Modesto Fume may show that the needs of the homeless have been satisfied.

Ms. Schwank agreed noting that there are other areas around the County that would be better suited for the use proposed. Mr. Gotshall questioned if HUD would believe that the Mary's Shelter proposal would satisfy a larger need for the community. He also questioned HUD's ability to override the decision of the local LRA.

Mr. Gontz suggested contacting the HUD office for advice.

Ms. Schwank and Mr. Scott suggested that Mary's Shelter be referred to agencies, organizations and resources that could assist them in meeting the objective defined in the proposal at an alternate location.

Mr. Gontz stated that the LRA can apply for a Planning Grant. The consultant hired can assist the LRA in defining the best use for the facility and the practicality of the proposed uses. He stated that in his experience in working with other communities the grant can be submitted and approved in approximately 6 weeks.

Mr. Gottshall reminded all that the LRA is not a County government unit, but an independent authority with representation from the affected communities. He expressed the belief that the LRA is not required to make sure any specific needs or agencies are served. Mr. Gontz agreed, adding that the LRA is to find the best highest use for the facility, while considering the need to serve the homeless community.

Ms. Schwank stated that she will seek advice from CD Director Ken Pick and Karen Parish from [Mullin and Lonergan Associates, Inc.](#) It was suggested that the LRA invite Mary's Shelter to a future meeting to discuss their proposal. Mr. Gontz will provide Mr. Dennis with a sample Grant application. Mr. Dennis will work to complete the application within 2 weeks. Ms. Kelleher was asked to consult with the City Administration about their intent to use all or part of this facility. Ms. Schwank will send notification of the next meeting in approximately 2-3 weeks.

The meeting adjourned at approximately 5:15 p.m.

Respectfully submitted by Linda A. Kelleher, City Clerk

