

## **Transformative Neighborhood Planning Meeting**

**May 23, 2024 6:30-8:00 p.m.**

### **Gateway Center North Lobby Conference Room**

(Please enter facility at West entrance and check in with Guard Station)

**Meeting Purpose:** A platform open to all members of the Community Action Area with the goal to build consensus on the issues that neighbors want to address and to develop action plans by mapping assets in the community. This serves as an opportunity to ensure an equitable representation of voices from neighborhoods surrounding the Gibson Health Hub. Together we will establish community guidelines and identify boundaries for the purpose of ensuring respect and courtesy, prioritizing productive ideas and communication to identify root causes of poverty, crime and violence in the community.

Our goal is to find a balance between moving our conversations forward in identifying greater solutions and intentions, while still addressing concerns in real-time.

#### 6:30 pm – 6:50 pm (20 minutes)

- Open & Introductions – everyone introduced with name, title, and affiliation.
- Review meeting purpose and intended results.
- Review meeting principles for success.
- Gateway Housing Navigation Center Update

#### 6:50 pm – 7:20 pm (30 minutes)

- Metropolitan Redevelopment Agency Plans for the Area – Terry Brunner, Director
- Very involved in the area, was here a year ago, buy sell & redevelop properties (currently we are in the near heights), they go after commercial & main thoroughfares, they are allowed to apply their special powers, they are not subject to the anti-donation clause, tax abatement for developers, they are usually in the bond funds 4.2 million every two years, tax increment financing is new & passed law that allow us to declare an MRA a tax increment financing, can leverage the taxes and the estimate is 150 million over the next 20 years. What they are doing around here: Sol housing 65 units, trying to purchase other properties in the vicinity, interested in the Adam property, Griffs lot, attempted to purchase CVS & Walgreens (they are not willing to sell). Kathryn & San Mateo ACS facility & market place-- will put out a request for interest for developers to see what the possibilities are and what can actually happen, then a formal RFP will be released. \$400,000 was put in the marketplace, choice neighborhood come in with a proposal and then enhance the entire up to 3million for plan and then 100 million to match (federal), San Mateo to Wyoming, Lomas to Gibson. Choice neighborhood and to get the strongest plan forward. Neighbors are asked to star their name on the list if they would like to be a part of the planning group. They are trying to market regionally for the RFPs, overall they are not getting a lot of developers. Lack of units overall are a big issue. Lots & buildings that can be built & renovated. Franklin plaza is being appraised East Central & Juan Tabo.

- Sandra asked when the community will be able to provide input, Terry said that he would inform them for the next meeting, is Walgreens/CVS responsible for the issues that are happening there? Terry said they would work with code enforcement to hold them accountable; Pete has been sending letters about having them fence off (CVS & Walgreens), crime is driving out business is NOT true.
- Grocery stores are a difficult business, he would like to look at the Kathryn for a grocery store and would like to find the perfect spot, they are willing to do studies expansion is also a good way and he suggests being really strategic opportunities, fair and square is off the table and if anyone knows about a vacant lot,

7:30 -7:50 pm (20 minutes)

- Community questions & concerns
  - Map will be sent to Leon and will now expand the area per the map, they are looking and joining the encampment meetings 3x per week. Why is the bridge closed? Everyone wants it open!!!!!! Sandra asked Doug to answer why
  - Eastern & Palomas-----a new encampment area (almost as bad as Utah & Chico)
  - APD stats to be emailed out when we receive them
  - Does the team here at Gateway get the 311 for the encampment areas?
  - Next month.....APD baseline stats to be decided on
  - Anyone who thinks they were exposed in the building and what part of the building.....if you have a concern please email her when & what part of the building were you in? and she will go in and check!!!
- Review of new map

7:55 pm – 8:00 (5 minutes)

- Next Meeting – June 27 – Facilitated by Doug Small, Discussing APD stats for baseline and ongoing measures.
- Meeting dates for year: June 27 - July 25 - August 29 - September 26 - October 24 - November 21 - December 19