



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Minutes - Draft

Community Development Committee

Tuesday, November 18, 2014

3:00 PM

City Hall Conference Room, 416 N. Franklin Street

Special Meeting

MEETING CALLED TO ORDER

Committee Member Kraut called the meeting to order at 3:00 PM.

ROLL CALL

Present: 2 - Scott Deitz and Heidi Kraut

APPROVAL OF MINUTES

Approve Minutes of July 14, 2014

A motion was made by Councilmember Deitz, seconded by Councilmember Kraut, that the Committee Minutes be approved for council review. The motion carried by a unanimous vote.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

CONDUCT OF BUSINESS

1. Presentation by John Kuhry, Executive Director of Economic Development & Financing Corp. (EDFC), Regarding City Councilmember Representation on the EDFC Board

John Kuhry, executive director of Economic Development & Financing Corp. (EDFC), a nonprofit corporation that facilitates economic development and financing, gave a presentation to the committee members. He related the history of the organization, its partnership with West Company, current projects and overall goals. EDFC matches up entrepreneurs with capital to promote more prosperous communities in Lake and Mendocino Counties. Mr. Kuhry explained that an open seat is available on the board of directors of EDFC and invited a representative from the City of Fort Bragg to become one of the 21 board members. EDFC is particularly interested in loans for projects that will revitalize the harbor and headlands. To apply for a loan, applicants must have been turned down by a bank. They need to present a business plan when applying for an EDFC loan, which is where West Company can provide assistance. Committee Member Kraut asked about the time commitment for board membership, and Mr. Kuhry responded that board meetings are commonly two hours, and some of the members attend by teleconference. Committee Member Deitz thought Fort Bragg should have someone on the board, but because the City Council election results have not been finalized, he recommended waiting a month or two before bringing this item before the Council. Committee Member Kraut felt that the Coast should

be represented on the board and suggested adding an agenda item to discuss EDFC board membership in January of 2015.

2. Discuss Additional Parking in the Downtown Area

Jess and Autumn Stuckey, owners of Bamboo Garden Spa, spoke about their proposal to convert a portion of the Guest House lawn and grounds to parking spaces. The lack of parking spaces in the downtown area and the need for better signage was discussed. Associate Planner O'Rourke noted that the problem might be lack of sufficient signage rather than lack of parking spaces. Mr. Stuckey said local merchants claim they lose business because potential customers decide not to shop if they cannot find a parking space near the store they want to visit. RV parking, overnight parking, and covered parking lots were also discussed. It was noted that downtown employees and students of Living Light use parking spaces for eight hours at a time. Mr. Stuckey suggested either installing parking meters or having an officer enforce the two-hour parking limit in addition to turning the Guest House lawn into a parking lot.

Public Works Director Varga explained that creating a parking area behind the Guest House would be a big undertaking due to the earth moving involved in leveling the grade, the fact that the property is in the Coastal Zone, and the historical nature of the property. Varga noted that environmental review, designing, permitting, and other studies would need to be performed. In addition, drainage would be a major issue. All these factors would increase the time and expense of building a parking lot at that location which could cost as much as \$500,000. Varga suggested thinking in terms of what is currently available for parking in the downtown area and working on improvements to those areas, including the lots behind the Skunk Train, the Fire Department, and next to Georgia-Pacific. Resurfacing, striping, and better signage for existing parking lots would be much more cost effective than building the proposed lot.

The Committee Members requested that staff research parking and signage issues and bring the matter back to a future Community Development Committee meeting.

Committee Members Kraut and Deitz directed Public Works Director Varga to research and report on the efficiency of downtown parking lots and what is needed to upgrade and improve them.

MATTERS FROM COMMITTEE / STAFF

Associate Planner O'Rourke mentioned the Main Street Merge Workshop to be held on November 19, 2014 at 6:00 PM at the Diederich Center.

ADJOURNMENT

The meeting was adjourned at 4:07 PM.