



**SANTA CRUZ METROPOLITAN TRANSIT DISTRICT (METRO)  
CAPITAL PROJECTS STANDING COMMITTEE AGENDA  
MEETING MINUTES\*  
APRIL 19, 2019 – 9:00AM  
METRO ADMIN OFFICES  
110 VERNON STREET  
SANTA CRUZ, CA 95060**

A regular meeting of the Capital Projects Standing Committee of the Santa Cruz Metropolitan Transit District (METRO) was convened on Friday, April 19, 2019 at the METRO Admin Offices, 110 Vernon Street, Santa Cruz, CA.

The Committee Meeting Agenda Packet can be found online at [www.SCMTD.com](http://www.SCMTD.com) and is available for inspection at Santa Cruz METRO's Administrative offices at 110 Vernon Street, Santa Cruz, California. \*Minutes are "summary" minutes, not verbatim minutes. Audio recordings of Board meeting open sessions are available to the public upon request.

This document has been created with accessibility in mind. With the exception of certain 3rd party and other attachments, it passes the Adobe Acrobat XI Accessibility Full Check. If you have any questions about the accessibility of this document, please email your inquiry to [accessibility@scmttd.com](mailto:accessibility@scmttd.com)

- 1 **CALL TO ORDER** at 9:06 AM by Board Chair Bottorff.
- 2 **ROLL CALL:** The following Directors were **present**, representing a quorum:

**Director Ed Bottorff**  
**Director Cynthia Mathews**  
**Director Bruce McPherson**

**City of Capitola**  
**City of Santa Cruz**  
**County of Santa Cruz**

Alex Clifford  
Julie Sherman

METRO CEO/General Manager  
METRO General Counsel (via phone)

METRO EMPLOYEES AND MEMBERS OF THE PUBLIC WHO VOLUNTARILY INDICATED THEY WERE PRESENT (IN ALPHABETICAL ORDER) WERE:

Heather Adamson, AMBAG  
Claire Fliesler, City of Santa Cruz

Angela Aitken, METRO  
Daniel Zaragoza, METRO

- 3 **ADDITIONS OR DELETIONS FROM AGENDA/ADDITIONAL DOCUMENTATION TO SUPPORT EXISTING AGENDA ITEMS**  
None
- 4 **ORAL AND WRITTEN COMMUNICATIONS TO THE CAPITAL PROJECTS STANDING COMMITTEE**  
None.

**5 APPROVE STAFF RECOMMENDATION FOR REVISION TO FY19 CAPITAL PROJECTS PROGRAM**

Barrow Emerson, Planning and Development Director, spoke to the staff report, noting no board action is required.

There was no public comment.

**ACTION: MOTION TO ACCEPT THE STAFF RECOMMENDATION FOR REVISION TO THE FY19 CAPITAL PROJECTS PROGRAM AS PRESENTED**

**MOTION: DIRECTOR McPHERSON**

**SECOND: DIRECTOR MATHEWS**

**MOTION PASSED UNANIMOUSLY (Directors Bottorff, Mathews & McPherson)**

**6 10-YEAR (FISCAL YEAR 2020-29) STRATEGIC BUSINESS PLAN UPDATE**

Barrow Emerson, Planning and Development Director, spoke to the agenda item and brought the Committee's attention to the redline version, which was distributed at the meeting and attached hereto.

There was no public comment.

**ACTION: MOTION TO ACCEPT THE 10-YEAR (FISCAL YEAR 2020-29) STRATEGIC PLAN UPDATE PROGRAM AS PRESENTED**

**MOTION: DIRECTOR MATHEWS**

**SECOND: DIRECTOR McPHERSON**

**MOTION PASSED UNANIMOUSLY (Directors Bottorff, Mathews & McPherson)**

**7 LONG-RANGE BUS REPLACEMENT PLAN**

Barrow Emerson, Planning and Development Director, spoke to the staff report.

Attending Directors suggested we refer to "53 buses" rather than 62 in future discussions. Staff confirmed they would do so.

The Committee referred the report to the Board for information purposes.

There was no public comment.

**8 UPDATE AND ACTION RELATIVE TO PACIFIC STATION AND RELATED STUDIES**

Barrow Emerson, Planning and Development Director, provided commentary to the staff report.

CEO Clifford recommended the Committee hold Scenario 1 and ask him to move forward to begin discussions and negotiations with the City regarding the redevelopment concept.

Bonnie Lipscomb, City of Santa Cruz Director of Economic Development, provided copies of the attached materials and engaged the assembly in discussion.

Heather Adamson, AMBAG, added information and background regarding funding availability from cycle five of the Affordable Housing Sustainable Communities.

CEO Clifford spoke to Scenario 2, the differences in rebuild versus new construction costs and potential exposure to environmental remediation. He does not recommend this

scenario. He also spoke of METRO's funding restrictions and currently committed allocations.

Discussion of the various options, funding opportunities, etc. among the assembly ensued.

Director Mathews suggested that attempts be made to integrate modern features into the new facility. She also suggested METRO engage the other two community organizations, Dientes and Community Health Centers, in these discussions.

There was no public comment.

**ACTION: MOTION TO DIRECT THE CEO TO ENGAGE IN SERIOUS NEGOTIATIONS WITH THE CITY OF SANTA CRUZ ASAP AND EXPLORE THE POSSIBILITIES DISCUSSED TODAY.**

**MOTION: DIRECTOR McPHERSON**

**SECOND: DIRECTOR MATHEWS**

**MOTION PASSED UNANIMOUSLY (Directors Bottorff, Mathews & McPherson)**

**9 CONSIDERATION OF CONTRACT FOR LAND USE AND DEVELOPMENT SERVICES WITH SWIFT CONSULTING SERVICES, INC. FOR A POTENTIAL PARACRUZ OPERATIONS FACILITY**

Daniel Zaragoza, Operations Manager, Paratransit Division, and Erron Alvey, Purchasing and Special Projects Director, provided background for the agenda item.

CEO Clifford noted the ultimate goal is to get enough information before this time next year to utilize the remainder of the alternative fuel tax monies and leverage the bus and bus facilities funding.

**ACTION: MOTION TO ENDORSE THE PLAN AS PRESENTED AND REFER TO THE BOARD TO PERMIT THE CEO TO PROCEED WITHIN HIS AUTHORITY**

**MOTION: DIRECTOR MATHEWS**

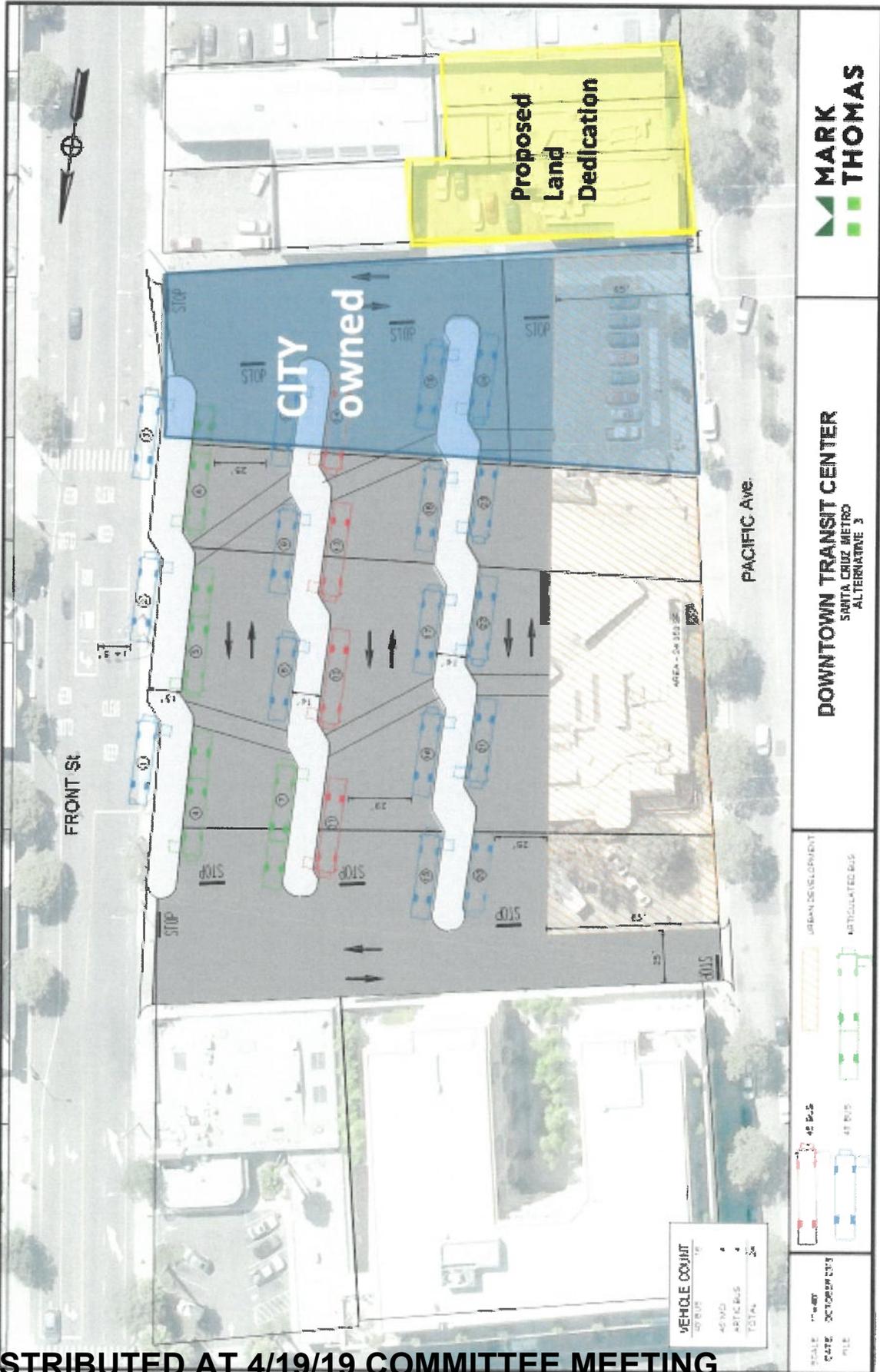
**SECOND: DIRECTOR McPHERSON**

**MOTION PASSED UNANIMOUSLY (Directors Bottorff, Mathews & McPherson)**

**10 ADJOURNMENT**

Board Chair Bottorff adjourned the meeting at 10:18AM.

Pursuant to Section 54954.2(a)(1) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day. The agenda packet and materials related to an item on this Agenda submitted after distribution of the agenda packet are available for public inspection in the Santa Cruz METRO Administrative Office (110 Vernon Street, Santa Cruz) during normal business hours. Such documents are also available on the Santa Cruz METRO website at [www.scmtd.com](http://www.scmtd.com) subject to staff's ability to post the document before the meeting.





# Attachment



## PACIFIC STATION

**IMAGINE:** Affordable, high-quality housing and comprehensive health and dental care with accessible public transit options for underserved children and adults in our community.

**PROJECT:** The Pacific Station Project is a proposed mixed-use affordable housing, healthcare and public transit project located in the heart of downtown Santa Cruz. In addition to providing more than 100 units of affordable housing and a vibrant new downtown bus transit center, the project includes a new home for the Santa Cruz Women's Health Center and Dientes Community Dental Care, collectively providing affordable, high-quality health and dental care for Santa Cruz County and neighboring communities.

### GOALS

- Providing critically needed affordable housing for our region
- Providing affordable high-quality health and dental care for under-served community members
- Providing a safe, efficient, attractive public transit hub with amenities and modern technology
- Creating a vibrant pedestrian friendly streetscape to help revitalize lower Pacific Avenue

### WHY THIS PROJECT IS NEEDED NOW

- We are in a housing crisis. Santa Cruz has one of the highest costs of living in the country with the lowest supply of affordable housing options. The lack of availability and cost of housing have forced many members of our community to leave Santa Cruz.
- Our existing bus transit station is outdated with aging infrastructure in critical condition
- UCSC transit ridership is increasing, with recent trends and projections planning for thousands of new transit riders from UCSC and surrounding communities in the County.
- Downtown development under construction and planned over the next five years will bring over 1,000 new residents to the downtown, many of whom will be relying on public transit options as their main mode of transportation

### WHAT WE HAVE ACCOMPLISHED

- Assemblage of the land and entitlements needed to develop the project and initial site concepts
- Secured over \$7 million in affordable housing project funding
- Secured funding/federal sources for health and dental care uses
- Secured \$2.0 Million for transit related infrastructure

**WHAT IS NEEDED** *Your Support!*

Contact Information: Bonnie Lipscomb, City of Santa Cruz, [blipscomb@cityofsantacruz.com](mailto:blipscomb@cityofsantacruz.com)

**DISTRIBUTED AT 4/19/19 COMMITTEE MEETING**