

Arden Arcade

Chartered, February 23, 1955

February 9 2016

Volume 1, Issue 27

Pledge by Rob Ford

Invocation By Pastor Kevin Brown

Guests were Patrick O'Neill, Patrick Sweeney, Pastor Kevin Brown and Paul Petrovich (speaker.) Visiting Rotarian Steve Azevedo from the Historic Folsom Club.

Happy Bucks: Bill Hambrick donated \$5 because he survived running a 50K on Saturday and a 10K on Sunday. Stuart Nelson donated \$5 because he stayed awake the entire game on Sunday (he usually falls asleep by the 4th quarter.)

Prez Steve thanked Joe Green for organizing the Super Bowl Pool which netted the club \$500. Earl Heverly won \$100, Joel Archer won \$100 and donated to the club as a Bell Ringer announcing he is going to South Carolina to play golf at Hilton Head next week. John Gabriel who is away traveling also won \$100. The big winner was Rob Ford who won \$200. Rob became a Bell Ringer for \$100 in honor of his father and uncle who both recently passed away.

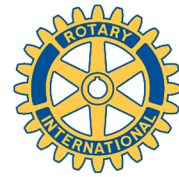
Bill Hambrick talked about the dictionary distribution and how well it was going. They are distributing at Thomas Edison at 10am on Wednesday, 2-24-16. If you'd like to help let Bill know. He said this week at Greer Elementary the kids asked the Rotarians to autograph their dictionaries.

Paul King reminded us that on Charter Night February 20th, we will be celebrating the 61st Birthday of Arden Arcade Rotary. We will celebrate at Del Paso Country Club on the corner of Watt and Marconi. No host cocktails start at 6pm, dinner at 7pm. Kitty O'neal is going to present a very special program. Every member is free to attend, guests are \$50 each. Reservations through Carolyn at 916 804-5724 are necessary by tomorrow to have correct dinner numbers. We are also looking for a few drivers to transport some members who may not want to drive at night, if you are available to do so let Paul or Carolyn know.

Joel announced that the Poker Tournament is April 20th and Sponsorship Sheets will be out soon. Let's make it the best year ever! Michael Caplan reminded everyone they need wood to make the promised Adirondack chairs for the poker tournament.

Paula announced the Speech Contest is on March 8th.

President Steve introduced our speaker: Paul Petrovich, developer of the Curtis Park Village and the new development on Howe and Fair Oaks Blvd (the old Wells Fargo side.)



**ROTARY CLUB OF
ARDEN ARCADE**

Arden Arcade 2015-2016



Steve Turner,
Club President

Paul King, Vice President, President Elect

Stuart Nelson, Secretary

Christine Hock, Treasurer

Tom Goode, Controller

Past President, Joel Archer

Joe Green, Membership

Matt Ross, Public Relations

Jeri Petersen, Arden Arcade Foundation

Matt Ross, RI Foundation

Cathy Skeen, Club Events

Tim Martin, Community Service

Mike Caplan, International Service

Al Cady, Sergeant at Arms

Paul King, Rotary House,

Paula James, Youth Programs

Patt McCormick, Newsletter Editor

Attendance: Jed Van Wagner

(916) 435-1754

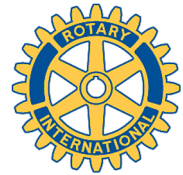
jsjhmng@sbcglobal.net

RAFFLE

\$750.00 this week

- 1. \$447.00—Mike Grace had the ticket but did not pull the ace**
- 2. \$303.00—Richard Judge had the ticket but did not pull the ace**

Next week: \$770 up for grabs!



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Paul has been in Commercial Real Estate for 35 years. He was first a Broker right out of college at UC Davis, then went to the Development side. His favorite projects are Urban Infill properties with ingress and egress issues where he can enhance the surrounding neighborhood. 28 of his 54 projects have been in areas where people live below the poverty line and need services in their neighborhoods. His cause is to "Develop with a Purpose." He likes to do projects which will then employ union members in jobs in the development and add income and purpose to the neighborhood. He figures over 2100 union jobs have been filled in his projects with local workers.

He started looking at the Howe and Fair Oaks Blvd site 13 years ago. He found out the city owned the property even though they didn't know it had been deeded to them in 1965. He finally got the city to acknowledge they owned it and then he went to buy it and they had just gone into contract with a convalescent hospital. Paul pointed out using the busiest intersection in the region for a convalescent hospital was a missed opportunity for tax revenue and the city got out of that contract and allowed him to buy it at a much heftier price (after jumping through other hurdles.) The 3.1 million dollars he paid helped reconstruct the B-Street Theater. His vision for this corner is a cross between The Fountains in Roseville and The Pavilions with more street visibility for stores. It will have high-end restaurants with outdoor seating, and retail merchants. It will also have a piece of public art always associated with a Petrovich project. The final hang-up is negotiating with John Jackson to work out an easement issue and then they will have construction drawings by the end of the year. It will take approximately 9 months to build.

Paul likes to build and hold on to his projects for his family trust. He is the largest privately held retail developer.

When the Curtis Park Project was conceived, the railyard was highly contaminated from being the terminus of the trans continental railroad. Paul spent 6 years cleaning it up and shipping the dirt to Utah. Once they thought it was complete they realized the edges were still contaminated so they had to ship more soil to Utah. Luckily Paul had a 2.8 million dollar insurance policy that helped mitigate the additional costs. The amount of soil removed filled a 20 mile long train along with an additional 2000 truckloads of soil to Vacaville. It was 1.2 million cubic yards of dirt. No the water from the site is clean enough to go into the storm drains..

The plan was for retail, multifamily and single family housing. The California Environmental Quality Act negatively impacted (and continues to) the buildout of this project. Paul states, California is the #1 unfriendly business state. When Paul ran into so many issues he built the Stonepoint project at Freeport and 12th to show the quality of his projects. There have been 235 community meetings which Paul has held to inform the neighbors of his intentions and to counteract the negative publicity that has been rampant. There is a core group of 15-20 residents in Curtis Park who are never going to be satisfied even though Paul is carrying 50million dollars in loans on this project with \$7,000 in interest a day. The Environmental Report they are dealing with is the size of Obama Care. What they are not looking at is the \$31,500,000 in public improvements, \$211,000,000 in total construction costs, \$16,000,000 in fees paid to the city, \$32,000,000 in impact fees, 1600 jobs created, \$2,527,000 in property taxes, \$9,000,000 in sales taxes to build 259,000 square feet of retail, a senior housing facility, and single and multiple family housing made to fit seamlessly into the existing neighborhood. 16 trees were taken out but 2500 we planted. The Safeway committed 200 jobs to neighborhood employees and Paul couldn't get a com

mittment from the city. There would be 8 million dollars in salary and benefits to the community. Paul started to contact Pastors in the community to help him get the city to listen. Unfortunately the Pastors have been promised things in the past that have not been delivered. Pastor Brown realized the importance of this project to the community and joining with Paul has added credibility to the support for the project. Jay Schneer, a City Council member has been stone-walling the project due to the Safeway wanting to put in a gas station. Also, 9 members of the *Sacramento Bee* editorial staff live in Curtis Park and give it bad publicity. They fail to report anything on the positive impact to the community, jobs and tax revenue. Paul sees that as a land owner, his rights have been violated and will soon sue the city to receive the rights he is entitled to on a conditional use permit. The conditional use permit has vested rights and can only place conditions, not disallow as the City Council has been trying to do.

Thank you, Paul, for an eye opening look into development and we hope our local project won't cause such consternation!

UPCOMING PROGRAMS:

February 16th Our Meeting's presenter will be our own Tom Griffin, retired FBI agent, who will be speaking about his times briefing President Ronald Reagan on security issues that are mostly beyond their classified expiration date. Come hear about a first hand experience with our iconic President and leader credited by so many with helping preserve our American way of life.

February 23th Our Meeting's presenter will be Randal Burton, Esq, who will regale us about the Alcatraz Swim. This swim starts at the "Rock" in our grand Bay, putting man and woman into a precarious place on the food chart. Catch this speaker, while you still can...