County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901
Via Teleconference/Zoom

Meeting Minutes - Draft

Thursday, April 3, 2025

11:30 AM

1441 Schilling Place, Salinas, CA 93901
South Building 1st. Floor, Saffron Conference Room

Historic Resources Review Board

11:30 A.M. - CALL TO ORDER

The meeting was called to order by John Scourkes (Chair) at 11:32 a.m.

ROLL CALL

Present:
John Scourkes (Chair)
Kellie Morgantini (Vice Chair)
Judy MacClelland
Sheila Lee Prader
Michael Bilich

ABSENT:
Salvador Muñoz
Belinda Taluban

ARRIVED:
Salvador Muñoz 11:32 a.m.
Belinda Taluban 11:35 a.m.

Secretary Phil Angelo reviewed the Zoom protocols.

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Estrada informed the HRRB that there are no agenda additions, deletions and/or corrections.

APPROVAL OF MINUTES

None

SCHEDULED MATTERS

1. Nomination and election of Chair and Vice Chair

   1st. MOTION: It was moved by Judy McClelland, seconded by Kellie Morgantini and passed by the following vote to nominate and appoint John Scourkes as Chair for 2025.

   AYES: John Scourkes, Kellie Morgantini, Judy MacClelland, Sheila Lee Prader, Michael Bilich, Salvador Muñoz
   NOES: None
   ABSENT: Belinda Taluban
   ABSTAIN: None

2nd MOTION: It was moved by Judy McClelland, seconded by and Sheila Lee Prader and
passed by the following vote to appoint Kellie Morgantini as Vice-Chair for 2025.

AYES: John Scourkes, Kellie Morgantini, Judy MacClelland, Sheila Lee Prader, Michael Bilich, Salvador Muñoz
NOES: None
ABSENT: Belinda Taluban
ABSTAIN: None

2. Workshop Discussion of County of Monterey Mills Act Program

Discussion of the value cap:
• Current cap may be too low given local real estate values, especially for high-end properties.
• The cap might discourage participation or misalign with actual costs of preservation.
• Some board members noted that Mills Act tax savings often don't significantly offset the true cost of required maintenance.

Chair Scourkes mentioned meeting with District 4 Supervisor:
• Did not seem supportive of Mills Act as activities appear to be routine maintenance.

Tax Impact Discussion:
• 15 homes are currently under Mills Act contracts in the County.
• The potential tax revenue reduction is relatively minor when compared to the benefit of preserving historic assets.
• Staff typically includes a cost estimate of annual and 10-year tax reductions in application summaries.

Potential Action Items for Follow-up:
• Consideration of raising or reevaluating the value cap.
• Education for the public and decision makers on Mills Act's purpose and benefits.
• Review the effectiveness and fairness of the exception process.
• Compile and present clearer data on the Mills Act's financial impact and preservation benefits.

OTHER MATTERS

Sheila Lee Prader inquired regarding the training for staff.

Kellie Morgantini touched on the training and meetings that will be held with the front counter Permit Technicians.

Belinda Taluban brought up some key points:
• Discussion on level of detail in historic reports.
• Consider drafting and distributing guidance to historical consultants about appropriate expectations
for Phase I reports (brief reports for non-significant properties).
• Training Recordings may assist the front counter.

BOARD COMMENTS, REQUEST AND REFERRALS

None

DEPARTMENT UPDATE

Phil Angelo, secretary mentioned the Gale application PLN240293 continued to a date uncertain, is now rescheduled for the next regular meeting.

ADJOURNMENT

The meeting was adjourned by Chair John Scourkes at 12:34 p.m.

NEXT REGULAR MEETING

May 1, 2025