

**MINUTES**  
**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)**  
**Meeting – January 11, 2012**  
**Fresno City Hall, Room 2165-A (2<sup>nd</sup> Floor)**  
**2600 Fresno Street**  
**Fresno, California 93721**

**A. CALL TO ORDER**

With a quorum being present, the meeting was called to order by Chair Cox at 5:07 p.m.

**Commissioners**

Present:	Rogenia Cox, CHAIRPERSON Judge Armando Rodriguez, VICE-CHAIR Barbara Fiske, Commissioner Daniel Payne, Commissioner Stephanie Roberts, Commissioner	Absent:	Bob Farrar, Commissioner Drew Wilson, Commissioner
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**Staff**

Present:	Claudia Cázares, Manager Housing and Community Development Bonnie Christian, Recording Secretary	Absent:	Craig Scharton, Assistant Director Development and Resource Management Department
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**B. COMMUNICATIONS**

1. Ms. Claudia Cázares, Manager of Housing and Community Development, welcomed new commissioner Barbara Fiske. Barbara was appointed to the Commission on January 5, 2012.

**C. APPROVAL OF MINUTES**

1. The Minutes of the December 14, 2011 meeting, as presented, were approved by the Commission.

MOTION: Commissioner Payne made a motion to approve the minutes  
SECONDED: Vice-Chair Rodriguez  
AYES: Chair Cox, Vice-Chair Rodriguez, Commissioners Fiske, Payne, and Roberts.  
NOES: None  
ABSTAIN: None

**D. GENERAL ADMINISTRATION**

1. CONSIDER RECOMMENDING AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH CALIFORNIA ASSOCIATES, INC. FOR THE CONSTRUCTION MANAGEMENT AND CONSTRUCTION STAKING SERVICES NECESSARY FOR THE RELOCATION OF HISTORIC STRUCTURES TO 450 "M" STREET, FRESNO, CALIFORNIA, AND EXTERIOR RESTORATION OF STRUCTURES. *(Presented by Terry Cox, Redevelopment Agency)*

Ms. Terry Cox, Project Manager with the Redevelopment Agency, stated the Agency is bringing before the Commission an amendment to the professional service agreement which had been taken to the Commission last year in January. The amendment is the number of hours and days the consultant will be on the project. Ms. Cox asked if the Commission would consider recommending amending this to align it with the current bid that has been awarded. A lot of work has been done; they were given the notice to proceed in December, and they believe they'll be done by June 22. All of the abatement has been completed, the asbestos and lead have been removed. Within the next two weeks the first house will be moving. The historical fixtures, including the windows, are all wrapped and are being stored. They are not going to be put on the homes until the last phase due to risk of theft. Vice-Chair Rodriguez wanted to verify that this request is to modify an existing contract to pay for these special services that have to be done. Ms. Cox answered yes. Vice-Chair Rodriguez asked when

this is completed, if this will complete O.A.T., or if there will be another contract for more services to finalize it. Ms. Cox replied the first phase was to create all the designs, and that has been completed. This is phase two, the management of the actual construction work. The bid was awarded to Davis and Moreno, who subcontracts with Central Cal. They are one of the largest in California historic restoration and moving companies. A construction manager is needed, and that's what this contract is. Vice-Chair Rodriguez asked about other companies doing the same type of work. Ms. Cox said in the bid, yes. It went out to bid twice, and the first time the RDA asked to have the bid rejected. The second time there were two who met all the criteria, and Davis and Moreno was the lowest of the two, and it was awarded based on their qualifications and the amount of the contract. Vice-Chair Rodriguez asked if the contract entails hitting nails, putting up boards, or just paperwork, etc.

Ms. Cox answered this amendment is administrative, just for the paperwork, they are on site to ensure everything has been documented and that the work crews are doing the correct work, according to the specifications in the book. It was originally 90 days, and has been increased to 150 days, so 60 days have been added. That's to align with the bid that was awarded to Davis and Moreno.

Ms. Paula Mickalian, with Heritage Fresno, expressed her concern that the roofs have been removed from all of the homes, opening them up to the winter weather, or vandalism. She asked about stabilizing the homes, if they're going to rebuild the roofs and put them on before the homes are moved. Ms. Cox replied they addressed that issue through the bid process. The historic architect, the Historic Preservation Commission, and the Historic Preservation Manager have all reviewed the bid, and the bid calls for the roofs to be removed. The roofs were created almost 100 years ago, and in the criteria for them, the joists are farther apart, and the Redevelopment Agency is going to add extra joists to make the buildings more stable. They have checked with Preservation authorities that this does not change the historic structure because it's internal. They have re-shored the flooring and the sides, and the roofs will be placed on identically once they're moved. The construction management is responsible for keeping those houses secure if there is weather.

Ms. Mickalian said she was not aware they were going to be taken apart. There was talk they were to be totally gutted. They thought they would be restored as historic homes, not gutted and just be empty shells, only being historic on the outside. She asked if weather does happen, if there is time to protect the homes. Ms. Cox replied the Redevelopment Agency has had discussions with the contractors, and their timing was based on getting them moved and getting the roofs on before a large amount of weather. But they are prepared in case weather would happen. The houses now are basically the walls and the flooring. The property is secured. If there is a weather change, they would be notified right away. She stated all of the precautions that could possibly be done are put in place. Vice-Chair Rodriguez questioned that these houses were never intended to be used as residences once they're moved. He said they're to be remodeled and used as businesses and offices. He stated Ms. Mickalian expressed the opinion she was under the impression they were going to go back to their original form and shape. Ms. Cox said from the very beginning, in the charrettes, there was talk about making it part of the business park, and different uses. It's possible they could still be housing, but they're being built to commercial standards, which is a higher standard than a house. So if they'll be housing, that means the plumbing and electrical are a little more up to code. They're being built to the higher standards so they don't have to be changed later if the use changes. In the bids it clearly states which walls are going to be removed, and that the roofs are coming off.

Chair Cox stated she believes the purpose this evening is to decide on a recommendation for a professional service agreement to get management over the construction. Vice-Chair Rodriguez asked if the information listing what is going to be done to each of these structures will be available to the public. Ms. Cox replied yes.

MOTION: Commissioner Payne made a motion to approve Item D-1  
SECONDED: Commissioner Fiske  
AYES: Chair Cox, Vice-Chair Rodriguez, Commissioners Fiske, Payne, and Roberts  
NOES: None  
ABSTAIN: None

#### **E. INFORMATIONAL REPORTS**

None

#### **F. COMMISSIONERS' ITEMS**

None

#### **G. UNSCHEDULED ORAL COMMUNICATIONS**


None

**H. ADJOURNMENT**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:25 p.m.

Next Regularly Scheduled Commission Meeting: **January 25, 2012**

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Attest: Rogenia Cox, Chairperson

  
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Attest: Claudia Cázares, Manager  
Housing and Community Development