

**MINUTES**  
**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)**  
**Meeting – February 23, 2011**  
**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 5:08 p.m.

**Commissioners**

Present: Rogenia Cox, CHAIR  
Armando Rodriguez, VICE-CHAIR  
Izzy Einsidler, Commissioner  
Bobby Bliatout, Commissioner

**Staff**

Present: Claudia Cázares, Manager  
Housing and Community Development  
Kathy Cornell, Recording Secretary

Absent: Craig Scharton, Director  
Downtown and Community Revitalization

**B. COMMUNICATIONS**

Claudia Cázares, Manager Housing and Community Development, informed Commissioners that one of the Commissioners have to leave at 6:30 pm and Agenda needs to be presented quickly to have a quorum. Ms. Cázares reported Commissioners Sandy Cha and Jas Singh have resigned from the committee and Mayor Swearengin is actively recruiting from the community to fill the vacant seats. Vice-Chair Rodriguez asked about any update regarding Redevelopment Funds in Sacramento. Jerry Freeman, Redevelopment Agency gave an overview of the meetings that were taking place but had no specific details.

**C. APPROVAL OF MINUTES**

Minutes February 9, 2011 were approved as presented.

**D. GENERAL ADMINISTRATION**

1. CONSIDER RECOMMENDING THAT THE REDEVELOPMENT AGENCY ADOPT A RESOLUTION APPROVING THE PROPOSED FIVE-YEAR IMPLEMENTATION PLANS FOR THE CENTRAL CITY COMMERCIAL REVITALIZATION REDEVELOPMENT PROJECT AREA, FRESNO AIR TERMINAL REDEVELOPMENT PROJECT AREA, SOUTH FRESNO INDUSTRIAL REVITALIZATION REDEVELOPMENT PROJECT AREA, SOUTHEAST FRESNO REVITALIZATION REDEVELOPMENT PROJECT AREA, AND THE FREEWAY-99 GOLDEN STATE BOULEVARD CORRIDOR REDEVELOPMENT PROJECT AREA.

Jeff Findley, Redevelopment Agency presented the report to the Commission. Vice-Chair Rodriguez inquired about the date, March 3, 2011, on the Agency Resolution Page 4. Mr. Findley stated that it was a draft and the date was to inform the public. Vice-Chair Rodriguez inquired about the Senior Affordable Housing page 17, and needed clarification. Mr. Findley stated to the Commissioners it is a basic proportionality of low and moderate funds for Senior Housing. Mr. Freeman, Redevelopment Agency explained that that no more than 24.1% of Project Area Housing set-aside funds may be expended on housing for households age 65 or older which matches population statistics for the area. No public comments were provided.

Motion: Motion was made to recommend approval of item D1 by Commissioner Bliatout.

Second: Vice-Chair Rodriguez seconded the motion.  
Ayes: Cox, Einsidler  
Noes: None  
Abstain: None

2. CONSIDER RECOMMENDING THAT THE REDEVELOPMENT AGENCY BOARD AWARD A CONTRACT TO THE LOWEST RESPONSIBLE BIDDER FOR THE DEMOLITION AND CLEARANCE OF 864 KLETTE AVENUE, LOCATED IN THE SOUTHWEST FRESNO GNRA REDEVELOPMENT AREA. (BID FILE NO. 3082).

Ricky Mendez, Redevelopment Agency presented the report to the Commissioners. Vice-Chair Rodriguez inquired about reliability and thoroughness of the company. No lead or asbestos finding was present which could have affected the bid being the lowest. Mr. Mendez stated that he had seen them bid on other projects and relied on the City's Purchasing department to verify their qualifications. Commissioner Einsidler inquired if the bidding was open to the public and had a concern since this company was not local. Mr. Mendez stated the company meets all the qualifications to bid on the project. Commissioner Bliatout commented on the gap between bids and was concerned if the bid included for proper disposal and the travel expense. Mr. Mendez stated the company owned their trucks and equipment and could do it in one load. No public comments were provided.

Motion: Motion was made to recommend approval of item D2 Vice-Chair Rodriguez.

Second: Commissioner Einsidler seconded the motion.  
Ayes: Cox, Bliatout  
Noes: None  
Abstain: None

3. RECOMMEND APPROVAL OF AN OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND FFDA PROPERTIES, LLC FOR THE DEVELOPMENT OF A NEW 28 UNIT RESIDENTIAL PROJECT LOCATED AT L STREET AND SAN JOAQUIN STREET, WITHIN THE FULTON REDEVELOPMENT PROJECT AREA.

Debra Barletta, Redevelopment Agency presented the report to the Commissioners. Vice-Chair Rodriguez asked about the percentage the Redevelopment Agency would be contributing along with the grant that was awarded. Ms. Barletta stated the Redevelopment Agency will be contributing 26% of the cost which is \$1,440,000 with a breakdown of 13% for the loan and the grant. Vice-Chair Rodriguez inquired if the builder had other interest in other nearby projects. Ms. Barletta confirmed. Vice-Chair Rodriguez commented he didn't want the contractor to overstate himself and leaving the City with a possible bankruptcy. Darius Assemi, Granville Homes stated, that without Redevelopment Agency contributions downtown projects would not be possible due to the obstacles and challenges in developing successful projects. Mr. Assemi stated his 34 year experience and success in the Fresno area and has an excellent relationship with banks and financial institutions. Mr. Assemi stated they had done market analysis for downtown Fresno. Vice-Chair Rodriguez inquired how many projects he had in downtown Fresno. Mr. Assemi stated in partnership with his cousins they had three completed projects and Fulton Village under construction. All projects are near 100% occupancy. Mr. Assemi stated they had never been involved in a project they had not completed. Public comment by Brunette Harris with H.E.A.T for South-West Fresno Community requested to be notified of any projects in District 3 for community awareness. Ms. Brunette objected to the project until receiving notification. Commissioner Einsidler inquired about the notification of the community. Mr. Assemi stated they notified the neighbors in the area and had sought their input and it had an impact on the design of the project. Commissioner Bliatout needed clarification on the nine affordable housing units in the project. Mr. Assemi stated they are designated for lower income, Chair Cox asked Ms. Cázares if we

could provide notification to H.E.A.T for South-West Fresno Community. Ms. Cázares stated that she thought H.E.A.T for South-West Fresno Community was on the distribution list to receive the Agenda. Notification with the HCDC Meeting Agenda will be all that she could provide about the project. Ms. Cázares receives no notification when a project is received or it is being reviewed. Commissioner Bliatout requested clarification from Ms. Brunette the stage she would like to be notified about a project. Ms. Brunette requested to be notified earlier than the notification of the HCDC Meeting Agenda. Commissioner Bliatout stated that notification of H.E.A.T for South-West Fresno Community be double checked to make sure they are receiving the HCDC Meeting Agenda and didn't know the procedure to get notification from Redevelopment Agency.

Motion: Motion was made to recommend approval of item D3 Vice-Chair Rodriguez.

Second: Commissioner Bliatout seconded the motion.  
Ayes: Cox, Einsidler  
Noes: None  
Abstain: None

4. RECOMMEND APPROVAL OF AN OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND FFDA PROPERTIES, LLC FOR THE DEVELOPMENT OF A NEW 30 UNIT MIXED USE RESIDENTIAL PROJECT LOCATED AT 1612 FULTON STREET, WITHIN THE FULTON REDEVELOPMENT PROJECT AREA.

Debra Barletta, Redevelopment Agency presented the report to the Commissioners. Vice-Chair Rodriguez asked how many of the 30 units will be low income. Ms. Barletta stated there would be moderate income restrictions on 12 units. Vice-Chair Rodriguez stated that Redevelopment Agency is proposing a grant of \$1,400,000 and a loan of \$500,000 interest-free and deferred for the first ten years and asked if it was not more feasible to give a low income family \$100,000 to have a house built as opposed to funding as presented. He also stated that he felt the Redevelopment Agency was paying a high price to redevelop downtown. Darius Assemi, FFDA Properties Granville Homes, stated there is a challenge in redeveloping downtown with the density the City is targeting (twenty-five to fifty units per acre). Mr. Assemi stated the higher the density the higher the costs per square foot and to make other amenities; grocery stores, bus rapid transit successful we need the density. Mr. Assemi stated to get the density when you go over two floors the costs per square foot goes up and subsidies are very limited. He stated if you want a vibrant downtown a much higher density will be needed but is not supported with the higher rents. Public comment was received by Brunette Harris with H.E.A.T for South-West Fresno Community she expressed concerned that this project was not targeted for the low income community to reside but targeting moderate income level residency. Ms. Brunette expressed concerned that the developers had most of the input in the projects rather than the residence and was unhappy that she only received three minutes to express herself.

Motion: Motion was made to recommend approval of item D4 Commissioner Bliatout

Second: Commissioner Einsidler seconded the motion.  
Ayes: Cox, Rodriguez  
Noes: None  
Abstain: None

5. RECOMMEND AGENCY BOARD AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY LOCATED AT 1727 EAST BELMONT (APNS 452-301-27) OWNED BY WANNEE SRIJONSIRIKUL; AND TO TAKE ALL OTHER ACTIONS AS NECESSARY AND CONSISTENT WITH AGENCY BOARD APPROVAL. THE PROPERTY IS LOCATED WITHIN THE CENTRAL CITY COMMERCIAL REVITALIZATION PROJECT AREA

John Quiring, Redevelopment Agency presented the report to the Commissioners. No public comments were provided.

Motion: Motion was made to recommend approval of item D3 Vice-Chair Rodriguez.

Second: Commissioner Bliatout seconded the motion.  
Ayes: Cox, Einsidler  
Noes: None  
Abstain: None

6. CONSIDER RECOMMENDING APPROVAL OF THE FOLLOWING ACTIONS RELATING TO REIMBURSEMENT OF COSTS INCURRED WITHIN THE CENTRAL CITY COMMERCIAL REVITALIZATION PROJECT AREA FOR THE INSTALLATION OF PUBLIC IMPROVEMENTS ON N. BLACKSTONE AVENUE, E. WHITE AVENUE AND N. ABBY AVENUES:
  1. RESOLUTION - MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW, AUTHORIZING THE AGENCY'S REIMBURSEMENT OF COSTS INCURRED WITHIN THE CENTRAL CITY COMMERCIAL REVITALIZATION PROJECT AREA FOR THE INSTALLATION OF PUBLIC IMPROVEMENTS ON N. BLACKSTONE AVENUE, E. WHITE AVENUE AND N. ABBY AVENUES (AGENCY ACTION)
  2. AUTHORIZE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE REDEVELOPMENT AGENCY AND MATHEWS HARLEY DAVIDSON, INC., AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING – PRESENTATION BY THE REDEVELOPMENT AGENCY

John Quiring, Redevelopment Agency presented the report to the Commissioners. No questions from the Commissioners and no public comments were provided.

Motion: Motion was made to recommend approval of item D2 Vice-Chair Rodriguez.

Second: Commissioner Einsidler seconded the motion.  
Ayes: Cox, Bliatout  
Noes: None  
Abstain: None

7. CONSIDER RECOMMENDING APPROVAL OF THE FOLLOWING ACTIONS RELATING TO REIMBURSEMENT OF COSTS INCURRED WITHIN THE SOUTH FRESNO INDUSTRIAL REVITALIZATION AREA FOR THE INSTALLATION OF PUBLIC IMPROVEMENTS ON EAST JENSEN AND NORTH EAST AVENUES:
  1. RESOLUTION - MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW, AUTHORIZING THE AGENCY'S REIMBURSEMENT OF COSTS INCURRED WITHIN THE SOUTH FRESNO INDUSTRIAL REVITALIZATION AREA FOR THE INSTALLATION OF PUBLIC IMPROVEMENTS ON EAST JENSEN AND NORTH EAST AVENUES (AGENCY ACTION)
  2. AUTHORIZE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE REDEVELOPMENT AGENCY AND PAPE/KENWORTH, INC. AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING.

John Quiring, Redevelopment Agency presented the report to the Commissioners. Mr. Quiring stated "Memorandum of Understanding (MOU)" on the report attachment should be corrected to "Developers

Reimbursement Agreement (DRA)". Vice-Chair Rodriguez inquired if Prickett Realty Inc. was the owner and Pape/Kenworth are the tenants. Mr. Quiring stated Prickett Realty Inc. owns four acres and have had a long standing relationship with Pape/Kenworth for approximately twenty years. This expansion will extend an expansion of a twenty year lease on the property. It is unusual but due to the way they are structured, Pape/Kenworth is incurring all of the costs of the expansion but Prickett Realty Inc. retained the land lease and have committed to the site for twenty years contingent upon the agreement. Commissioner Einsidler referred to Exhibit 2 in the Staff Report (Preliminary Cost Estimate for Improvement Eligible for Reimbursement to Developer by RDA) A&E Design Fees (\$10,280) and Street, Encroachment Permits (\$2,500) and asked why they were highlighted. Commissioner Einsidler also needed clarification of A&E Design Fees. Mr, Quiring explained A&E Fees were architectural engineering fees and the two highlighted items was left on the report in error. Mr. Quiring also stated that public improvements are based on prevailing wage. Vice Chair Rodriguez inquired what if the project cost (\$253,729) is exceeded. Mr. Quiring stated it would be the property owner's responsibility to pay any expense over the project cost. No public comments were provided.

Motion: Motion was made to recommend approval of item D7 with the correction of Memorandum of Understanding (MOU) to Developers Reimbursement Agreement (DRA) by Vice Commissioner Einsidler.

Second: Commissioner Bliatout seconded the motion.  
Ayes: Cox, Rodriguez  
Noes: None  
Abstain: None

8. CONSIDER RECOMMENDING APPROVAL OF THE FOLLOWING ACTIONS RELATING TO REIMBURSEMENT OF COSTS INCURRED WITHIN THE CENTRAL CITY COMMERCIAL REVITALIZATION PROJECT AREA FOR THE INSTALLATION OF PUBLIC IMPROVEMENTS ON EAST HEDGES AVENUE:
  1. RESOLUTION - MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW, AUTHORIZING THE AGENCY'S REIMBURSEMENT OF COSTS INCURRED WITHIN THE CENTRAL CITY COMMERCIAL REVITALIZATION PROJECT AREA FOR THE INSTALLATION OF PUBLIC IMPROVEMENTS ON EAST HEDGES AVENUE (AGENCY ACTION)
  2. AUTHORIZE MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE REDEVELOPMENT AGENCY AND APPLE VALLEY FARMS, INC. AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING.

John Quiring, Redevelopment Agency presented the report to the Commissioners. Vice-Chair Rodriguez inquired if the funds were in the 2010/11 budget. John Quiring confirmed and stated they had put significant initiative in the Blackstone Corridor up to Shields in an effort to work in that corridor. Vice-Chair Rodriguez inquired if Apple Valley had been submitted before. Mr. Quiring stated the RDA is cleaning up the corner but not directly related to Apple Valley. The Redevelopment Agency has bought some property at the corner for a safety and circulation issue. The Redevelopment Agency is working on street improvements and is working with City of Fresno Public Works Department. Vice-Chair Rodriguez inquired about the ten agenda items where as a normal meeting had two or three items. Is this a pattern being followed around the state in a deliberate effort to spend the funds before the State of California takes action? Mr. Quiring stated they were in a little urgency to get their projects done and his projects are just now coming to the point to be presented. No public comments were provided.

Motion: Motion was made to recommend approval of item D8 by Vice-Chair Rodriguez

**Second: Commissioner Bliatout seconded the motion.**  
Ayes: Cox, Rodriguez, Einsidler  
Noes: None  
Abstain: None

9. CONSIDER RECOMMENDING THAT THE AGENCY BOARD AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE THREE PARCELS LOCATED AT 1737 EAST BELMONT (APNS 452-301-25, 26 +30) OWNED BY DR. LEROY KRUM; AND TO TAKE ALL OTHER ACTIONS AS NECESSARY AND CONSISTENT WITH AGENCY BOARD APPROVAL. THE PROPERTY IS LOCATED WITHIN THE CENTRAL CITY COMMERCIAL REVITALIZATION PROJECT AREA

John Quiring, Redevelopment Agency presented the report to the Commissioners. Vice-Chair Rodriguez inquired if the frontage was on Abby. Mr. Quiring referred Vice-Chair Rodriguez to the colored map in the staff report and pointed out the very short frontage is on Belmont. The house is set back on the parcel and the frontage is on Abby with two other empty vacant lots. No public comments were provided.

Motion: Motion was made to recommend approval of item D9 Commissioner Bliatout.

Second: Commissioner Einsidler seconded the motion.  
Ayes: Cox, Rodriguez  
Noes: None  
Abstain: None

10. CONSIDER RECOMMENDING THE REDEVELOPMENT AGENCY ADOPT A RESOLUTION REGARDING FUNDING FOR A FIVE YEAR INFRASTRUCTURE IMPROVEMENT PROGRAM FOR A TARGETED AREA GENERALLY DESCRIBED AS THE SOUTH VAN NESS INDUSTRIAL TARGET AREA AND INCLUDING PORTIONS OF THE SOUTH VAN NESS INDUSTRIAL, SOUTHEAST FRESNO REVITALIZATION AND THE SOUTH FRESNO INDUSTRIAL REVITALIZATION PROJECT AREAS AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE MEMORANDA OF UNDERSTANDING WITH TARGETED INDUSTRIAL COMPANIES.
1. RESOLUTION – MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE CITY REDEVELOPMENT LAW AND AUTHORIZE EXPENDITURE OF APPROPRIATE FUNDING FOR THE INSTALLATION AND CONSTRUCTION OF PUBLICALLY OWNED IMPROVEMENTS IN A TARGETED AREA GENERALLY DESCRIBED AS THE SOUTH VAN NESS INDUSTRIAL TARGET AREA AND INCLUDING PORTIONS OF THE SOUTH VAN NESS INDUSTRIAL, SOUTHEAST FRESNO REVITALIZATION AND THE SOUTH FRESNO INDUSTRIAL REVITALIZATION PROJECT AREAS. (AGENCY ACTION)
  2. ADOPT FINDINGS OF CATEGORICAL EXEMPTION PER STAFF DETERMINATION, PURSUANT TO SECTIONS 15301 (EXISTING FACILITIES) AND 15304 (MINOR ALTERATIONS TO LAND) OF THE CEQA GUIDELINES, RELATED TO THE CONSTRUCTION OF PUBLICALLY OWNED IMPROVEMENTS IN A TARGETED AREA GENERALLY DESCRIBED AS THE SOUTH VAN NESS INDUSTRIAL TARGET AREA.

John Quiring, Redevelopment Agency presented the report to the Commissioners. Commissioner Bliatout asked if item is approved, will is the City to save money for the next five years and a Memorandum of Understanding (MOU) is not reached with the companies, what would be the outcome? Mr. Quiring stated that the expenditures may not total \$6 million dollars but these funds are being set aside and the project of \$1.2 million each year coming from the three areas would total the \$6 million over the five years. If one of the companies did not want to participate, the project would only get smaller. No public comments were provided.

Motion: Motion was made to recommend approval of item D10 Commissioner Einsidler

Second: Vice-Chair seconded the motion.  
Ayes: Cox, Bliatout  
Noes: None  
Abstain: None

**E. INFORMATIONAL REPORTS**

None

**F. COMMISSIONERS' ITEMS**

Chair Cox will be out of state and unable to attend the HCDC meeting April 13, 2011.

**G. UNSCHEDULED ORAL COMMUNICATIONS**

None

**H. ADJOURNMENT**

Next Regularly Scheduled Commission Meeting: March 09, 2011.

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:33 p.m.

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Attest: Rogenia Cox, Chair

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Attest: Claudia Cázares, Manager  
Housing and Community Development