

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Special Meeting – March 7, 2011
Fresno City Hall, Room 2165 A - 2nd 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 5:10 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

Chair Cox asked for an update of the Redevelopment Agency funds. Terry Cox, Redevelopment Agency briefed the commissioners with the information that was made available to the staff.

C. APPROVAL OF MINUTES

None

D. GENERAL ADMINISTRATION

1. CONSIDER RECOMMENDING THAT THE AGENCY BOARD ADOPT A FINDING OF CATEGORICAL EXEMPTION PURSUANT TO ARTICLE 19, SECTION 15301/CLASS 1 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES FOR DEMOLITION AND CLEARANCE OF BUILDINGS LOCATED AT VENTURA AND "M" STREETS (2304-2316 VENTURA ST., AND 546-550 "M" ST), LOCATED IN THE CONVENTION CENTER REDEVELOPMENT AREA; AND
 1. AWARD A CONTRACT TO THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER FOR THE DEMOLITION AND CLEARANCE OF BUILDINGS LOCATED AT VENTURA AND "M" STREETS (2304-2316 VENTURA ST., AND 546-550 "M" ST), LOCATED IN THE CONVENTION CENTER REDEVELOPMENT AREA.

Adam Cleary, Redevelopment Agency, presented the report to the Commissioners. Vice-Chair Rodriguez inquired about the location and needed clarification due to there being multiple buildings. Mr. Cleary stated there is a strip of buildings all will be demolished. Commissioner Einsidler needed clarification why Bowen Engineering and Environmental bid was so much lower than the other three bidders with the highest bid at \$58,000 and Bowen Engineering and Environmental bid at \$34,500. Mr. Cleary stated it was a decent range and very typical of the demolition bids due to some of the creative ways of utilizing recycling and salvaging of the debris. Brunette Harris, H.E.A.T for Southwest Fresno Community, objected to the project without any further comment.

Motion: Motion was made to recommend approval of item D1 by Vice-Chair Rodriguez.

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

2. CONSIDER RECOMMENDING THAT THE AGENCY BOARD AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO AN OWNER PARTICIPATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO, HARRY R. BOYAJIAN AND DANIEL C. BOYAJIAN (APN 466-182-29, AND 40) IN THE FULTON REDEVELOPMENT PROJECT AREA.

Lupe Perez, Redevelopment Agency, presented the report to the Commissioners. Commissioner Einsidler inquired about the \$22,000 building improvements to 1950 Broadway. Ms. Perez explained that was the project cost and could not exceed \$22,000. Chair Cox requested clarification on the funding. Ms. Perez stated a grant through the Redevelopment Commercial Façade Program not to exceed \$11,000 will be forgiven in five years, and a loan for \$11,000 that can be paid sooner with no penalty fees. Brunette Harris, H.E.A.T for Southwest Fresno Community, inquired when did the City start giving loans and stated this money was suppose to go back into the community. Ms. Perez stated under the Redevelopment Agency Commercial Rehabilitation Program, they have a 50/50 match which states after five (5) years if the business is still being operated in the building, the loan is forgiven and there is criteria where they have to maintain the building. Redevelopment Agency uses its tax increment funds and this is their way of giving back to the community and helping businesses. Vice-Chair Rodriguez clarified forgivable loans and the incentives offered by the City to developers for Ms. Harris' concerns about the City's loan process. Commissioner Bliatout commented that he is in favor of helping businesses in our community to improve their appearance and attract more business to help them promote growth.

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

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

3. CONSIDER RECOMMENDING THAT AGENCY BOARD AND CITY COUNCIL ADOPT A RESOLUTION APPROVING A REDEVELOPMENT GRANT AGREEMENT BETWEEN THE 21ST DISTRICT AGRICULTURAL ASSOCIATION, THE BIG FRESNO FAIR, AN INSTITUTION OF THE STATE OF CALIFORNIA AND THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO, AND MAKING CERTAIN FINDINGS PURSUANT TO HEALTH AND SAFETY CODE SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW, REGARDING AN AGENCY GRANT TO HELP FUND IMPROVEMENTS BY THE BIG FRESNO FAIR ALONG KINGS CANYON ROAD, LOCATED WITHIN THE SOUTHEAST FRESNO REVITALIZATION REDEVELOPMENT PROJECT AREA.

Lupe Perez, Redevelopment Agency, presented the report to the Commissioners. Commissioner Einsidler asked if there were any pictures. Ms. Perez did not have any pictures but explained it will be similar to the entrance at Butler where they have rock placed around the entrance and this same design will be done around the pedestrian and vehicular entrance. This project is to camouflage the cyclone fencing to make it look more attractive. Vice-Chair Rodriguez asked if this is going to be completed in 2011 since the Fair will be in operation for two weeks and will this interfere with the Fair. Ms. Perez assured Vice-Chair Rodriguez the major project will be done before the Fair opening in October and if any remaining details need to be addressed they will wait until after the closing of the Fair. Vice-Chair asked who owned the fee simple title to the property. Ms. Perez stated it is owned by the County and the Fair is run by the State. Vice-Chair Rodriguez asked why the two entities were not doing the improvements. Ms. Perez stated the Fair is helping with matching funds and will be completing the project. The total project is \$300,000 and the Redevelopment Agency is funding \$150,000. The County is not in an economic position to help with funds and they lease the property to the Fair. Vice-Chair Rodriguez asked if there was a formal inquiry done to the County. Ms. Perez confirmed they had and they rejected the project. Commissioner Einsidler inquired how often the Fairgrounds were used. Ms. Perez stated there are several venues each year and the most recognized ones are: Hmong New Year, Home Shows and buildings are rented for weddings and other events. Scott Anderson, The Penstar Group and former CEO of The Big Fresno Fair 21 District Agriculture Association stated the Fairgrounds are used on a year round basis. Vice-Chair Rodriguez asked the staff with the proposal before them how much of the funding is going to the physical appearance as opposed to safety. Ms. Perez stated in 2008/2009 they addressed the safety issue of pedestrian safety. Mary Curry, concerned citizen of West Fresno asked isn't the Fair Ground self-sustaining with the revenue they generate. Ms. Perez stated they are using matching funds and they are low on funds. Ms. Curry felt they should be using their own funds rather than Redevelopment funds and felt the funds could be better spent in west Fresno where some areas are without sidewalks. Ms. Perez stated these funds are designated for south east Fresno.

Ms. Curry inquired if there was a document that stated the amount of annual funds generated by the Fair grounds. Ms. Perez directed Ms. Curry's inquiry to the fairgrounds office or their web site online.

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

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

4. CONSIDER RECOMMENDING THAT AGENCY BOARD ADOPT A RESOLUTION AUTHORIZING DEPOSIT OF TAX-INCREMENT FUNDS INTO THE LOW AND MODERATE INCOME HOUSING FUND FOR THE SOUTHEAST FRESNO REVITALIZATION PROJECT AREA.

Lupe Perez, Redevelopment Agency, presented the report to the Commissioners. No comments from the Commissioners were provided. Brunette Harris, H.E.A.T for Southwest Fresno Community objected to the approval of the Redevelopment Agency money and stated that the biggest bulk of the funding was being spent on administration. Ms. Brunette expressed that rules and regulations were not being met due to the lack of community input. Claudia Cazares, Manager Housing and Community Development Division, stated that the Ventura and Seventh is a joint project with Housing and Community Development Division and the Redevelopment Agency. Both agencies had community meetings along with former Councilman Dages. The community requested a senior project and that is why the City is moving forward with this project. Vice-Chair Rodriguez inquired if this was two sites where the maintenance yard is located on Seventh and other site near Eleventh and Twelfth Street. Ms. Perez confirmed it was located on the north side of Ventura Street and the second site was on Tenth Street were two separate projects. Commissioner Einsidler asked if they had already received the breakdown of funds. Ms. Perez stated they had brought in an ENA for the developer AMCAL to the commissioners earlier in the fiscal year that was approved and the breakdown of funds was presented in that report. The funds are from the previous allocated funds for this budget year FY 10/11 for \$1,780,000. Some of the funds have been used for clearing the land and acquisition of the property and the remaining funds (\$1,584,000) are being held in their Commercial Corridor Revitalization Account which is their 80% funds. The remaining funds for the project will be moved to the Housing Set-Aside fund to insure the funds will be used for these two projects to be completed. Mr. Einsidler asked about a specific fund breakdown in the report. Ms. Perez stated it had already been allocated and approved and the item is only about the funds that need to be moved to complete these affordable housing projects.

Motion: Motion was made to recommend approval of item D4 by Vice-Chair Rodriguez

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

5. CONSIDER RECOMMENDING THAT AGENCY BOARD ADOPT A RESOLUTION AUTHORIZING DEPOSIT OF TAX-INCREMENT FUNDS INTO THE LOW AND MODERATE INCOME HOUSING FUND FOR THE SOUTHWEST FRESNO GNRA PROJECT AREA.

Terry Cox, Redevelopment Agency, presented the report to the Commissioners. Vice-Chair Rodriguez stated that this staff report was missing from the Commissioners package. Ms. Cox had the report passed out before her presentation. Ms. Cox expressed her apology for the delay of the staff report and explained to the Commissioners the action being requested is only a transfer of funds that are already in the budget. Commissioner Einsidler inquired that this was a \$4,000,000 transfer and if that was the only action being taken. Ms. Cox confirmed. Brunette Harris, H.E.A.T for Southwest Fresno Community stated that community input and meetings were not upheld. She stated that the Commissioners did not have reasonable time to review the staff report that had just been passed out to them. Vice-Chair Rodriguez asked if there was anyone present from Edison Plaza Partners to familiarize him so he had better understanding of the project. Brian Glover, Penstar Group, developer of the project, in partner with H.A.W 56 on the Edison Plaza project provided information. The proposal is for the second phase of Edison Plaza that consists of 200 affordable low, moderate and market rate units with a community center, swimming facility, community garden, one-half acre green space, and the continued realignment of Walnut (Plumas from Lorena to Florence). Ms. Cox stated that this transaction is only to transfer the funding to the appropriate funding source that will be presented in Item D-6.

Vice-Chair Rodriguez asked Mr. Glover if he was involved in public outreach for community notification and participation. He stated that Penstar and H.A.W. 56 had met with select groups and Councilman Baines in the last few days. Due to the urgency of the upcoming State of California budget changes notification and community participation have been interrupted. Ms. Cox referred to the Edison Project in 2003 when the HOPE master plan was adopted it specifically called for all housing on the land. There were three community outreach meetings and over 200 residents attended at each of the meetings and the community helped to design the master plan stating the location of housing, retail and where the funds were to be spent. Ms. Cox stated they also had the West Fresno Charrette Vision Plan in 2003 and over 200 residents attended over a week span and they included a walk of the area. Ms. Cox stated in 2004 the Redevelopment Agency rezoned the 20 acre project area to include housing and mixed use components. This allowed for the Library, the commercial component and housing. Ms. Cox stated that there were at least four community meetings on the project. Bobbie Parks, H.E.A.T for Southwest Fresno Community, expressed her concern that there had not been any community input in this project. Mary Curry, concerned citizen of West Fresno stated that she was not happy with the quality, size or the pre-fabricated walls that were provided in the homes in the HOPE 6. Ms. Curry stated she hoped the developers were not going to replicate the same type of housing. Ms Curry needed clarification on the Edison Track and why the Redevelopment Agency completed the tract. Ms. Cox stated it was a joint agreement with the Fresno Unified School District to provide more recreation facilities. Fresno Unified School District funded \$1.4 Million and the Redevelopment Agency funded \$600,000 that enabled the all weather track to be built and lighting for safety issues in the neighborhood. Jim Hendricks, H.A.W. 56, stated there was a meeting scheduled for groups and concerned citizens tonight (03/07/11). Mr. Hendricks wanted the record to show there was a meeting last Wednesday night (03/02/11) where residents and concerned citizens of West Fresno met to discuss the project. Mr. Hendricks stated his concern of the immediate pressure due to the State of California budget crisis and expressed regret if the City of Fresno did not receive these funds.

Motion: Motion was made to recommend approval of item D5 by Vice-Chair Rodriguez

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

6. CONSIDER RECOMMENDING THAT AGENCY BOARD AND CITY COUNCIL APPROVE AND AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO (THE "AGENCY") AND EDISON PLAZA PARTNERS, LP, A CALIFORNIA LIMITED PARTNERSHIP (THE "DEVELOPER") FOR A MIXED INCOME/MULTI-FAMILY HOUSING PROJECT, APPROXIMATELY 6.9 ACRES LOCATED SOUTH OF LORENA STREET AND WEST OF WALNUT STREET, SUBJECT TO CITY ATTORNEY APPROVAL AS TO FORM. RESOLUTION-APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND EDISON PLAZA PARTNERS, LP, A CALIFORNIA LIMITED PARTNERSHIP, AUTHORIZING EXECUTION OF RELATED DOCUMENTS AND MAKING CERTAIN FINDINGS.

Terry Cox, Redevelopment Agency presented the report to the Commissioners. Commissioner Bliatout asked if the funding from the Redevelopment Agency is a \$5 million grant. Ms. Cox confirmed the grant is \$5,655,000. Vice-Chair Rodriguez asked if the project was \$44 million or \$27 million. Ms. Cox stated \$27 million is for the housing phase, the \$44 million was for the library and this housing phase. Vice-Chair Rodriguez asked for location of the housing units. Ms. Cox and Brian Glover, Penstar Group, illustrated on a large colored map the location of the housing units and the library. Brunette Harris, H.E.A.T for Southwest Fresno Community, objected to the project due to conflict of interest within the parties involved in the HOPE VI project. Ms. Harris expressed that there was no community involvement and the housing will be non-conforming with the neighborhood. Jim Hendricks, H.A.W. 56, stated the public statements were not true. Mr. Hendricks stated they would be engaged in the development agreement and abide by it. Mary Curry, concerned citizen of West Fresno, asked about the fast pace of the project and asked if it was due to the State of California budget crisis. Vice-Chair Rodriguez stated that would be a firm conclusion.

Motion: Motion was made to recommend approval of item D6 by Commissioner Einsidler

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

7. CONSIDER RECOMMENDING THAT AGENCY BOARD TAKE THE FOLLOWING ACTIONS:
 1. ADOPT A FINDING OF A CATEGORICAL EXEMPTION PER STAFF DETERMINATION, PURSUANT TO SECTION 15332 CLASS 32 OF THE CEQA GUIDELINES, FOR THE DEVELOPMENT OF A 19-UNIT MIXED USE RESIDENTIAL PROJECT LOCATED AT 1608 BROADWAY STREET.
 2. RECOMMEND APPROVAL OF AN OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY AND FFDA, INC. FOR THE DEVELOPMENT OF A NEW 19-UNIT MIXED USE RESIDENTIAL PROJECT LOCATED AT 1608 BROADWAY STREET WITHIN THE FULTON REDEVELOPMENT PROJECT AREA.

Debra Barletta, Redevelopment Agency, presented the report to the Commissioners. Vice-Chair Rodriguez asked for a breakdown of the financial package. Ms. Barletta stated \$1.6 million of Redevelopment Agency assistance is a loan and \$800,000 of it is deferred for ten years then becomes a twenty-five year amortized loan at 1% interest. The balance of \$800,000 is an interest free loan that will be forgiven in 55 years. Vice-Chair Rodriguez stated that this is a Special Meeting and with the amount of information that was received twenty-four hours was not sufficient time to review. Ms. Barletta gave her apologies to the Commission for the short notice and inconvenience. Brunette Harris, H.E.A.T for Southwest Fresno, stated that they are in objection due to the fact the commissioners didn't have sufficient time to review the staff reports. Darius Assemi, Developer, Granville Homes, expressed his appreciation to the Commission for attending and without acting on these projects at this time the funds could be taken away. Bobbie Parks, H.E.A.T for Southwest Fresno, objected and stated these projects come up and there is no community input. Commissioner Bliatout asked what would happen to the redevelopment funds if he said no. Terry Cox, Redevelopment Agency stated it was still very unclear about the funds of the Redevelopment Agency. The proposal is if the funds are not used they would go back to the State of California.

Motion: Motion was made to recommend approval of item D7 by Vice-Chair Rodriguez

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

8. CONSIDER RECOMMENDING THAT AGENCY BOARD TAKE THE FOLLOWING ACTIONS:
 1. ADOPT A FINDING OF A CATEGORICAL EXEMPTION PER STAFF DETERMINATION, PURSUANT TO SECTION 15332 CLASS 32 OF THE CEQA GUIDELINES, FOR THE DEVELOPMENT OF A 27 UNIT MIXED USE RESIDENTIAL PROJECT LOCATED AT 1636-1660 BROADWAY STREET.
 2. RECOMMEND APPROVAL OF AN OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY AND FFDA, INC FOR THE DEVELOPMENT OF A NEW 27 UNIT MIXED USE RESIDENTIAL PROJECT LOCATED AT 1636-1660 BROADWAY STREET WITHIN THE FULTON REDEVELOPMENT PROJECT AREA.

Debra Barletta, the Redevelopment Agency presented the report to the Commissioners. Vice-Chair Rodriguez asked what is a permanent loan. Ms. Barletta stated the permanent loan is what would be taken out for construction. Ms. Cázares gave further clarification stating a permanent loan is when the construction is completed the permanent loan comes in to take out the construction financing. Brunette Harris, H.E.A.T for Southwest Fresno, objected to the proposal due to the fact the Commissioners didn't have time to review reports and it was for the developers not for the community. Gwen Morris, 93706 Council, stated that these projects have been in process for a few years. Ms. Morris stated that from her council committee position they are in support of these projects. Darius Assemi, Developer, Granville Homes, invited Ms. Harris to his projects to show the positive impact they are having in the community. Bobby Parks, H.E.A.T for Southwest Fresno, objected due to the community not getting sufficient notification and the voice of the community was not heard before the projects started.

Motion: Motion was made to recommend approval of item D7 by Commissioner Bliatout

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

9. CONSIDER RECOMMENDING AGENCY BOARD AND CITY COUNCIL ADOPT A RESOLUTION APPROVING A REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF FRESNO AND THE REDEVELOPMENT AGENCY, AND MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW, AUTHORIZING THE REDEVELOPMENT AGENCY TO REIMBURSE COSTS FOR INSTALLING VARIOUS PUBLIC IMPROVEMENTS LOCATED WITHIN OR OUTSIDE THE AIRPORT AREA REVITALIZATION REDEVELOPMENT PROJECT AREA.

John Quiring, Redevelopment Agency, presented the report to the Commissioners. Commissioner Bliatout asked if this item was to reimburse the City. Mr. Quiring confirmed. No public comment was provided.

Motion: Motion was made to recommend approval of item D7 by Vice-Chair Rodriguez

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

10. CONSIDER RECOMMENDING TO THE AGENCY BOARD TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH THE CITY OF FRESNO FOR APNS 493-020-19; AND TO TAKE ALL OTHER ACTIONS AS NECESSARY AND CONSISTENT WITH AGENCY BOARD APPROVAL. THE PROPERTY IS LOCATED WITHIN THE AIRPORT AREA REVITALIZATION REDEVELOPMENT PROJECT AREA.
1. APPROVE A DEED OF TRUST AGAINST PROPERTY APN 493-020-19 IN FAVOR OF THE CITY OF FRESNO

John Quiring, Redevelopment Agency, presented the report to the Commissioners. Vice-Chair Rodriguez asked if most of the residences were apartments rather than single family residences. Mr. Quiring confirmed. No public comment was provided.

Motion: Motion was made to recommend approval of item D10 by Vice-Chair Rodriguez

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

11. CONSIDER RECOMMENDING TO THE AGENCY BOARD TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH SABB, INC. FOR APN 448-030-04; AND TO TAKE ALL OTHER ACTIONS AS NECESSARY AND CONSISTENT WITH AGENCY BOARD APPROVAL. THE PROPERTY IS LOCATED WITHIN THE SOUTH VAN NESS INDUSTRIAL REVITALIZATION PROJECT AREA – PRESENTED BY THE REDEVELOPMENT AGENCY

John Quiring, Redevelopment Agency, presented the report to the Commissioners. Commissioner Bliatout asked if the owners operated out of the buildings. Mr. Quiring stated there is one building at the back that is useable and they do some of their work there but mostly use it for storage and have another location across the street that they conduct operations at. Vice-Chair Rodriguez inquired that they had an appraisal done at \$1.2 million. Mr. Quiring confirmed. Commissioner Bliatout asked that the report states that on the purchase option agreement it is \$100,000 per acre based upon a professional survey. Mr. Quiring stated that \$100,000 was an oversight and would be corrected to \$108,000. No public comment was provided.

Motion: Motion was made to recommend approval of item D11 by Commissioner Einsidler. Vice-Chair Rodriguez and Commissioner Bliatout abstain not having enough time to review staff report with the late delivery.

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

12. CONSIDER RECOMMENDING THE AGENCY BOARD ADOPT A FINDING OF A CATEGORICAL EXEMPTION PER STAFF DETERMINATION, PURSUANT TO SECTION 15332 CLASS 32 OF THE CEQA GUIDELINES, FOR THE DEVELOPMENT OF A 62-UNIT MIXED USE RESIDENTIAL PROJECT LOCATED AT FULTON AND CALAVERAS STREETS.
 1. RECOMMEND APPROVAL OF AN OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND FFDA, LLC FOR THE DEVELOPMENT OF A NEW 62-UNIT MIXED USE RESIDENTIAL PROJECT LOCATED AT FULTON AND CALAVERAS STREETS WITHIN THE FULTON PROJECT AREA.

Debra Barletta, Redevelopment Agency, presented the report to the Commissioners. Vice-Chair Rodriguez asked if this project was going to cover all the area with the exception of the parcel the museum is located on. Ms. Barletta confirmed and added that this proposal did not include the actual physical rehabilitation of the historic building Theatre. It is a part of the total project development and will be under a separate DDA (Disposition and Development Agreement) with the City of Fresno. Commissioner Bliatout needed clarification on the affordability of the units. Darius Assemi, Developer, Granville Homes, stated he estimated Fulton Village (forty-two units) had between nine to twelve units that were 80% AMI. Commissioner Bliatout was concerned with the rates and the affordability for the lower income community. Mr. Assemi stated the downtown projects are not designed to be all affordable but designed to draw individuals with expendable cash to revitalize the downtown area meeting the requirement to have the 20% affordable. Brunette Harris, H.E.A.T for Southwest Fresno Community objected to the project and was concerned with the annual income recertification for the set aside affordable units. She further stated that they were not looking at the community but more focused on money. She stated that there were no community meetings or input. Vice-Chair Rodriguez expressed he was going to abstain on this item. Commissioner Bliatout commented that he had just received this item at the start of the meeting and would be looking to the City Council to be more informed when voting on this project and the other projects the Redevelopment Agency has brought to the Commission for this Special Meeting. Chair Cox reminded the Commissioners that Gwen Morris, 93706 Council Committee, had stated if they do not meet all the requirements they would not receive the funding. The Commissioners were only a recommending board to the City Council which has the authority to over-rule decisions made in this meeting.

Motion: Motion was made to recommend approval of item D2 by Commissioner Bliatout.

Second: Chair Cox seconded the motion.
Ayes: Cox, Bliatout
Noes: Einsidler
Abstain: Rodriguez

13. CONSIDER APPROVAL OF THE FOLLOWING ACTIONS RELATING TO AGENCY FINANCING OF THE PROPOSED REHABILITATION OF THE FORMER HOTEL FRESNO BUILDING, LOCATED AT 1263 BROADWAY PLAZA, WITHIN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA:
 1. ADOPT A FINDING OF A CATEGORICAL EXEMPTION PER STAFF DETERMINATION, PURSUANT TO SECTION C15331 CLASS 31 OF THE EQA GUIDELINES, FOR THE REHABILITATION OF THE FORMER HOTEL FRESNO INTO A 72-UNIT MIXED-USE, MIXED INCOME DEVELOPMENT LOCATED AT 1263 BROADWAY PLAZA (APN: 466-214-01).
 2. APPROVE AN OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND HOTEL FRESNO, LLC FOR THE REHABILITATION OF THE FORMER HOTEL FRESNO INTO A 72 UNIT MIXED-USE, MIXED INCOME DEVELOPMENT.

Debra Barletta, Redevelopment Agency, presented the report to the Commissioners. Vice-Chair Rodriguez asked Ms. Barletta if the staff report was a new one due to the size difference that was delivered Saturday night and the new one that she handed out to the Commissioners before presenting the report. Mrs. Barletta stated the staff report delivered Saturday night did not include the Owner Participation Agreement with the Developer which reflects the understanding in the staff report. Vice-Chair Rodriguez asked if the Developer was a local resident or out of town. Ms. Barletta stated he is out of town and is doing other projects in Fresno. No public comment was provided.

Motion: Motion was made to recommend approval of item D13 by Commissioner Einsidler.

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

14. CONSIDER RECOMMENDING THAT AGENCY BOARD AND CITY COUNCIL ADOPT A RESOLUTION AUTHORIZING THE EXECUTION OF A COOPERATIVE AGREEMENT BETWEEN THE FRESNO REDEVELOPMENT AGENCY AND THE CITY OF FRESNO FOR THE EXPENDITURE OF TAX INCREMENT FUNDS FOR SPECIFIED PUBLIC IMPROVEMENTS AND REDEVELOPMENT ACTIVITIES AND ADOPTING FINDINGS REQUIRED BY HEALTH AND SAFETY CODE SECTION 33445.

David Martin, Redevelopment Agency presented the report to the Commissioners. No public comment was provided.

Motion: Motion was made to recommend approval of item D14 by Commissioner Einsidler.

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

E. INFORMATIONAL REPORTS

None

F. COMMISSIONERS' ITEMS

None

G. UNSCHEDULED ORAL COMMUNICATIONS

Commissioner Einsidler stated he felt the reports and recordings should be digital and the paper be eliminated. Commissioners should have laptops and the Recording Secretary should have a digital recorder and not recording with cassettes.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **March 9, 2011.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 8:33 p.m.

Attest: Rogenia Cox, Chair

Attest: Claudia Cázares, Manager
Housing and Community Development