



## HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)

### Commission Members:

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

### Staff:

Craig Scharton, Director  
Downtown and Community Revitalization Department  
Claudia Cázares, Manager  
Housing & Community Development Division  
Kathy Cornell, Recording Secretary

*Conference Room "A" is accessible to the physically disabled. Please contact Housing and Community Development staff at 621-8500 to request additional accommodations for other disabilities, signers, assistive listening devices or translators. Requests should be made one week prior to the meeting.*

### HCDC SPECIAL MEETING AGENDA

Monday, March 07, 2011 at 5:00 p.m.

Fresno City Hall, Conference Room 2165 (Room A - 2<sup>nd</sup> Floor)  
2600 Fresno Street, Fresno, California 93721

- A. CALL TO ORDER
- B. COMMUNICATIONS
- C. APPROVAL OF MINUTES
- 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 – Presented by the Redevelopment Agency
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 – Presented by the Redevelopment Agency
3. Consider recommending that Agency Board and City Council adopt a resolution Approving a Redevelopment Grant Agreement between the 21<sup>st</sup> 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 – Presented by the Redevelopment Agency
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. – Presented by the Redevelopment Agency
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 – Presented by the Redevelopment Agency
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. – Presented by the Redevelopment Agency

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 – Presented by the Redevelopment Agency
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 – Presented by the Redevelopment Agency
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 – Presented by the Redevelopment Agency
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 – Presented by the Redevelopment Agency
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
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
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 15331 Class 31 of the CEQA 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 located at 1263 Broadway Plaza (APN:466-214-01) within the Central Business District Redevelopment Area. –Presentation by Redevelopment Agency
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 –Presentation by Redevelopment Agency

**E. INFORMATIONAL REPORTS**

**F. COMMISSIONERS' ITEMS**

**G. UNSCHEDULED ORAL COMMUNICATIONS**

*Individuals may address the Housing and Community Development Commission (HCDC) of the City of Fresno, regarding matters of public interest that are not listed on the agenda and that are within the jurisdiction of the HCDC, at the conclusion of the meeting. Please fill out a Speaker Request slip and provide it to the Recording Secretary. Individuals who wish to have their attendance and/or matter of concern noticed on future HCDC agendas should contact the Housing and Community Development Division at (559) 621-8500 at least ten (10) days prior to the desired meeting date.*

H. ADJOURNMENT      The next Commission meeting is **March 9, 2011**

*Individuals wishing to attend an HCDC meeting at City Hall may park in the parking lot at the northeast corner of Tulare and "P" Streets or in the parking lot east of City Hall across the railroad tracks after 5:00 p.m. Both parking lots have entrances from Tulare Street. Parking restrictions are relaxed in these lots for those attending the HCDC meeting.*