

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – January 12, 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 5:07 p.m.

Commissioners

Present:	Rogenia Cox, CHAIR Armando Rodriguez, VICE-CHAIR Izzy Einsidler, Commissioner Bobby Bliatout, Commissioner	Absent:	Jas Singh, Commissioner Sandy Cha, Commissioner
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Staff

Present:	Claudia Cázares, Manager Housing and Community Development Division Kathy Cornell, Recording Secretary	Absent:	Craig Scharton, Director Downtown and Community Revitalization Department
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B. COMMUNICATIONS

1. Claudia Cázares informed Commissioners that Commissioner Jeffrey Harrington has resigned as of December 8, 2010.

C. APPROVAL OF MINUTES

Minutes of December 8, 2010 and January 12, 2011 will be presented January 26, 2010 for approval.

D. GENERAL ADMINISTRATION

1. AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY LOCATED AT 731 E CALIFORNIA STREET (APN 467-246-01) OWNED BY GRAVES/HALLS PROPERTIES LLC; AND TO TAKE ALL OTHER ACTIONS AS NECESSARY AND CONSISTENT WITH AGENCY BOARD APPROVAL. THE PROPERTY IS LOCATED WITHIN THE SOUTHWEST FRESNO GENERAL NEIGHBORHOOD RENEWAL AREA PROJECT AREA - Presented by Redevelopment Agency

Terry Cox, Redevelopment Agency, provided the report to Commissioners. Vice-Chair Rodriguez asked if there was more than one appraisal requested and/or attained. Ms. Cox stated an appraisal was done by Carstens' Appraisal Services and six months previously by Mr. Palmer, MAI. The appraisals were consistent with each other with one difference between the two appraisals being that additional restaurant equipment had been added between the six months time difference in the appraisals, so the new appraisal is a little higher. No public comment followed.

Motion: Motion was made to recommend approval of item D1 by VICE-CHAIR Rodriguez,

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

2. AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY LOCATED AT 320/322 B STREET (APN 478-074-25) OWNED BY MAUREEN KEATING FAMILY TRUST; AND TO TAKE ALL OTHER ACTIONS AS NECESSARY AND CONSISTENT WITH AGENCY BOARD APPROVAL. THE PROPERTY IS LOCATED WITHIN THE SOUTHWEST FRESNO GENERAL NEIGHBORHOOD RENEWAL AREA PROJECT AREA – Presented by Redevelopment Agency

Terry Cox, Redevelopment Agency, provided the report to Commissioners. Vice-Chair Rodriguez asked about the location of the property. Ms. Cox stated it was located on California and B Street. Chair Cox questioned the date under the executive summary of the HCDC staff report which referenced November 10, 2011. Ms. Cox stated that would be corrected to 2010. No public comment followed.

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

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

3. CONSIDER RECOMMENDING THAT AGENCY BOARD AWARD CONTRACT TO THE LOWEST RESPONSIBLE BIDDER FOR THE DEMOLITION AND CLEARANCE OF THE BUILDINGS LOCATED AT FULTON AND STANISLAUS STREETS (1502-1540 FULTON STREET, BUILDINGS A, B & C) WITH A DEDUCTIVE ALTERNATIVE FOR BUILDING C, 1502 FULTON STREET, LOCATED IN THE FULTON REDEVELOPMENT AREA. (BID FILE NO. 3070) – Presented by Redevelopment Agency

Adam Cleary, Redevelopment Agency, provided the report to Commissioners. Vice-Chair Rodriguez asked for clarification of “deductive alternative”. Mr. Cleary explained if they left building C they would subtract \$40,000 and remove A and B with a total of \$76,500. Mr. Cleary stated it would be presented to the City Council, January 13, 2011, for historical preservation review of Building C. A resolution will be given of historical status of Building C and the City will move forward with a total demolition or if Building C is deemed historical then it will remain. Vice-Chair Rodriguez asked if the Buildings A, B and C are removed how many buildings still remain fronting Fulton behind the museum. Mr. Cleary stated a historic brick small theatre will remain. No public comment followed.

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

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

E. INFORMATIONAL REPORTS

Vice-Chair Rodriguez stated the newspaper is reporting that Governor Brown is reviewing eliminating development agencies and asked for any comment. Mrs. Cox, Redevelopment Agency stated that the City Council had submitted a letter to the Governor with their concerns and non support of the intended actions. Ms. Cox provided the City Council letter and a press release from the California State Redevelopment Agency to the Commissioners. Discussion followed.

F. COMMISSIONERS' ITEMS

Vice-Chair Rodriguez asked if the vacant Commissioner seat will be filled. Ms. Cázares affirmed.

G. UNSCHEDULED ORAL COMMUNICATIONS

None

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **January 26, 2010.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:30 p.m.

Attest: Rogenia Cox, Chair

Attest: Claudia Cázares, Manager
Housing and Community Development