

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – April 27, 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
Bobby Bliatout, Commissioner
Connor Murphy, Commissioner
Daniel Payne, Commissioner

Absent: Izzy Einsidler, Commissioner

Staff

Present: Craig Scharton, Assistant Director
Development and Resource Management
Claudia Cázares, Manager
Housing and Community Development
Kathy Cornell, Recording Secretary

B. COMMUNICATIONS

Craig Scharton, Assistant Director, Development and Resource Management Department greeted and presented a brief overview of the activities, programs and accomplishments in re-building downtown and the surrounding neighborhoods.

C. APPROVAL OF MINUTES

None

D. GENERAL ADMINISTRATION

1. RECOMMEND APPROVAL OF THE CITY PURCHASE OF A VACANT SINGLE FAMILY HOME LOCATED AT 386 N. PARK AVENUE, FRESNO, CA 93701 FROM RALPH AND JANET HOVANNISIAN (APN: 459-144-24) IN THE AMOUNT OF \$69,900 IN HOME PROGRAM FUNDS.

Claudia Cázares, Manager, Housing and Community Development presented the report to the Commissioners. Commissioner Payne asked if buying homes was a new program. Ms. Cázares stated this is the first single family property purchase project that the Division is involved in. Commissioner Payne asked the approximate time span until the house would be ready to be occupied. Ms. Cázares replied between four to five months until ready for occupancy. Commissioner Bliatout asked with the rehabilitation costs would the house be sold for what the City invested in the parcel. Ms. Cázares stated with the after rehabilitation appraisal the property value will most likely not increase considerably and the City is not expecting full recovery of the investment of funds. No public comment was provided.

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

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

2. RECOMMEND APPROVAL OF A TIME EXTENSION TO THE COMMUNITY DEVELOPMENT BLOCK GRANT – ARRA AGREEMENT BETWEEN THE CITY OF FRESNO AND FUND INC. FOR THE REHABILITATION OF HOMES IN THE LOWELL NEIGHBORHOOD.

Claudia Cázares, Manager, Housing and Community Development presented the report to the Commissioners. Vice-Chair Rodriguez asked when the funds were awarded was there a time-line built in the contract and were there any sanctions for not complying with the completion date. Ms. Cázares stated monetary sanctions are not typically included in non profit projects, but staff has the discretion of recommending an extension. Ms. Cázares stated due to the slow start-up and the unseasonable amount of rain received an extension is warranted. No public comment was provided.

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

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

3. CONSIDER RECOMMENDING TO THE AGENCY BOARD APPROVAL OF THE FOLLOWING ACTIONS RELATING TO REIMBURSEMENT OF COSTS INCURRED WITHIN THE FREEWAY 99/GOLDEN STATE CORRIDOR REDEVELOPMENT PROJECT AREA FOR THE INSTALLATION OF PUBLIC IMPROVEMENTS ON WEST CLINTON AND NORTH WEBER 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 FREEWAY 99/GOLDEN STATE REDEVELOPMENT PROJECT AREA FOR THE INSTALLATION OF PUBLIC IMPROVEMENTS ON WEST CLINTON AND NORTH WEBER AVENUES
 2. AUTHORIZE DEVELOPER REIMBURSEMENT AGREEMENT (DRA) BETWEEN THE REDEVELOPMENT AGENCY AND NOYAN/ FRAZIER PROPERTIES, LLC AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE DEVELOPER REIMBURSEMENT AGREEMENT (DRA).

John Quiring, Project Manager, Redevelopment Agency presented the report to the Commissioners. Vice-Chair Rodriguez inquired if this was a loan or a grant and the needed further clarification of the mention of reimbursement that was mentioned in the presentation. Mr. Quiring stated that these public improvements are owned by the City of Fresno. The developer is doing a very small amount of the public improvements that need to be addressed and he will be reimbursed before he proceeds on the project. Vice-Chair Rodriguez inquired if the developer was the owner of the property. Mr. Quiring confirmed. Commissioner Payne asked if the City did the public improvements would the cost be more. Mr. Quiring confirmed that the developer would be required to adhere to the prevailing wage rate. No public comment was provided.

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

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

4. John Quiring, Project Manager, Redevelopment Agency presented the report to the Commissioners. Vice-Chair Rodriguez asked about the Redevelopment District and the if the Airport was included in their boundaries. Mr. Quiring explained the Airport Redevelopment Area is oddly configured, includes properties with a certain definition of blight and it is not contiguous. The core of it is in certain areas around the airport that include three pockets of old industrial property that was added to the Airport area. Commissioner Murphy asked if there was a development agreement or a sub-division map that goes with the staff report. Mr. Quiring stated they will have to submit a sub-division map for the industrial sub-division. The agreement requires them to meet all City standards with the project. Commissioner Murphy asked if there was a work schedule. Mr. Quiring stated the entire agreement runs about a total of five years, but the owner is expected to complete the sub-division in two years with another three years to finish out the improvements on the agreement. Commissioner Bliatout needed clarification when the reimbursement takes place. Mr. Quiring stated reimbursement will be in different phases upon completion. Commissioner Payne asked if this project was budgeted. Mr. Quiring stated that with the time line they won't have any expenses until next year and the Redevelopment Agency will be incorporating these funds into the next two to three years budget. The first payments will be included in the July 1, 2011 budget. No public comment was provided.

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

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

E. INFORMATIONAL REPORTS

None

F. COMMISSIONERS' ITEMS

None

G. UNSCHEDULED ORAL COMMUNICATIONS

None

H. ADJOURNMENT

Next Regular Scheduled Commission Meeting: **May 11, 2011.**

There being no further business to bring before the Housing and Community Development Commission, The meeting adjourned at 6:20 p.m.

Attest: Rogenia Cox, CHAIR

Attest: Claudia Cázares, Manager
Housing and Community Development