

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
SPECIAL Meeting – February 2, 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 Sandy Cha, Commissioner	Absent:	Bobby Bliatout, Commissioner Jas Singh, Commissioner
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Staff

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

C. APPROVAL OF MINUTES

D. GENERAL ADMINISTRATION

1. RECOMMEND ADOPTION OF A RESOLUTION AUTHORIZING THE SUBMITTAL OF THE HOUSING-RELATED PARKS PROGRAM GRANT APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR \$857,075 IN (PROPOSITION 1C) PROGRAM FUNDS FOR THE NEIGHBORHOOD YOUTH CENTER IN SOUTHWEST FRESNO AND AUTHORIZE THE DOWNTOWN AND COMMUNITY REVITALIZATION DEPARTMENT DIRECTOR TO SIGN ALL NECESSARY DOCUMENTS TO IMPLEMENT THE GRANT

Corrina Nunez, Housing and Community Development Division, provided the report to Commissioners. There were no questions from the Commissioners and no public comments followed.

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

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

2. RECOMMEND THAT THE AGENCY BOARD APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH CALIFORNIA ASSOCIATES, INC. FOR CONSTRUCTION MANAGEMENT AND CONSTRUCTION STAKING NECESSARY FOR THE RELOCATION OF HISTORIC STRUCTURES TO 450 "M" STREET, FRESNO CA AND EXTERIOR RESTORATION OF STRUCTURES; AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT

Terry Cox, Redevelopment Agency provided the report to the Commissioners. Vice-Chair Rodriguez inquired about the decision of the 3rd District Court of Appeal ruling the houses were to be located at 450 "M" Street and asked for the name of the organization that brought the lawsuit. Ms. Cox stated that Heritage Fresno brought the lawsuit. Vice-Chair Rodriguez inquired about the Agency returning to the Agency Board in the next few months to request approval for construction contracts and needed clarification. Ms. Cox stated the item is referring to the project manager that will be managing the project. The construction contract will be the actual movers who are qualified and certified to do the asbestos removal, prepare the houses for moving, and construct the foundations. The other contract will be much broader and is referring to the On-Site Manager to insure that all the permits have been pulled and the work is done according to the specifications. Vice-Chair Rodriguez inquired about the cost of \$78,050 as identified in the report. Ms. Cox explained that it included the engineering of the construction staking due to the

historic structures and a certified architect is on site to insure all the specifics are addressed. Vice-Chair Rodriguez inquired if the project had been out for bid. Ms. Cox stated five companies responded to the RFP/RFQ and the contact was awarded in two phases. First phase was the design documents and the second phase was for the construction management. Vice Chair inquired if the \$78,050 was the lowest bid and had concerns regarding the bid amount. Ms. Cox affirmed it was the lowest bid and the hourly rate for the construction is the maximum amount that could be charged and possibly the hourly rate could come in lower and the price reduced. Commissioner Cha inquired about who pays for the graffiti and vandalism. Ms. Cox stated the Agency has a property management maintenance contract with the Fresno County Economic Opportunities Conservation Corps. RDA is responsible for the storage and maintenance of these homes until project completion and the homes are sold. Commissioner Einsidler inquired about the bids that had been received and if they were included in the staff report. Ms. Cox stated they were in the original package when RDA had requested the award of the RFP contract referred to in the staff report as Phase I. Commissioner Einsidler inquired about the estimated total hourly amount totalling \$65,400 and how that affected the other bids. Ms. Cox stated all the specifications were given to all bidders to submit. The bid was awarded to the lowest bidder and had the highest qualifications. Ms. Cox presented a colored map showing the proposed view of the homes upon completion. No public comment followed.

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

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

3. CONSIDER RECOMMENDING THAT THE AGENCY BOARD AND COUNCIL ADOPT A RESOLUTION MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW, AND AUTHORIZING THE EXPENDITURE OF \$500,000 FOR THE INSTALLATION OF LANDSCAPING AND FACILITY IMPROVEMENTS FOR THE NEIGHBORHOOD YOUTH CENTER AT CALIFORNIA AND ELM AVENUES. (SOUTHWEST FRESNO GENERAL NEIGHBORHOOD RENEWAL PROJECT AREA) (COUNCIL AND AGENCY ACTION)

Terry Cox, Redevelopment Agency provided the report to the Commissioners. Item D3 is in conjunction with Item D1 assisting in the funding of the project. Vice-Chair Rodriguez inquired about Item D3 being the second part of Item D1. Ms. Cox stated that is in conjunction when it is presented to the council the City has to get an appropriation resolution to accept the funding and Council has to give permission for the release of funds. Vice-Chair Rodriguez inquired if it was 85% completed and are the funds being used for interior opposed to exterior repairs. Ms. Cox stated the 85% completeness may be greater and the request from the City of Fresno for RDA funding was to address the exterior so that they can meet occupancy requirements, which has been delayed due to the lack of landscaping. Vice-Chair Rodriguez inquired if the \$500,000 would be used for solely landscaping. Irma Yepez-Perez, Grant Writer, City of Fresno, Department of Parks, Recreation & Community Services/Parks & Recreation Administrative and Management stated the funding would be used for interior and exterior but primarily for the landscaping and playground equipment. No public comment followed.

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

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

4. CONSIDERING RECOMMENDING THE AGENCY BOARD AFFIRM THE STOREFRONT IMPROVEMENT PROGRAM (SIP) REIMBURSEMENT FOR EXTERIOR IMPROVEMENTS FOR FRESNO AREA HISPANIC CHAMBER OF COMMERCE BUILDING ON 1444 FULTON STREET

David Martin, Redevelopment Agency provided the report to the Commissioners. Vice-Chair Rodriguez inquired that this is one building with four (4) storefronts costing \$12,000. Mr. Martin stated that these are improvements and they were matching funds. Vice-Chair Rodriguez inquired about the term "storefront" since they are not selling merchandise and if this would qualify under the regulations. Mr. Martin confirmed. Commissioner Cha inquired if the costs could be passed on to future tenants. Mr. Martin stated it would not be passed on to any other owners. The

owners were spending over \$500,000 for the renovation. Vice-Chair Rodriguez inquired if Mr. Martin was present with the discussion with the owners. Mr. Martin confirmed he attended the meeting and commented that they have secured a large grant from the Economic Development Agency, and is the only Hispanic Chamber of Commerce that owns their own building. No public comment followed.

Motion: Motion was made to recommend approval of item D4 by Commissioner Cha

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

E. INFORMATIONAL REPORTS

Vice-Chair Rodriguez inquired if there was any news or updates out of Sacramento concerning the status RDA funds. Ms. Cox stated the Senate will be discussing RDA in their budget committee, February 3rd and the Assembly February 7th. Some local elected officials will be traveling to Sacramento February 3rd to make comments and to make contact with the Legislatures who will be voting on these issues. RDA has sent a letter of support to Sacramento and delivered some to Governor Brown from partners in the community that have worked with the RDA on different projects and have seen the results of the work.

F. COMMISSIONERS' ITEMS

Chair Cox stated to the committee that she had met with Councilman Oliver Baines, Claudia Cázares, Manager Housing and Community Development and Terry Cox, Project Manager Redevelopment Agency, today, February 2nd, 2011. Chair Cox stressed to the Commissioners' the importance of attendance for a quorum for voting purposes and insuring the projects are reviewed. Ms. Terry Cox added that with the Governor Brown's proposal to eliminate RDA, they may at anytime be unable to enter into any new contracts, and thus the importance of quorum was being shared with the committee as new RDA items will be brought to HCDC for review in the near future.

G.. UNSCHEDULED ORAL COMMUNICATIONS

None

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **February 9, 2011.**
There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:45 p.m.

Attest: Rogenia Cox, Chair

Attest: Claudia Cázares, Manager
Housing and Community Development