



**REPORT TO THE REDEVELOPMENT AGENCY
AND CITY COUNCIL**

AGENDA ITEM NO. 8:30am "0"
BOARD MEETING: 3/10/2011
APPROVED BY
EXECUTIVE DIRECTOR

DATE: March 10, 2011

FROM: MARLENE MURPHEY, Executive Director

SUBJECT: Consider approval of a Joint Resolution of the City of Fresno and the Fresno Redevelopment Agency 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

RECOMMENDATION

Approve a joint resolution of the City of Fresno and the Fresno Redevelopment Agency authorizing execution of a cooperative agreement for the expenditure of tax increment funds for certain infrastructure improvements, projects, redevelopment activities and affordable housing including administrative and program delivery costs and adopt findings required by Health and Safety Code sections 33445; 33334.2.(e); 33334.2 (g) ; 33490; 33220; and 33421.1

EXECUTIVE SUMMARY

Governor Brown's State budget proposal includes the elimination of redevelopment agencies statewide by July 1, 2011. Agency and City Council approval of the attached resolution will authorize both the Agency and City to execute a Cooperation Agreement that would serve as a contractual obligation between the parties by which the Agency implements existing and planned projects, programs, infrastructure improvements and affordable housing projects identified in various documents including the Agency's adopted 2010-11 budget, the Agency's five year implementation plans, agreements (e.g. DDA, OPA, MOU) and through various meetings and hearings. The projects and plans are consistent with Redevelopment Plans. Approval of the Cooperation Agreement provides a means to obligate future RDA funding for projects already in the planning process that would otherwise be lost should the governor's budget be implemented as planned. It is prudent to try to secure Agency tax increment to carry out previously planned and identified projects and those underway. The work program is contained in Exhibits A & B.

BACKGROUND

In January, Governor Brown issued a new State budget proposal which included the elimination of redevelopment agencies statewide by July 1, 2011. This includes repurposing of all unencumbered non housing tax increment funds to the State or other taxing entities. Under the current proposal, tax increment funding to retire existing debt including contractual obligations would be exempted.

The Agency's ability to complete current projects and improvements is severely limited under the Governors proposal. Many if not most of the Agency's programs, projects and improvements have not been contractually obligated beyond approvals such as in the FY 10/11 Budget and Five Year

Implementation Plan. Also, no funding for program delivery costs beyond the current fiscal year has been contractually obligated to complete existing projects and improvements planned or underway. Completion of existing projects and improvements will likely be threatened beyond June 30th of this year including those for which funds have already been spent such as multi-year projects. In addition, projects, begun, planned or leveraged with multiple funding sources that include funding from the Agency will be threatened unless the Agency enters into contractual obligations for completion of the projects. Various city plans including Community Plans, the Housing Element and proposed Downtown plans place some measure of reliance upon the Agency to implement various identified work programs and without redevelopment, the resources would not be available to complete the work items identified in the planning process.

The Cooperation Agreement endeavors to fund existing and planned projects and give the City and Agency the ability to meet the obligations of adopted documents and complete projects in progress and in planning.

The projects in the proposed Cooperation Agreement will accelerate the elimination of blight and economic recovery in the Agency's 18 Redevelopment Project Areas, create jobs, support affordable and market rate housing, promote public safety, and enhance transportation corridors in project areas

By entering into the Cooperation Agreement, the Agency will pledge the unencumbered resources in the current FY 2010/2011 budget and the net tax increment (defined as gross tax increment less statutory pass-throughs, Supplemental Educational Revenue Augmentation Fund (SERAF), County administrative fees and debt service) to implement projects, programs and improvements planned or underway. Approval of the proposed Cooperation Agreement will help ensure continued implementation of the various Agency activities and plans with program delivery services provided by Agency staff from available tax increment.

The funding of these projects through the proposed cooperation agreement is necessitated in part by declining General Fund and other tax revenues that could otherwise be considered for funding some or all of these projects. No other reasonable means of financing the identified projects and improvements are available to the community or the Agency.

The obligation to pay tax increment as set forth in the Cooperation Agreement shall constitute an indebtedness of the Agency for the purposes of carrying out the Redevelopment Plans. While the purpose of the Cooperation Agreement is in part to document the Agency's indebtedness in order to fund existing and planned projects, many of the projects and improvements will require additional Council or Agency Board actions or approvals before individual project commitments are made. Approval of the proposed Cooperation agreement does not preclude the City or Agency from denying a project contained within the Agreement nor does it preclude future amendments to the cooperation agreement as may be necessary or desired. While there is no guarantee that projects, improvements and redevelopment activities identified in the proposed Cooperation Agreement will not be adversely impacted in the future by action on the state level, the proposed cooperation

agreement is a necessary step by the Agency to document its commitment to existing and planned projects, improvements and services.

SUMMARY

The projects, programs, improvements, affordable housing (generally including project/program delivery costs) are shown in Exhibit A and B. The action will contractually commit available resources and projected net tax increment in the amounts identified in the Exhibits only to the extent such tax increment funds are available.

Attachments:

1. Joint Resolution
2. Cooperation Agreement
 - Exhibits to Cooperation Agreement
 - A. Project List with required 33445 (CRL) and CEQA
 - B. Housing Project list with required 33445(CRL) and CEQA

EXHIBIT A

Pursuant to the Community Redevelopment Law (California Health and Safety Code Section 33000 *et seq.*), section 33445 requires that a redevelopment agency may, with the consent of the legislative body, pay for all or a portion of the cost of the land and cost of construction of any building, facility, structure, or other improvements that are publicly owned and located within or contiguous to the redevelopment project area if the legislative body determines all of the following:

(1) The acquisition of land or the installation or construction of buildings, facilities, structures, or other improvements are of benefit to the project area by helping to eliminate blight within the project area or providing housing for low- or moderate-income persons;

(2) No other reasonable means of financing the acquisition of the land or the installation or construction of the buildings, facilities, structures, or other improvements that are publicly owned, are available to the community; and

(3) The project is within an existing redevelopment project area; and

(4) The payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements that are publicly owned is consistent with the Five Year Implementation plan adopted by the Agency pursuant to CRL Section 33490.

Project List and Required 33445 Findings

The particular public improvement, activities and related redevelopment projects that are subject to the Cooperative Agreement and the required evidence that supports each of the required findings for the projects are as follows:

1. Property-Based Improvement District (PBID) Five-Year Agreement

Location: Central Business District

Project Description: The PBID (property-based business improvement district) is a special district where property is assessed to fund specific downtown improvements and services in addition to those provided by the City of Fresno. The PBID is self-imposed by a majority of property owners who must sign petitions and mark ballots to form the district. The Agency owns a number of properties within the PBID area, and expects to be assessed a total amount of \$72,949.20 in Central Business District over the assessment district's initial five-year period. So far, the Agency has paid \$7,097.49 to the PBID, leaving a balance of \$65,651.78.

Authorized Project Cost: * \$65,651.78

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight.
2. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing

commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Central Business District Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

2. Longs/CVS Street Vacation

Location: Central Business District

Project Description: A feeder street between Tuolumne and Van Ness, in front of the Longs/CVS has been targeted for vacation to facilitate a future, higher-density development.

Project Cost: *\$614,250

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Central Business District Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

3. Broadway/Tuolumne Parking

Location: Central Business District

Project Description: To serve and attract activity in the Downtown, the Agency is working to create 38 additional parking on underutilized land at the southeast corner of Broadway and Tuolumne Streets. A conditional use permit has been approved, and a site plan has

been prepared, laying the groundwork for construction plans and specifications.

Project Cost: * \$577,980

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Central Business District Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

4. H Street Realignment Design (Hotel Fresno)

Location: Central Business District

Project Description: To facilitate the future renovation of the Hotel Fresno, H Street must be realigned to accommodate the future residents and the potential traffic congestion.

Anticipated Project Cost: * \$70,200

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project promotes private investment in by improving accessibility to the building, improving traffic flow on surrounding streets.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Central Business District Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

5. H Street Realignment Construction (Hotel Fresno)

Location: Central Business District

Project Description: To facilitate the future renovation of the Hotel Fresno, H Street must be realigned to accommodate the future residents and the potential traffic congestion.

Anticipated Project Cost: *\$807,300

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project promotes private investment in by improving accessibility to the building, improving traffic flow on surrounding streets.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Central Business District Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

6. Improvements and Repairs to City-owned building at 1231 Van Ness

Location: Central Business District

Project Description: The City-owned building at 1231 Van Ness is in need of some minor structural interior and exterior work. The improvements are estimated at \$117,000 and are scheduled to be put out to bid in late 2011.

Anticipated Project Cost: * \$117,000

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project promotes private investment in by improving the building's exterior and interior.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Central Business District Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

7. Fulton Mall Capital Improvements

Location: Central Business District

Project Description: The Agency plans to rejuvenate the Fulton Mall by fixing sections of the concrete pedestrian mall, repairing the numerous fountains, updating the Mall's sound system and lighting, and fixing the restrooms. The improvements are estimated at \$14,040,000.

Anticipated Project Cost: * \$14,040,000

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Central Business District Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

8. Chinatown Retail

Location: Chinatown

Project Description: The Agency is currently assisting the development of a new retail store in Chinatown. The developer and Agency entered into an Owner Participation Agreement (OPA) in which the Agency agreed to provide \$94,000 of assistance. To date, the Agency has spent \$63,399.70 on this project and anticipates spending the balance (\$30,600.30) by June 2011.

Anticipated Project Cost: *\$ 30,600.30

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project promotes private investment in by improving the building's exterior and interior.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Chinatown Expanded Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

9. **Chinatown Master Plan**

Location: Chinatown

Project Description: The Agency along with Fresno Historic Chinatown, LLC intend to develop a Master Plan for Chinatown to facilitate future investment and development in the area.

Anticipated Project Cost: * \$ 58,500

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight.
2. No other reasonable means of financing are available.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Chinatown Expanded Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in

1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

10. Alley Utilities adjacent to Fresno Street and the 99 Freeway

Location: Chinatown

Project Description: The public utility outlets in the alleys adjacent to Fresno Street and Freeway 99 are outdated and are a blighting influence to the neighborhood. This project will underground these utilities allowing for a state-of-the-art service level for this business corridor.

Anticipated Project Cost: *\$ 395,031

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight. This project promotes private investment by improving the aesthetics in multiple alleyways, and improving the current utility-service level of the area.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Chinatown Expanded Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

11. Property-Based Improvement District (PBID) Five-Year Agreement

Location: Convention Center

Project Description: The PBID (property-based business improvement district) is a special district where property is assessed to fund specific downtown improvements and services in addition to those provided by the City of Fresno. The PBID is self-imposed by a majority of property owners who must sign petitions and mark ballots to form the district. The Agency owns a number of properties within the PBID area, and expects to be assessed a total amount of \$4,395 in Central Business District over the assessment district's initial five-year period. So far, the Agency has paid \$439.50 to the PBID, leaving a balance of \$3,955.50.

Authorized Project Cost: \$3,955.50

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight.
2. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Convention Center Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

12. Old Armenian Town (OAT) Historic Homes

Location: Convention Center

Project Description: Pending relocation to their final receiver site, the five historic structures and their temporary storage at Santa Clara and "N" Streets are regularly monitored according to Brief 31 Guidelines - Mothballing Historic Buildings (National Park Service, U.S. Department of Interior). In accordance with a court ruling in June 2008, the five historic homes will be permanently sited at 450 "M" Street, (Santa Clara and "M" Street) the former Fresno Fire Department Headquarters site. A site plan for the placement of the five (5) historic structures, to their permanent site at 450 "M" Street, received final approval from City Planning and Development Department. The homes' relocation to 450 M Street is anticipated by early 2012.

Anticipated Project Cost: * \$ 1,411,322.

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight, and creating new commercial space.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Convention Center Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report

adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

13. Old Armenian Town (OAT) Disposition and Development Agreement (DDA) with Gunner-Andros

Location: Convention Center

Project Description: Phase 1A of the Old Armenian Town Project (OAT) was significantly advanced with the construction of the \$24 million, 60,000 square foot, three-story 5th District Court of Appeals building on Agency-assembled land and surrounding improvements, enhancing a major entryway into downtown Fresno from Freeway 41.

On May 21, 2009, the Agency Board approved the acquisition of 550 "M" Street at the southeast corner of Ventura and "M" Streets. The entire ten acre Old Armenian Town site is largely assembled with only two parcels remaining to be acquired. To remove blight and facilitate redevelopment at Freeway 41 and "O" Streets, the Agency purchased properties at 2518-2522 Ventura Street at the southeast corner of Ventura and "P" Streets. This major entryway area is significant to Downtown, leading into Old Armenian Town, the 5th District Court of Appeal, Convention Center, the Santa Fe Depot and other major developments.

Currently, the Agency has committed to an additional \$468,000 in offsite improvements and property acquisitions to facilitate this significant development.

Anticipated Project Cost: * \$ 468,000

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project promotes private investment in by improving accessibility to the building, improving traffic flow on surrounding streets.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Convention Center Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

14. 2504-2508 Ventura Relocation and Demolition

Location: Convention Center

Project Description: The Agency purchased this building adjacent to the recently-completed Fifth District Court of Appeals in OAT, for a future commercial/retail/residential project. Once the building's tenants are relocated, the building will be demolished.

Anticipated Project Cost: * \$ 87,750

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight. The project promotes private investment by providing future commercial/retail space, as well as potential residential units.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Convention Center Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

15. 2518-2522 Ventura Relocation and Demolition

Location: Convention Center

Project Description: The Agency purchased this building adjacent to the recently-completed Fifth District Court of Appeals in OAT, for a future commercial/retail/residential project. Once the building's tenants are relocated, the building will be demolished.

Anticipated Project Cost: * \$ 41,144

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight. The project promotes private investment by providing future commercial/retail space, as well as potential residential units.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Convention Center Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

16. 2504-2518 Ventura Development

Location: Convention Center

Project Description: The Agency purchased these buildings adjacent to the recently-completed Fifth District Court of Appeals in OAT, for a future commercial/retail/residential project. After the buildings are demolished, a Request For Proposals (RFP) will be distributed to the development community to develop the project site. It is anticipated a commercial/retail/residential development would cost approximately \$12,000,000, of which, the Agency can contribute \$1,500,000 in land and consideration. So far, the Agency has contributed \$804,248 in acquisition and relocation costs. The Agency will distribute the RFP in April and expect to award the project in July 2011.

Anticipated Project Cost: * \$1,333,144

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight. The project promotes private investment by providing future commercial/retail space, as well as potential residential units.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Convention Center Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

17. 505 N Street Demolition

Location: Convention Center

Project Description: The Agency purchased this building adjacent to the recently-completed Fifth District Court of Appeals in OAT, for a future commercial/retail project. The

contract to demolish the building was awarded in February 2011, and its anticipated the building will be razed by mid to late 2011.

Anticipated Project Cost: * \$ 46,800

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight. The project promotes private investment by providing future commercial/retail space.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Convention Center Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

18. Armenian Cultural Center

Location: Convention Center

Project Description: The Agency is in the process of purchasing this building adjacent to the recently-completed Fifth District Court of Appeals in OAT, for a future commercial/retail project. Escrow is anticipated to close in June 2011. The building's value is estimated at \$1,300,000 with its demolition anticipated to be approximately \$50,000.

Anticipated Project Cost: * \$1,471,000

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight. The project promotes private investment by providing future commercial/retail space.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Convention Center Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report

adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

19. Valley Lahvosh Bakery

Location: Convention Center

Project Description: The Agency is in the process of purchasing this building adjacent to the recently-completed Fifth District Court of Appeals in OAT, for a future commercial/retail project. Escrow is anticipated to close in June 2011. The Agency anticipates spending \$1,500,000 for the building, with its demolition estimated to be \$120,000.

Anticipated Project Cost:* \$1,755,000

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight. The project promotes private investment by providing future commercial/retail space.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Convention Center Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

20. Haron Jaguar Motors

Location: Convention Center

Project Description: The Agency is in the process of assisting Haron Jaguar with improving their curbs, sidewalks, and gutters around their properties to facilitate business expansion. The Agency will also assist with a minor renovation to their storefront. The total project cost is estimated at \$54,400, with completion by June 2011.

Anticipated Project Cost:* \$49,140

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight. The project promotes private investment by providing updated infrastructure.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Convention Center Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

21. 721 Broadway

Location: Convention Center

Project Description: This Agency-owned building is in need of a new roof. The Agency had a roof contractor patch the leaks in the roof in the past but the roof has continued to get worse. The Agency estimates the repair to cost \$64,350.

Anticipated Project Cost: *\$64,350

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Convention Center Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

22. Storefront Improvement Program (SIP) for the Rowell Building

Location: Convention Center

Project Description: The Agency is planning on assisting the Rowell Building on Tulare

and Van Ness in their upcoming exterior renovation. The SIP allows the Agency to provide up to \$3,000 per storefront in matching-funds for any exterior improvements on a building. The building owner expects to invest \$50,000, of which the Agency will reimburse \$25,000.

Anticipated Project Cost: * \$29,250

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Convention Center Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

23. Community Medical Center Disposition and Development Agreement (DDA)

Location: Jefferson

Project Description: Utilizing a portion of the land contributed by the Agency for the multi-phase medical campus, Community Medical Center (CMC) opened the 80,000 square foot, \$25 million Deran Koligian Ambulatory Center in March 2010. In September 2009, a \$24 million, 4-story, 82,000 square foot Medical Office Building was completed. The facility is connected by a sky bridge to the hospital and to a \$28 million, 6-deck 1,153 space parking structure.

The partnership between the Agency and CMC enabled UCSF Medical Education and Research Center establishing itself in Downtown Fresno. The \$30 million building currently houses over 60 research studies and graduates over 200 physicians per year with about 30% remaining to practice in the Central Valley.

The DDA between the Agency and CMC has six years left before it expires. The contract's original amount of \$1,480,000 has \$888,000 remaining on it to further-assist CMC with their campus' expansion.

Anticipated Project Cost: *\$ 925,000

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail.

California Environmental Quality Act

This project in the Jefferson Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

24. Clark Street Apartments

Location: Jefferson

Project Description: The Agency acquired these apartments to assist the hospital's future expansion plans. The hospital has recently expressed interest in the property with their idea of renovating the one-bedroom units to accommodate recovering patients. The hospital is currently assessing the cost-effectiveness of rehabbing the units. Early estimates reveal a complete renovation of the property at approximately \$140,400.

Anticipated Project Cost: * \$140,400

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Jefferson Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

25. Purchase Rental Property on Behalf of the Hospital

Location: Jefferson

Project Description: To facilitate the hospital's ongoing expansion, an adjacent rental property has been targeted to potentially be purchased and the residents relocated.

The DDA between the Agency and CMC has six years left before it expires. The contract's original amount of \$1,480,000 has \$888,000 remaining on it to further-assist CMC with their campus' expansion.

Anticipated Project Cost: * \$234,000

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Jefferson Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

26. 141 N. Clark Street Storefront Improvement

Location: Jefferson

Project Description: The Agency will provide up to \$25,000 in matching-funds to assist with Dr. Kaleka's \$500,000 storefront renovation project. His project should be completed by June 2011.

Anticipated Project Cost: \$29,250

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Jefferson Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint

Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

27. Effie Property Rehabilitation

Location: Jefferson

Project Description: The Agency will assist the property owner in rehabilitating this property to accommodate visiting doctors for the nearby Community Medical Center.

Anticipated Project Cost: * \$165,950

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Jefferson Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

28. Rainbow Ballroom Storefront Improvement

Location: Fulton

Project Description: This landmark entertainment venue is planning to undertake a minor exterior renovation. The Agency will assist their project with the matching-fund Storefront Improvement Program (SIP). Their \$40,000 project is estimated to be completed by June 2011.

Anticipated Project Cost: *\$10,850

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

29. Sam's Party Rentals Storefront Improvement

Location: Fulton

Project Description: This building on the corner of Broadway and Divisadero and the old creamery building behind it (both owned by the same owner) will be undergoing a façade renovation to enhance the visual character of the subject sites by painting, replacing windows, doors, outdoor lights, installing a new decorative wrought iron fence with gates, and resurface the parking lot. To assist the estimated \$25,000-dollar renovation, the Agency will provide an amount not-to-exceed \$22,000.

Anticipated Project Cost: *\$23,400

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

30. Traveler's Auto Body Storefront Improvement

Location: Fulton

Project Description: This building on the corner of Broadway and Sacramento will be undergoing a façade renovation to enhance the building's appearance. By entering into an

Owner Participation Agreement (OPA) with the owner, the Agency plans to assist the estimated \$50,000-dollar renovation with an amount not-to-exceed \$30,000.

Anticipated Project Cost: * \$35,100

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

31. Met Museum Block Demolition

Location: Fulton

Project Description: To facilitate a future infill project on about 2.5 acres (excluding the Met Museum) bounded by Calaveras, Stanislaus, Fulton, and Van Ness, a construction bid was awarded to Bowen Engineering to demolish various buildings in the future project's footprint. The demolition is estimated at \$136,500, and should be completed by mid-April 2011.

Anticipated Project Cost: *\$125,537.59

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with

State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

32. 1600 Fulton Street

Location: Fulton

Project Description: The Agency has signed a Letter of Intent (LOI) committing to \$163,300 of assistance to the property owner's \$1,176,000 commercial-renovation of the old San Francisco Floral Building.

Anticipated Project Cost: *\$166,140

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

33. 1419 M Street

Location: Fulton

Project Description: The Agency has signed a Letter of Intent (LOI) committing to \$172,500 of assistance to the property owner's \$2,476,000 renovation of the commercial warehouse and storefronts.

Anticipated Project Cost: *\$175,500

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

34. KVPT Property Acquisition Assistance

Location: Fulton

Project Description: The Agency is assisting KVPT with their due-diligence for the potential purchase of an adjacent property. Specifically, the Agency will cover KVPT's appraisal, Phase-one environmental report, and their attorney fees, estimated at \$10,000.

Anticipated Project Cost: * \$ 10,000

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

35. KVPT Storefront Improvement

Location: Fulton

Project Description: KVPT is planning a minor exterior renovation on their building at Van Ness and Calaveras and the Agency will assist them with the Storefront Improvement Program (SIP). They anticipate spending approximately \$50,000, of which the Agency can reimburse up to \$15,000.

Anticipated Project Cost: * \$ 29,250

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

36. 1821 Calaveras Storefront Improvement

Location: Fulton

Project Description: The property owner is currently participating in the Agency's Storefront Improvement Program by updating the façade of their building. They anticipate spending \$75,000, of which the Agency can match up to \$15,000. Their project should be completed by April 2011.

Anticipated Project Cost: * \$ 29,250

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

37. 801 R Street Storefront Improvement

Location: Mariposa

Project Description: The Agency is assisting the property owner with their major exterior and interior rehabilitation of this existing warehouse adjacent to the railroad tracks. The owner is turning the building into commercial space for rent. Upon completion by May 2011, the owner would have spent \$7,175,000, of which the Agency is reimbursing \$25,000.

Anticipated Project Cost: * \$29,750

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Mariposa Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

38. Warehouse Row at 702 P Street

Location: Mariposa

Project Description: The Agency and property owner entered into an Owner Participation Agreement (OPA) to enable the RDA's assistance with this \$9.2 million rehabilitation project. The Agency agreed to provide up to \$500,000 in financial assistance. The project's completion is anticipated in December 2011.

Anticipated Project Cost: *\$594,250

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing commercial development and provide assistance to support neighborhood commercial uses.

California Environmental Quality Act

This project in the Mariposa Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

39. Valley Foundry CFD #5

Location: South Van Ness Industrial

Project Description: The Agency entered into an Owner Participation Agreement (OPA) with various property owners in this project area to create an assessment district focused on enhanced infrastructure. The agreement obligated the Agency to commit \$1.8 million, of which, \$960,000 has been disbursed.

Anticipated Project Cost: *\$885,000

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing industrial development.

California Environmental Quality Act

This project in the South Van Ness Industrial Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

40. South Van Ness Infrastructure

Location: South Van Ness Industrial

Project Description: The Agency plans to enter into grants and Memorandum of Understanding (MOU)s with property owners within the project area to improve the outdated infrastructure. Various improvements will include but are not limited to street upgrades, new curb, gutter, and sidewalks, drainage basins, water lines and other related service lines, street lights, ADA-compliance issues, and ingress/egress enhancements. Due to the infrastructure's poor condition in the area, the Agency estimates \$6 million of assistance to a number of infrastructure-related projects until 2016.

Anticipated Project Cost: * \$7,006,850

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing industrial development.

California Environmental Quality Act

This project in the South Van Ness Industrial Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

41. Property Acquisition

Location: South Van Ness Industrial

Project Description: The Agency is pursuing the purchase of a vacant piece of land for a local business within the project area to expand to. The parcel is valued at approximately \$1,300,000, leaving \$700,000 of offsite improvement assistance.

Anticipated Project Cost: * \$2,340,000

Section 33445 Findings:

1. This project will benefit the project area by helping to eliminate blight.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: enhance and improve existing industrial development.

California Environmental Quality Act

This project in the South Van Ness Industrial Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

42. Hyde Park

Location: Fruit/Church

Project Description: This project includes the abatement of potential hazardous materials on an Agency owned parcel in the Southwest Fresno GNRA Redevelopment Area. It is anticipated that brownfield mitigation will include excavating and disposing of offsite soils with potentially high concentrations of lead, PAH and PCB. The soil remediation on this site will provide for high quality uses that will benefit the surrounding neighborhood and the redevelopment area.

Project Cost: * \$585,000

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Fruit/Church Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

43. Northwest Corner of Fruit and Church

Location: Fruit/Church

Project Description: This project includes the acquisition of a parcel in the Southwest Fresno GNRA Redevelopment Area. The current site is severely underused and a blight to the area. The acquisition of this parcel will provide for high quality uses that will benefit the surrounding neighborhood and the redevelopment area.

Project Cost: * \$386,100

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing

commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Fruit/Church Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

44. Community Park

Location: Southwest Fresno

Project Description: For this project the Agency will provide assistance for land and development of recreation facilities and parking lot as part of the Agency's multi-year commitment to the HOPE VI project. This project will remove blight and provide beneficial recreational facilities to the neighborhood.

Project Cost: * \$488,232

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

45. Tulare Median Islands (design)

Location: Southwest Fresno

Project Description: Yamabe and Horn Engineering has been contracted to provide civil engineering services to design raised medians on Tulare Street between Mayor and B

Streets. These services include surveying, engineering design, landscape design and city design review.

Project Cost: * \$8,199 (contract balance)

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

46. Tulare Median Islands (construction)

Location: Southwest Fresno

Project Description: This project will provide for the construction of raised median islands on Tulare Street between Mayor and B Streets. The construction of these median islands will provide for more efficient traffic flow and great public safety in the area.

Project Cost: * \$108,810

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in

1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

47. California Ave Liquor Store Acquisition

Location: Southwest Fresno

Project Description: This project will provide for the acquisition of a blighted parcel in the Southwest Fresno GNRA Redevelopment Area. The acquisition of this property, and the subsequent clearance of the dilapidated structure currently operating as a liquor store, will eliminate blight and will provide for new commercial uses that will benefit the surrounding neighborhood.

Project Cost: * \$497,250

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

48. EPA Grant Matching Funds

Location: Southwest Fresno

Project Description: This item will provide the required matching funds in order to leverage a \$400,000 grant from the EPA. This is an assessment grant that will provide for the environmental assessment of the brownfield site commonly referred to as Hyde Park (referenced above). The assessment provided for in this item will allow for the potential remediation of the contaminated soils on site.

Project Cost: * \$210,600

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

49. Sequoia Health Improvements

Location: Southwest Fresno

Project Description: This project will provide funding to assist Sequoia Community Health Center with improvements to their existing facility located on Elm Ave, north of Annadale Avenue, in the Southwest Fresno GNRA Redevelopment Area. The improvements to this structure will help the health center in providing critical medical services to the community.

Project Cost: * \$5,850

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with

State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

50. California Avenue Improvements (MLK to Walnut)

Location: Southwest Fresno

Project Description: This project will provide for street improvements in the public right-of-way on California Avenue from Martin Luther King Blvd to Walnut Avenue. These improvements will include street widening, pavement replace and resurfacing, curb and gutter, sidewalk and striping. This project is consistent with facilitating the California Avenue Revitalization Plan, and will provide greater access to existing facilities and neighborhoods and encourage the construction of new development along California Avenue.

Project Cost: * \$848,250

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

51. California Avenue Improvements (Walnut to Thorne)

Location: Southwest Fresno

Project Description: This project will provide for street improvements in the public right-of-way on California Avenue from Walnut Avenue to Thorne Avenue. These improvements will include street widening, pavement replace and resurfacing, curb and gutter, sidewalk and striping. This project is consistent with facilitating the California Avenue Revitalization Plan, and will provide greater access to existing facilities and neighborhoods and encourage the construction of new development along California Avenue.

Project Cost: * \$737,100

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

52. Airport Area Plan Amendment for El Dorado Park

Location: Airport Area

Project Description: The El Dorado Park Neighborhood is located in Council District Four in Central-East Fresno, adjacent to the California State University, Fresno (Fresno State) and generally bound by E. Barstow Avenue on the north, Bulldog Lane on the south, N. Sixth Street to the east and N. Fourth Street to the west. The neighborhood encompasses approximately 30 acres and 47 properties of mostly multi-family residential apartments. The Agency is preparing a plan amendment to incorporate the Eldorado Park Neighborhood into an existing redevelopment project area. The inclusion of this blighted neighborhood will make redevelopment tools available to help the community's vision for a safer, cleaner residential area.

Project Cost: * \$272,120 for contract balance

California Environmental Quality Act

This project in the Airport Area Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

53. Peach Avenue Improvements

Location: Airport Area

Project Description: The City proposes to do or to contract to do street improvements on Peach Avenue, from Freeway 180 Right-of-way to Fresno Yosemite International Airport, all of which will be publicly owned (the "Peach Avenue Improvements"). Improvements on

Peach Avenue include street paving, traffic signals and safety lights, and street landscaping. Some sections of Peach Avenue to be improved are outside of the Project Area but they are an integral part of the overall improvement program and will be of benefit to the Project Area.

Anticipated Project Cost: * \$1,639,287

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project provides needed infrastructure upgrades to a high traffic corridor within the project area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: assist in site preparation and improve roadway, streetscape and transportation related improvements.

California Environmental Quality Act

This project in the Airport Area Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

54. Maple and McKinley Industrial Expansion

Location: Airport Area

Project Description: The Agency is currently working with a developer for a potential project in the Maple and McKinley area that would remove blighted structures from a parcel in excess of 19 acres and potentially create approximately \$30 million in new development value at full build-out.

Anticipated Project Cost: *\$292,500

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The underutilized site is located in a high traffic area. There has been little commercial activity or development on the site for years, which has contributed to physical and economic blight in the area. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Airport Area Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

55. Olive and Clovis Industrial Expansion

Location: Airport Area

Project Description: The FY10/11 Budget provides for off-site improvements in the vicinity of Olive and Clovis Avenues near the Sunnyside Drive-In. The area has approximately 40 acres of vacant land and presents an excellent industrial/commercial infill opportunity. Proximity to the Airport and Freeway 180, along with recent major improvements to Clovis and McKinley Avenues including San Joaquin Railroad crossings, further enhance the locational advantage of this area. Development of underutilized parcels will further leverage recent infrastructures investment.

Anticipated Project Cost: * \$292,500

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The underutilized site is located in a high traffic area. There has been little commercial activity or development on the site for years, which has contributed to physical and economic blight in the area. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Airport Area Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

56. Palm Lakes Project

Location: Airport Area

Project Description: The City of Fresno has requested that the Agency help advance a project to maximize the use and future value of a 55 acre parcel of property owned by the City at the former Palm Lakes Golf Course. The property, currently lacking infrastructure, appropriate zoning and parcelization, has future value as a mix of residential, industrial and

open space uses. The project includes preparation of plan entitlements, re-parcelization, a general plan amendment, rezoning, environmental assessments and property acquisition.

Anticipated Project Cost: * \$1,930,500

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The underutilized site is located in a high traffic area. There has been little commercial activity or development on the site for years, which has contributed to physical and economic blight in the area. A development project on this site will promote investment and be a catalyst for development in the area.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Airport Area Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

57. Shields and Winery Improvements

Location: Airport Area

Project Description: The FY10/11 Budget provides for off-site improvements along Shields Avenue from the corner of Shields and Chestnut Avenues on the south side of Shields, west to the corner of Shields and Winery Avenues and continuing 300 feet south along Winery. The improved Shields/Winery site will be marketed for private sector development compatible with the airport and other surrounding uses.

Anticipated Project Cost: * \$397,800

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project will provide needed traffic congestion relief and public safety improvements along Shields and Winery Avenues. Improved circulation will make future development more viable. Improved public access is needed to attract development.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: assist in site preparation and improve roadway, streetscape and transportation related improvements.

California Environmental Quality Act

This project in the Airport Area Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

58. Shields and Chestnut Traffic Signal

Location: Airport Area

Project Description: In coordination with the City Public Works Department, the Agency's FY10/11 Budget provides for traffic signal and other intersection improvements at Shields and Chestnut Avenues.

Anticipated Project Cost: *\$380,250

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project will provide needed traffic congestion relief and public safety improvements at the intersection of Shields and Chestnut. Improved circulation will make future development more viable. Improved public access is needed to attract development.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: assist in site preparation and improve roadway, streetscape and transportation related improvements.

California Environmental Quality Act

This project in the Airport Area Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

59. Apple Valley Farms

Location: Central City Commercial

Project Description: The Agency is working to assist an existing food processing company to expand at their current location near the intersection of Hedges and Abby Avenues. Potential assistance with offsite improvements and assembly of blighted adjacent parcels will help reverse further deterioration, create new value and enable retention and expansion of an existing business in Downtown. The business recently grew from 35 to 130 jobs and the expansion is expected to bring a total of 200 jobs to this location.

Anticipated Project Cost: * \$ 943,867

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project promotes private investment in commercial development and provides needed infrastructure upgrades to the project area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Central City Commercial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

60. Mathews Harley Davidson

Location: Central City Commercial

Project Description: The Agency is working to assist a local business, Mathews Harley Davidson Inc., with its long term expansion plans. The Agency helped the company reach a 5 year agreement with its national dealer to remain Downtown and expand at Belmont and Blackstone Avenues where it has continuously operated since 1953. It is the oldest Harley Davidson dealership in the Western States. Potential site assembly of adjacent blighted properties will enable the company to double in size to about 20,000 square feet.

Anticipated Project Cost: * \$ 377,910

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project promotes private investment in commercial development and provides needed infrastructure upgrades to the project area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Central City Commercial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental

documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

61. Mathews Belmont/Fwy 180 Corridor

Location: Central City Commercial

Project Description: The Area generally bounded by Blackstone, Belmont and Freeway 180 is significantly blighted with vacant parcels and abandoned buildings. The FY 10/11 Budget provides for potential site assembly. The triangle area is bordered by the expanding Harley Davidson dealership to the east and the Lowell neighborhood to the south. The Lowell area is receiving focused revitalization efforts and the potential redevelopment of the subject area complements activities both in Lowell and nearby commercial areas.

Anticipated Project Cost: * \$538,200

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project promotes private investment in commercial development and provides needed infrastructure upgrades to the project area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Central City Commercial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

62. Martin Ray Reilly Park

Location: Central City Commercial

Project Description: The project will achieve redevelopment goals and objectives to remove blight and improve the physical quality of the project area. This project will improve the quality of life for area residents and families, eliminate vacant underutilized land, make significant improvements to a highly visible location at Fwy 180 and Chestnut Avenues, provide public improvements as related to public recreation and traffic safety and help to attract private investment. The project is consistent with the Redevelopment Plan.

Project Cost: * \$ 304,200

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project provides needed infrastructure upgrades to a vacant site in the project area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan.

California Environmental Quality Act

This project is located outside a redevelopment project area, but is adjacent to the Central City Project Area. The project will be subject to any existing environmental documents and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

63. 55 Fulton SIP

Location: Freeway 99—Golden State Corridor

Project Description: Storefront Improvement Program (SIP) provides matching funds distributed as a loan on a cost-reimbursement basis upon approval and completion of the project. Examples of improvements include painting, lighting, windows, signage and awnings. The purpose of the funding is to encourage economic revitalization in the project area primarily along commercial corridors including Fulton and Van Ness Avenues.

Project Cost: * \$23,400

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The site is located on a high traffic corridor. Will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

64. 65 Fulton SIP

Location: Freeway 99—Golden State Corridor

Project Description: Storefront Improvement Program (SIP) provides matching funds distributed as a loan on a cost-reimbursement basis upon approval and completion of the project. Examples of improvements include painting, lighting, windows, signage and awnings. The purpose of the funding is to encourage economic revitalization in the project area primarily along commercial corridors including Fulton and Van Ness Avenues.

Project Cost: * \$7,020

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The site is located on a high traffic corridor. Will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

65. 149 Fulton SIP

Location: Freeway 99—Golden State Corridor

Project Description: Storefront Improvement Program (SIP) provides matching funds distributed as a loan on a cost-reimbursement basis upon approval and completion of the project. Examples of improvements include painting, lighting, windows, signage and awnings. The purpose of the funding is to encourage economic revitalization in the project area primarily along commercial corridors including Fulton and Van Ness Avenues.

Project Cost: * \$10,530

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The site is located on a high traffic corridor. Will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing

commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

66. Shaw & Brawley Industrial Park

Location: Freeway 99—Golden State Corridor

Project Description: The triangular area generally between Golden State Boulevard/UPRR, Brawley and Shaw Avenues contains over 200 acres of improved light industrial subdivisions served by major infrastructure and proximate to Freeway 99. The center of the industrial area is blighted by a +/- fifty acre area of vacant land and dilapidated obsolete structures. The Agency is working with a developer to capture the potential value of this severely underutilized area and bring it into productive industrial and business park use. At full build-out, the acreage has a potential to generate over \$60 million of new value.

The Agency has budgeted funds for a potential post construction reimbursement agreement for offsite improvements such as streets, sidewalks, curbs, gutters, flood control, water and sewer enhancements.

Anticipated Project Cost: * \$1,989,000

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The underutilized site is located in a high traffic area. There has been little commercial activity or development on the site for years, which has contributed to physical and economic blight in the area. A development project on this site will promote investment and be a catalyst for development in the area.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with

State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

67. Golden State Improvements

Location: Freeway 99—Golden State Corridor

Project Description: The reconstruction of Golden State Boulevard between Ashlan and Shaw Avenues was established as a multi-year project. Engineering and design plans have been completed for the entire project between Ashlan and Shaw Avenues. Phase I and II construction generally between Ashlan and Gettysburg Avenues has been completed. The FY 10/11 Budget provides funding for construction of Phase III improvements between Gettysburg and Shaw Avenues. The street improvements will consist of curbs, gutters, paving, streetlights, street trees, bike lanes and traffic signals. Additional improvements will include the extension of water, sewer and storm drains.

Anticipated Project Cost: * \$ 2,574,000

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project provides needed infrastructure upgrades to a high traffic corridor within the project area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: assist in site preparation and improve roadway, streetscape and transportation related improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

68. Weber/ Hughes Traffic Signal

Location: Freeway 99—Golden State Corridor

Project Description: A traffic signal is planned for the intersection at Weber and Hughes Avenues. The City Public Works Department was awarded grant funds for this dangerous intersection; however, matching funds are not available from the City. Therefore, the Agency will contribute matching funds in order to facilitate this project.

Anticipated Project Cost: * \$ 77,000

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project provides needed infrastructure upgrades to a high traffic corridor within the project area.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: assist in site preparation and improve roadway, streetscape and transportation related improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

69. Bel Air Motel

Location: Freeway 99—Golden State Corridor

Project Description: The budget provides for a retaining wall along the north property line abutting residences and other pre-development activities at the former site of the Bel Air Motel as well as reimbursement to the City for costs associated with the site. The property is the subject of an RFQ/RFP for commercial use.

Anticipated Project Cost: * \$ 468,000

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The vacant site is located at a high traffic intersection within the project area. There has been no commercial activity or development on the site for years, which has contributed to physical and economic blight in the area. A development project on this site will promote investment and be a catalyst for development in the area.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

70. Weber /Hughes Property Acquisition

Location: Freeway 99—Golden State Corridor

Project Description: The Agency proposes a series of improvements in a triangular shaped area generally bounded by Weber, Hughes, and Shields Avenues. This older residential area is anchored at the southern tip with high density aging multi-story apartments and blighted vacant commercial structures. The area suffers from lack of upkeep, investment and infrastructure. The blighting conditions threaten the health of the adjacent single family neighborhoods that extend north and east. The FY 10/11 Budget provides funding for potential site acquisition and removal of blight near the intersection of Hughes and Weber Avenues.

Anticipated Project Cost: * \$ 438,750

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project provides needed infrastructure upgrades to a high traffic corridor within the project area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: assist in site preparation and improve roadway, streetscape and transportation related improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

71. Clinton/Vassar Traffic Signal

Location: Freeway 99—Golden State Corridor

Project Description: The commercial corridor along Clinton Avenue between Marks and Hughes Avenues is an area facing significant circulation, safety and blight related challenges and lacks infrastructure required to grow and expand. Traffic seeking to turn south from Clinton at Vassar Avenues to access FW 99 or the commercial/industrial area south of Clinton often backs up from Vassar onto the Clinton/99 overpass. The current unsignalized intersection has been identified by City Public Works and Caltrans as a high priority for signal improvements, however funding is not available from those sources. Public infrastructure, including curb, gutter, sidewalks, and street improvements are also needed along the Clinton Avenue corridor from Vassar to Marks Avenues. Improvements would enhance more than 40 acres of existing and future commercial development. The FY10/11 Budget provides funding toward signalization and associated street improvements.

Anticipated Project Cost: * \$ 380,250

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project provides needed infrastructure upgrades to a high traffic corridor within the project area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: assist in site preparation and improve roadway, streetscape and transportation related improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

72. Golden State Entryway Improvements

Location: Freeway 99—Golden State Corridor

Project Description: The Agency has provided funds in the FY10/11 budget to landscape and beautify the City's street easement along the southeast side of the Shaw/Golden State Intersection. The Agency in conjunction with Public Works and property owners plans to landscape over 1,000 feet of frontage along the south side of Shaw Avenue. The project will help beautify this major traffic corridor and entryway into the City from Freeway 99.

Anticipated Project Cost: * \$ 175,500

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project provides needed infrastructure upgrades to a high traffic corridor within the project area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: assist in site preparation and improve roadway, streetscape and transportation related improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

73. Weber/Hughes Infrastructure Improvements

Location: Freeway 99—Golden State Corridor

Project Description: The entire Corridor is unattractive, lacks landscaping and fails to provide any buffer to the neighborhood from the industrial uses and heavy traffic activity on the west. A traffic signal is planned for the intersection at Weber and Hughes Avenues. The City Public Works Department was awarded grant funds for this dangerous intersection; however, matching funds are not available from the City. Therefore, the Agency will contribute matching funds in order to facilitate this project.

Anticipated Project Cost: *\$ 175,500

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project provides needed infrastructure upgrades to a high traffic corridor within the project area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: assist in site preparation and improve roadway, streetscape and transportation related improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

74. Weber Streetscape Improvements

Location: Freeway 99—Golden State Corridor

Project Description: The Weber Corridor, dominated on the west by Freeway 99, the UPRR railroad yard and vacant industrial land, adversely impacts the residential neighborhood to the east. The entire Corridor is unattractive, lacks landscaping and fails to provide any buffer to the neighborhood from the industrial uses and heavy traffic activity on the west. The FY 10/11 Budget provides for potential streetscape improvements along the Weber Avenue Corridor generally between Hughes and Shields Avenues to enhance appearance, buffer and help stabilize the residential neighborhood.

Anticipated Project Cost: *\$ 175,500

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project provides needed infrastructure upgrades to a high traffic corridor within the project area.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: assist in site preparation and improve roadway, streetscape and transportation related improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

75. Hughes Streetscape Improvements

Location: Freeway 99—Golden State Corridor

Project Description: The FY 10/11 Budget provides for potential streetscape improvements along the Hughes Avenue Corridor generally between Weber and Shields Avenues to enhance appearance, buffer and help stabilize the residential neighborhood. The entire Corridor is unattractive, lacks landscaping and fails to provide any buffer to the neighborhood from the industrial uses and heavy traffic activity on the east.

Anticipated Project Cost: * \$ 117,000

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project provides needed infrastructure upgrades to a high traffic corridor within the project area.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: assist in site preparation and improve roadway, streetscape and transportation related improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

76. Parcelization Contract

Location: Roeding Park

Project Description: McPheeters & Associates, a licensed land surveying firm, has been contracted to address the current state of multiple parcels within the Roeding Business Park redevelopment area. The unconventional parcelization, created through multiple right-of-way acquisitions and resulting remnant parcels by various agencies, has been a significant impediment to fostering development in this redevelopment area.

Project Cost: * \$45,747

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. There has been no commercial activity or development on the site for years, which has contributed to physical and economic blight in the area. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the Roeding Business Park Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 10122 adopted in 1996 by Joint Resolution Numbers 96-140/1436, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

77. Storm Drain Improvements - SPCA

Location: Roeding Park

Project Description: The Agency is working with Fresno Metropolitan Flood Control District (FMFCD) for construction of 1,450 linear feet of major flood control pipeline along the Whites Bridge Road and Hughes Avenues alignments. The pipeline will provide permanent flood control relief for more than 95 acres in the Roeding Business Park area and will help move the acreage toward "shovel-ready" status for industrial development. This new line will also enable abandonment and reuse of the temporary ponding basin located on the grounds of the SPCA.

Anticipated Project Cost: * \$442,845

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project provides needed infrastructure upgrades to the project area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activity: improve public infrastructure as needed, including water, sewer, wastewater, storm drainage and flood control systems.

California Environmental Quality Act

This project in the Roeding Business Park Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 10122 adopted in 1996 by Joint Resolution Numbers 96-140/1436, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

78. Land Purchase From City

Location: Roeding Park

Project Description: To remove blight and stimulate industrial and commercial development, the Agency has budgeted funds in FY 10/11 for potential infrastructure improvements, acquisition of land and street right-of-ways.

Project Cost: * \$349,200 for the acquisition of property

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The site is located at a high traffic corridor. A development project on this site will promote investment and be a catalyst for development in the area.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: assist in site preparation and improve roadway, streetscape and transportation related improvements.

California Environmental Quality Act

This project in the Roeding Business Park Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 10122 adopted in 1996 by Joint Resolution Numbers 96-140/1436, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

79. East Avenue Improvements – Utility Trailer

Location: South Fresno Industrial

Project Description: Funds have been budgeted to construct offsite improvements pursuant to the Memorandum of Understanding (MOU) with Utility Trailers. Utility Trailers has met its obligations to complete construction of their portion of offsite improvements and expand by 42,000 square feet. This section of East Avenue also includes an undeveloped ten acre property at the northwest corner of Annadale Avenue. The Agency is working with the property owner for an MOU in which the Agency will construct additional offsite improvements on East Avenue

Project Cost: * \$513,168

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. The project promotes private investment in commercial development and provides needed infrastructure upgrades to the project area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

California Environmental Quality Act

This project in the South Fresno Industrial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

80. Infrastructure Improvements (Architectural Testing)

Location: South Fresno Industrial

Project Description: This project will provide for new public improvements on the east side of Cherry Avenue south of Jensen Avenue and on the south side of Jensen Avenue east of Cherry Avenue, including related curb, gutter, and sidewalk and paving improvements. The project will entail approximately 800 lineal feet of concrete improvements and will be constructed by the City of Fresno Street Maintenance division. These concrete improvements will complement the existing concrete curb, gutter, and sidewalk improvements that are currently constructed on Jensen and Cherry Avenues. The targeted area has not been improved to City standards and thus prone to drainage issues and is lacking in traffic and pedestrian safety.

Project Cost: * \$58,500

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the South Fresno Industrial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

81. Infrastructure Improvements (Dandy Pack)

Location: South Fresno Industrial

Project Description: This project will provide for new public improvements on the west side of Cherry Avenue south of Jensen Avenue and on the south side of Jensen Avenue west of Cherry Avenue, including related curb, gutter, and sidewalk and paving improvements. These concrete improvements will complement the existing concrete curb, gutter, and sidewalk improvements that are currently constructed on Jensen and Cherry Avenues. The targeted area has not been improved to City standards and thus prone to drainage issues and is lacking in traffic and pedestrian safety.

Project Cost: * \$76,832

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the South Fresno Industrial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

82. Infrastructure Improvements (Pape Kenworth)

Location: South Fresno Industrial

Project Description: Pape Kenworth, a trucking sales, service and parts company, is seeking to expand and will invest several million dollars in conjunction with the property owner, Prickett realty, Inc., to upgrade their current facility in a long term lease to remain at this location. The proposed expansion will require the support of public infrastructure facilities including road and off-site improvements and related infrastructure designed to enhance the circulation and access in the South Fresno Industrial Revitalization Project

Area. Pursuant to the Developer Reimbursement Agreement (DRA) between the Agency and property owner, Prickett Realty, the Agency will reimburse the Developer for the cost of constructing the improvements along Jensen and East Avenues for an amount up to but not to exceed the Preliminary Estimate of Construction Costs provided to the RDA (\$253,729.00). In turn Pape/Kenworth will retain and expand all company truck sales, service and parts distribution operations at its current site at 2982 East Jensen Avenue and on adjacent or nearby parcels and dedicate any necessary right of way for the proposed public improvements.

Project Cost: * \$187,200 estimated (and not to exceed \$253,729)

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the South Fresno Industrial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

83. Infrastructure Improvements (City of Fresno Reimbursement)

Location: South Fresno Industrial

Project Description: This project will provide for street improvements in the public right-of-way along the North Avenue industrial corridor from Freeway 41 to Freeway 99. These improvements will include street widening, pavement replacement and resurfacing, curb and gutter, sidewalk, sewer and water infrastructure improvements, and storm drain facilities. This project will provide greater access to existing facilities and neighborhoods and encourage the construction of new development along North Avenue. The Agency will reimburse the City of Fresno Public Works Department for this work because no other reasonable means of financing are available.

Project Cost: * \$2,295,715

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the South Fresno Industrial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

84. Jensen Avenue Improvements

Location: South Fresno Industrial

Project Description: This project will provide for street improvements in the public right-of-way along the Jensen Avenue industrial corridor from Freeway 41 to Freeway 99. These improvements will include street widening, pavement replacement and resurfacing, curb and gutter, sidewalk, sewer and water infrastructure improvements, and storm drain facilities. This project will provide greater access to existing facilities and neighborhoods and encourage the construction of new development along Jensen Avenue. The Agency will reimburse the City of Fresno Public Works Department for this work because no other reasonable means of financing are available.

Project Cost: * \$826,786

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the South Fresno Industrial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

85. North Avenue Trunk Sewer Line

Location: South Fresno Industrial

Project Description: This project will provide for the reconstruction and installation of a trunk sewer line in the public right-of-way along the Jensen Avenue industrial corridor from Freeway 41 to Freeway 99. This project will provide for greater wastewater collection services to existing facilities and neighborhoods and encourage the construction of new development along North Avenue. The Agency will reimburse the City of Fresno Public Works Department for this work because no other reasonable means of financing are available.

Project Cost: * \$789,750

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the South Fresno Industrial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

86. East Avenue Improvements (DMV site)

Location: South Fresno Industrial

Project Description: This project will provide for street improvements in the public right-of-way along the North Avenue industrial corridor just west of East Avenue. Improvements include street widening, installation of curb, gutter and sidewalk, flood control facilities. This project will provide for greater access to the proposed DMV Test Center to be leased to the State of California by the property owner, Buzz Oates Properties. The Agency will reimburse the property owner for these public improvements.

Project Cost: * \$117,000

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing

commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the South Fresno Industrial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

87. East Ave/North Ave Reconstruction

Location: South Fresno Industrial

Project Description: This project will provide for street improvements in the public right-of-way along the East Avenue industrial corridor at North Avenue. Improvements include street widening, installation of curb, gutter and sidewalk, and flood control facilities. This project will provide for greater access to Cintas Corporations industrial facilities. The Agency will reimburse the property owner for these public improvements.

Project Cost: * \$375,570

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the South Fresno Industrial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

88. East Hamilton Railroad Crossing

Location: South Fresno Industrial

Project Description: This project will provide for street improvements in the public right-of-way along Hamilton Avenue at the railroad crossing east of East Avenue. Improvements include street reconstruction and flood control facilities to increase traffic flow and safety at the railroad crossing. This project will provide for greater access to the various industrial businesses in the area, including Lyons Magnus which owns property adjacent to this public right-of-way.

Project Cost: * \$292,500

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the South Fresno Industrial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

89. Orange/Railroad Infrastructure

Location: South Fresno Industrial

Project Description: This project will provide for street improvements in the public right-of-way along Orange and Railroad Avenues. These improvements will include street widening, pavement replacement and resurfacing, curb and gutter, sidewalk, sewer and water infrastructure improvements, and storm drain facilities. This project will provide greater access to existing facilities and neighborhoods and encourage the construction of new development along these industrial corridors.

Project Cost: * \$468,000

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the South Fresno Industrial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental

documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

90. Kings Canyon Corridor Study

Location: Southeast Fresno

Project Description: The Agency hired Triangle Associate, a local real estate and planning consultant to perform an in-depth, data-based analysis on Ventura/Kings Canyon. By gathering data on the area's real estate trends, crime cases, and code enforcement violations, along with a "canvassed" business-to-business survey, Triangle Associates is trying to help empower the local business owners. The consultant is also taking the necessary steps to help the local merchants for a merchants association. Monthly meetings are being held at Castillo's Mexican Restaurant, and a growing number of business owners are showing interest in getting involved.

Project Cost: * \$33,680

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

91. 8th and Ventura Demolition

Location: Southeast Fresno

Project Description: In September 2007, the Agency acquired blighted buildings at the southeast corner of Ventura and 7th Streets within the Southeast Fresno Revitalization Project Area and cleared the site shortly thereafter. The City of Fresno's Housing and Community Development Division purchased the adjoining former Fresno Unified School District's maintenance site and an adjoining residential property. The purpose of acquisition was for blight removal along the Kings Canyon/Ventura corridor and the potential for a large mixed-use affordable residential/commercial project. The Agency has taken the lead in

getting the two City-owned properties cleared. Caglia Demolition submitted the lowest bid and is considered the lowest responsive and responsible bidder.

Project Cost: * \$271,440

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

92. Fairground Improvements

Location: Southeast Fresno

Project Description: In 2007 and 2008 the Agency provided financial assistance to the Fair through a "Grant Agreement" to improve the pedestrian and vehicular entrances on the portion of the Fairgrounds with frontage on Kings Canyon Road to improve patron safety and beautify the entrances to the Fairgrounds. Fair Management wishes to continue improvements east and west of the pedestrian and vehicular entrances on Kings Canyon. Fair Management determined they can fund only approximately half the cost of the improvements through available cash, and in-kind contributions due to the timing of the Project, State budget restraints, and other priorities. The proposed Project improvements expand beyond the vehicular entrance and consist of design, engineering, and installation of decorative faux rock to conceal the cyclone fences, and approximately 300 lineal feet façade in the form of an old style Western/Spanish themed cityscape to the west of the pedestrian entrance on Kings Canyon Road between Chance and Butler Avenues.

Project Cost: * \$175,500 (remaining balance)

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

93. Plan Amendments – Southeast Fresno, South Fresno Industrial Revitalization, Central City Commercial

Project Description: The redevelopment project areas in Southeast Fresno and South Fresno Industrial were established on August 12, 1999, followed by Central City Commercial on September 24, 1999. These project areas have time limits established for plan duration, debt incurrence, debt repayment, receiving tax increment, and eminent domain authority. California Redevelopment Law (CRL) grants agencies eminent domain authority for a period of twelve (12) years at the establishment of a plan that may be extended by plan amendment for the same period of time. In anticipation of this time frame, the Agency issued a "Request for Qualifications/Proposals" (RFQ/P) to amend the plans and received three qualified submissions from California-based consultant firms Keyser-Marston & Associates (\$502,310), Rosenow-Spevacek Group (\$237,925) and Tierra West Advisors (\$137,750).

After receiving Council approval, the Agency and RSG will begin this project in April 2011 and anticipate completion by February 2012.

Project Cost:* \$261,718

CEQA Compliance

This project in the Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

This project in the South Fresno Industrial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

This project in the Central City Commercial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

94. Peach Avenue Improvements (City of Fresno Reimbursement)

Location: Southeast Fresno

Project Description: This project includes street improvements in the public right-of-way along the Peach Avenue between from Belmont to Butler Avenues. These improvements include street widening, pavement replacement and resurfacing, curb and gutter, sidewalk, sewer and water infrastructure improvements, and storm drain facilities. This project provides greater access to existing facilities and neighborhoods and encourage the construction of new development along Peach Avenue. The Agency will reimburse the City of Fresno Public Works Department for this work because no other reasonable means of financing are available.

Project Cost: * \$2,138,058

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

95. 10th and Ventura Demolition and Abatement

Location: Southeast Fresno

Project Description: This project provides for the abatement of hazardous materials and clearance of the vacant structures at 4059 and 4061 E. Ventura. Once cleared of blight, the properties may be assembled to potentially accommodate a residential / commercial mixed-use development.

Project Cost: * \$116,465

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

96. 10th and Ventura Relocation

Location: 10th and Ventura

Project Description: The Agency is currently working with the last tenant to find them a suitable relocation site.

Project Cost: * \$5,139

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.

2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.

3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

97. Willow Bridge Project

Location: Southeast Fresno

Project Description: The Willow Bridge Improvements project consists of widening a portion of the Willow Avenue Bridge, which spans over the canal and is located approximately 850 feet north of East Jensen Avenue in southeast Fresno. The west half of the bridge and roadway approaches are proposed to be widened to match the existing Willow Avenue roadway width to the north and south. Improvements will include an asphalt sidewalk, curb and gutter, and construction of minor transition paving and installation of a concrete barrier.

Project Cost: * \$392,068

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

98. 10th and Ventura Billboard Removal

Location: Southeast Fresno

Project Description: This project provides for the removal of a billboard this parcel and the associated attorney fees for this action. This action will help eliminate blight and improve the overall appearance of the project area.

Project Cost: * \$87,750

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

99. Infrastructure Improvement on Kings Canyon, Backer, Maple, and El Monte Way

Location: Southeast Fresno

Project Description: Agency will provide on-site and off-site public infrastructure improvements including but not limited to street paving, curbs, gutter, sidewalk, sewer, water, flood control, and traffic signalization improvements necessary to support the development of the Kings Canyon and Backer Mixed-use Development Project, and improvements to the surrounding neighborhood to improve the marketability and feasibility of the Mixed-use Project.

Project Cost: \$150,000

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

CEQA Compliance

This project in the Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

100. Storefront Improvement Program (SIP)

Project Description: The SIP provides matching-funds up to \$3,000 per storefront for any improvements a business makes to the exterior of their building. Enhancements such as paint, signage, awnings, windows, and decorative wrought iron are typical costs that are eligible for reimbursement. The Agency operates the SIP in each project area and anticipates \$250,000 of additional work going forward.

Project Cost:* \$292,500

California Environmental Quality Act for each Project Area Regarding SIP **Central Business District**

This project in the Central Business District Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

Chinatown Expanded

This project in the Chinatown Expanded Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

Convention Center

This project in the Convention Center Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

Fulton

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

Jefferson

This project in the Jefferson Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

Mariposa

This project in the Mariposa Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

South Van Ness Industrial

This project in the South Van Ness Industrial Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent

environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

West Fresno I

This project in the West Fresno I Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

West Fresno II

This project in the West Fresno II Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

Fruit/Church

This project in the Fruit/Church Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

Southwest Fresno GNRA

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

Airport Area

This project in the Airport Area Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

Central City Commercial

This project in the Central City Commercial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental

documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

Southeast Fresno

This project in the Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

South Fresno Industrial

This project in the South Fresno Industrial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

Freeway 99-Golden State Boulevard Corridor

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

FATRA

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 10099 adopted in 1988 by Resolution Number 88-248, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

Roeding

This project in the Roeding Business Park Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 10122 adopted in 1996 by Joint Resolution Numbers 96-140/1436, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

101. Assistant Executive Director Search

Project Description: Professional employment placement services provided by Bob Murray and Associates to fill the position of Assistant Executive Director.

Project Cost: \$18,000

102. Local Conservation Corp Property Maintenance

Project Description: The Agency, in an effort to provide more efficient property management, requested the issuance of a contract through the City's Bidding Process for property maintenance and weed control to ensure the qualifications of the vendors,

establish a comprehensive program to address code requirements and to provide more efficient services to control costs. Fresno County EOC's Local Conservation Corp (LCC) was the lowest responsive and responsible bidder. LCC has the staff, equipment and facilities to address and efficiently complete any property maintenance and weed control service requested by the Agency. This organization also provides an additional benefit to the community by providing training in job skills and environmental education to the young men and women of Fresno County.

Project Cost:* \$18,000

Section 33445 Findings:

1. This project will benefit the project area by helping eliminate blight. A development project on this site will promote investment and be a catalyst for development in the area.
2. No other reasonable means of financing are available. This project would not be feasible without the use of redevelopment funds. There are no other available sources of financing.
3. This project is consistent with the Agency's Implementation Plan. The plan includes the following relevant activities: facilitate new development projects, improve existing commercial development and provide assistance to support neighborhood commercial uses and attract new retail uses.

*Project cost includes staff time and any related cost (legal, environmental, engineering).

EXHIBIT B

Low and Moderate-Income Housing Projects

1. Minor, Major Rehabilitation Program

Location: The target areas are located within and adjacent to the 18 Redevelopment Project Areas.

Project Description: The Agency's multi-year Community Housing Partnership Program (CHPP) agreement with the Housing Authorities of the City and County of Fresno provides for minor and major rehabilitation of low- and moderate-income, owner-occupied housing, in designated target areas of the City. Affordable housing covenants are recorded for each housing unit rehabilitated by the CHPP. Several contract amendments have expanded target areas and increased the funding for aggressive programs to attack blight caused by boarded-up houses and neglected vacant land. In FY 09/10, the goal of the CHPP is to provide for 85 minor and five major rehabilitations.

Authorized Project Cost:* \$850,000

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

Portions of this project are located within 13 Redevelopment Project Areas which include:

- 1) Seven Project Areas in Merger No. 1, which include the Central Business District, Chinatown Expanded, Convention Center, Fulton, Jefferson, Mariposa, and South Van Ness which are subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, and Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.
- 2) Two Project Areas in Merger No. 2, which include the Fruit/Church and Southwest Fresno GNRA which are subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.
- 3) The Airport Area Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

- 4) The Central City Commercial Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.
- 5) The Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.
- 6) The Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

Portions of this project are located outside of the 18 Redevelopment Project Areas, where such sites will be subject to review for a finding of conformity with the Master Environmental Impact Report No. 10130 prepared for the 2025 Fresno General Plan, any other existing environmental documents and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

2. **Habitat for Humanity--Belmont**

Location: Freeway 99—Golden State Corridor

Project Description: Construction or rehabilitation of 18 single family homes in the Freeway 99-Golden State and Roeding Business Park redevelopment areas by the Habitat for Humanity Fresno (HFHF). The project will provide 18, owner-occupied housing units to be preserved as affordable housing for 45 years. Through an Owner Participant Agreement, the Agency will provide a \$360,000 of Housing Funds to assist HFHF in the construction or rehabilitation of the single family homes.

Authorized Project Cost:* \$421,200

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

The portion of this project that is within the Freeway 99-Golden State Boulevard Corridor Redevelopment Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in

compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

3. **Sierra Gateway Project**

Location: Freeway 99—Golden State Corridor

Project Description: The 68 unit Sierra Gateway Phase II Senior Housing Project would be developed on a 1.93 acre site on the west side of N. Marty Street between San Jose Avenue and West Shaw Avenue. The site is adjacent to the 80 unit Sierra Gateway Phase I Senior Housing Project. Sixty eight of the units are to be rented and preserved as Affordable Housing for seniors for a period of 55 years. Through an Owner Participant Agreement, the Agency will provide \$300,000 of Housing Funds to assist in the development of the project.

Authorized Project Cost:* \$351,000

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Redevelopment Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

4. **Berkeley Block Development**

Location: Central Business District Project Area

Project Description: The Berkeley Block on the west side of the Fulton Mall between Kern and Inyo Streets is a key crossroad location connecting the Mall, Chukchansi Park, Sportstown and South of Mall Area (SOMA). The Agency has acquired about 80% of the half block for eventual mixed-use development.

Anticipated Project Cost:* \$3,861,000

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Central Business District Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in

1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

5. Berkeley Block - Property Acquisition

Location: Central Business District Project Area

Project Description: The Agency owns four of the five existing parcels in the southwest portion of the Fulton Mall. The single property to be acquired is 845 Fulton Mall. Upon acquisition, an RFP/RFQ to solicit development proposals will be distributed.

Anticipated Project Cost:* \$1,784,250

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Central Business District Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

6. Berkeley Block – Mold Remediation

Location: Central Business District

Project Description: The Berkeley building at 887 Fulton Mall has some mold in its basement. A contractor estimated the mold remediation at \$50,000.

Anticipated Project Cost:* \$55,086

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Central Business District Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent

environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

7. Hotel Fresno

Location: Central Business District

Project Description: The owner of the Hotel Fresno located at 1263 Broadway Plaza (Hotel Fresno, LLC) has requested that the Agency enter into an Owner Participation Agreement which would lead to the structure's adaptive residential and commercial reuse by authorizing Agency participation in the project, using the Low- and Moderate Income Housing Fund. The proposed development would remove a highly visible blight and significantly enhance the area with the rehabilitation of this early Fresno landmark.

The proposed new mixed use multi-family project will consist of approximately 120,560 square feet of gross building square feet on a parcel of 22,500 square feet. The Developer proposes to develop seventy two (72) residential units and 19,508 square feet of commercial space. Nineteen (19) of the units (26%) shall be affordable to moderate income households for a period of 55 years.

Project Cost:* \$3,276,000

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Central Business District Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

8. Chinatown Lofts

Location: Chinatown

Project Description: Located at 730 F Street, the proposed mixed-use project is on a .60 acre parcel developed by Fresno Historic Chinatown, LLC. The developer is proposing the construction of 68 multi-family residential apartment units (67 affordable and one Manager's Unit) and approximately 3,600 square feet of commercial/retail space. The Agency committed \$29,800 for an environmental study, of which \$7,178 remains.

Project Cost:* \$7,178

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Chinatown Expanded Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

9. Met Museum Project

Location: Fulton

Project Description: Located on Fulton and Calaveras Streets, this proposed new mixed use multi-family project will consist of approximately 85,512 square feet of gross building square feet on a parcel of 109,950 square feet (2.52 acres). The Developer proposes to develop sixty two (62) residential units and 21,492 square feet of commercial space. Nineteen (19) of the units (31%) shall be affordable to moderate income households for a period of 55 years. Through an Owner Participant Agreement, the Agency will provide \$3,500,000 payable from the Low- and Moderate Income Housing Fund to assist FFDA Properties, LLC.

Anticipated Project Cost:* \$3,919,500

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

10. Historical Society

Location: Fulton

Project Description: Located at 1612 Fulton, this proposed new multi-family project will consist of approximately 41,482 square feet of gross building square feet on a parcel of 42,323 square feet. The Developer proposes to develop thirty (30) residential units and 1,790 square feet of commercial space. Twelve (12) of the units (40%) shall be affordable to moderate income households for a period of 55 years. Through an Owner Participant Agreement, the Agency will provide an amount not to exceed \$1,900,000 payable from the Low- and Moderate Income Housing Fund to assist FFDA Properties, LLC.

Anticipated Project Cost:* \$2,340,000

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

11. Broadway Project

Location: Fulton

Project Description: Located at 1608 Broadway, this proposed new multi-family project will consist of approximately 25,499 square feet of gross building square feet on a parcel of 24,500 square feet. The Developer proposes to develop nineteen (19) residential units and 1,604 square feet of commercial space. Nineteen (19) of the units (100%) shall be affordable to moderate income households. Through an Owner Participant Agreement, the Agency will provide \$1,600,000 payable from the Low- and Moderate Income Housing Fund to assist FFDA Properties, LLC.

Anticipated Project Cost:* \$ 2,340,000

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with

State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

12. 1841 Fulton

Location: Fulton

Project Description: Located at 1841 Fulton, this proposed multi-family project will consist of approximately 12 residential units, four of which will be rehabilitated, and eight new units built on podium over existing parking lot. The project is estimated at \$2,300,000, of which the Agency will provide \$1,200,000 in assistance.

Anticipated Project Cost:* \$ 1,404,000

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

13. Broadway & Stanislaus Mixed-Use Development

Location: Fulton

Project Description: Located on the southwest side of Broadway and Stanislaus, this proposed mixed-use project will consist of approximately 22 residential units, adjacent to the soon-to-be-completed Mayflower Lofts. The project is estimated at \$4,800,000, of which the Agency will provide \$1,200,000 in assistance.

Anticipated Project Cost:* \$ 1,404,000

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Fulton Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent

environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

14. Effie Property

Location: Jefferson

Project Description: The Agency is in the process of purchasing a property to rehabilitate for the adjacent Community Medical Center's use for visiting doctors.

Anticipated Project Cost:* \$175,500

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

15. 237 N. Park

Location: Freeway 99—Golden State Corridor

Project Description: The Agency purchased for renovation, a boarded up, small, single family home at 237 N. Park located across the street from Lowell Elementary. Of the \$175,391 budgeted amount for the renovation, there is still \$10,781 remaining.

Anticipated Project Cost:* \$172,393

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

16. 122 N. College

Location: Freeway 99—Golden State Corridor

Project Description: The Project consists of the redevelopment of a fourplex in the Lowell neighborhood located at 122 North College Avenue (APN 459-312-19). The Developer has requested to enter into an Owner Participation Agreement with the Agency that will provide 55 year covenants for two (2) low-income units. Of the \$80,730 budgeted amount for the renovation, there is still \$46,230 remaining.

Anticipated Project Cost:* \$46,230

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

17. Fultonia West

Location: Freeway 99—Golden State Corridor

Project Description: In August 2009 the Agency entered an Owner Participation Agreement with TFS Investments to provide for the renovation of The Fultonia, a 39-unit apartment complex (with 10 commercial spaces), which had been foreclosed and was in desperate need of substantial reinvestment. The developer has turned his attention to the property across the street, which includes two blighted single family homes and a vacant lot. The Agency is discussing a potential project on that site. The opportunity to acquire the Masoud parcel presents a great opportunity to continue the substantial revitalization effort of this section of North Fulton Street, located between the Tower District and the Lowell Neighborhood.

Anticipated Project Cost:* \$1,017,900

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

18. Van Ness & Mildreda

Location: Freeway 99—Golden State Corridor

Project Description: The proposed new mixed use multi-family project on the corner of Van Ness and Mildreda will consist of 20 residential units, three units will be affordable to families with incomes at, or below, 80% of AMI and will carry a 55-year affordability period. Of the \$731,250 budgeted amount, \$577,873 remains.

Project Cost:* \$577,873

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

19. 129 N. College

Location: Freeway 99—Golden State Corridor

Project Description: The Agency will partner with the State Center Community College District to rehabilitate the property at 129 N. College Avenue through Fresno City College's Housing Re-Construction Program. The program is structured to train students in basic construction theory and practice, with classroom instruction and on site "hands on" experience. Under the Contract's proposed terms, the students in this program will provide the Agency with supervised labor to rehabilitate the property. In turn, the Agency will provide the District with \$50,000 for the direct purchase of building materials necessary for the rehabilitation.

The Agency chose 2M Development from a short list of contractors generated through a public RFP/RFQ outreach from the Agency's participation in the Neighborhood Stabilization Program. Under the terms proposed in the attached Contract, 2M Development will provide construction administration services during the course of the rehabilitation by the District. 2M Development will be responsible for pulling all required permits for the proposed work.

Additionally, 2M Development will be responsible to complete any construction activities not performed by the District to ensure the house will be fully rehabilitated by contract end.

This project will remove blight from the Lowell neighborhood, stabilize the area and deliver needed affordable housing in close proximity to jobs, educational opportunities, and community resources.

Project Cost:* \$138,406

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

20. 2249 W. Princeton

Location: Freeway 99—Golden State Corridor

Project Description: The Agency secured an Owner Participation Agreement (OPA) with the developer to provide for the renovation of a 12-unit apartment complex, which had been foreclosed and is in substantial disrepair.

Anticipated Project Cost:* \$175,500

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

21. 473 N. Glenn

Location: Freeway 99—Golden State Corridor

Project Description: The Agency is preparing renovation and site development plans for 473 Glenn Avenue purchased last year.

Anticipated Project Cost:* \$1,198,080

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

22. 329 College

Location: Freeway 99—Golden State Corridor

Project Description: The Agency purchased a blighted, boarded up four-plex at 329 N. College in the Lowell Neighborhood that is appropriate for demolition. The Agency will entitle a single family home and solicit a builder/developer to finance, construct and sell to an income-qualified buyer.

Anticipated Project Cost:* \$ 292,500

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

23. Lowell/South Tower District Multi-Family Rehabilitations

Location: Freeway 99—Golden State Corridor

Project Description: The Agency will continue to purchase and rehab blighted homes in the Lowell and South Tower District area.

Anticipated Project Cost:* \$ 175,500

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Freeway 99-Golden State Boulevard Corridor Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 2003-1 adopted in 2003 by Joint Resolution Numbers 2003-198/1627, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

24. Mariposa and "U" Apartments Project

Location: Intersection of Mariposa and "U" Streets

Project Description: The Mariposa and "U" Street Apartments Project will consist of approximately 25,234 square feet, in four stories on a 22,500 square foot parcel. Through an Owner Participant Agreement, the Agency will assist to develop 37 residential units and will receive 55 year covenant restrictions on 16 moderate income units. The project is anticipated to begin in 2011 and be completed in 2012. The project cost includes legal and other professional expenses necessary to accomplish this project.

Authorized Project Cost:* \$935,073

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Mariposa Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10124 adopted in 1998 by Joint Resolution Numbers 98-190/1487, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-158/1758, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

25. Canyon Crest Apartments

Location: 3033 E. Platt Avenue

Project Description: The Fresno Revitalization Corporation (FRC), a 501 (c) (3) non-profit corporation and the non-profit arm of the Agency, purchased the foreclosed Canyon Crest property – a 118-unit apartment complex near the southwest corner of Tulare and First Streets at a cost of \$4,418,000. Acquisition of this property was funded through \$2,772,253 received from the City of Fresno's Neighborhood Stabilization Program (NSP) and a loan for \$1,937,796 carried by the seller. HUD's requirement that at least twenty-five percent of the total NSP funds received by the City of Fresno must be spent for multi-family units and address the housing needs of very low-income persons was well satisfied through the acquisition. The Agency provides all administrative, financial and technical support to the FRC in the acquisition and operation of the Property through several agreements. Once the affordability covenants are established, rehabilitation and repair work is completed and rental of the units has been stabilized, the property will be marketed for sale to a qualified affordable housing entity. The project is anticipated to be completed in 2012.

Authorized Project Cost:* \$2,267,221

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project is located outside a redevelopment project area, but is adjacent to the Central City Commercial Project Area. The project will be subject to any existing environmental documents and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

26. Fresno "Transit Village"/Palm View Gardens

Location: Intersection of Kings Canyon Road and Backer Street

Project Description: The Fresno "Transit Village"/Palm View Gardens Project is envisioned as a unique opportunity to provide affordable senior housing, integrated with Fresno's new transit center and a neighborhood park. The independent components of the development have a synergistic relationship to each other, creating a Village environment as a whole that is greater than the sum of its parts. The development includes a transit center, a neighborhood park, and a two phased affordable senior housing communities totaling 133 units. The project is anticipated to begin in November 2011 and be completed in 2015. The project cost includes legal and other professional expenses necessary to accomplish this project.

Authorized Project Cost: \$100,000

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

27. Ventura and 10th Project

Location: Ventura Avenue between 10th and 11th Streets

Project Description: The Agency completed assembly of the north side of Ventura Avenue between Tenth and Eleventh Streets and demolished the blighted structures at the corner of Ventura Avenue and Tenth Street. The acquisition and demolition advances the Agency's goals for blight removal along a highly visible corridor and facilitates higher density land use consistent with the Southeast Fresno Revitalization Plan. The project cost includes legal and other professional expenses necessary to accomplish this project. The project is anticipated to be completed in 2015.

Authorized Project Cost:* \$2,500,000

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

28. Ventura and 7th Street Housing Project

Location: Ventura Avenue between 10th and 11th Streets

Project Description: In partnership with the City, the Agency acquired a blighted parcel at the southwest corner of Ventura and Seventh Streets and the City purchased the adjacent parcel from Fresno Unified School District. The project site, located on three acres bounded by Ventura, Seventh, Eighth and El Monte Streets, is planned for mixed-use senior housing. Funding provides for abatement, demolition and off-site improvements. In addition, pre-development will require a general plan amendment, rezoning, conditional use permit, and other related items. Additionally, funding is also set aside for the commercial component of this multi-year project. The project cost includes legal and other professional expenses necessary to accomplish this project. The project is anticipated to be completed in 2015.

Authorized Project Cost:* \$7,832,678

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southeast Fresno Project Area is subject to previously adopted environmental documents, such as Environmental Impact Report 98-01 adopted in 1999 by Joint Resolution Numbers 99-195/1545, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

29. California-Walnut, Phase II

Location: California and Walnut Avenues

Project Description: In 2010, the Agency and community celebrated the opening of West Fresno Regional Center – the largest commercial project in West Fresno in over a decade that includes the area’s first library. The Agency’s assembly of land and infrastructure investment of about \$7 million was the foundation for a partnership with private development and the County of Fresno that leveraged the \$12 million project on about 6 ½ acres at California and Walnut Avenues. Developers are currently working on a proposal for Phase II and project financing to develop a 280 unit affordable housing development with a 6,000 square foot commercial component on the remaining 10 acre parcel. The FY 10/11 Housing Budget provides for potential assistance for Phase I consisting of 140 affordable units. Funds for construction of off-site road work required to complete the Walnut Avenue realignment triggered by the project are reflected in the Merger 2 Budget. The project cost includes legal and other professional expenses necessary to accomplish this project. The project is anticipated to be completed in 2013.

Authorized Project Cost:* \$5,850,000

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

30. California Avenue Brownfields Grant Clean-Up

Location: California Avenue

Project Description: The remediation of the adjacent two acre former auto dismantling site is well underway and is partially funded by a \$200,000 Environmental Protection Agency (EPA) Brownfields Grant. The total cleanup work is estimated at \$285,000, of which \$85,000 will be funded by the Agency. The cleanup of this two-acre Brownfields site, containing lead contaminants on the surface, will enable housing development in connection with the California Avenue Plan. The project cost includes legal and other professional expenses necessary to accomplish this project. The project is anticipated to be completed in 2011.

Authorized Project Cost:* \$29,206

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

31. California Avenue Brownfields Grant Construction

Location: California Avenue

Project Description: Once remediation of the site is complete, housing will be developed on the project site in connection with the California Avenue Plan. The project cost includes legal and other professional expenses necessary to accomplish this project. The project is anticipated to be completed in 2011.

Authorized Project Cost:* \$25,539

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

32. California Triangle Project

Location: California Avenue between Martin Luther King to Weber

Project Description: The Agency has completed land assembly for the three acre site at California Avenue between Kern Street and Waterman Avenue for a mixed-use, mixed-income development, and will release and Request for Qualifications for the entire project site. The project cost includes required California Avenue improvements.

Authorized Project Cost:* \$1,100,000

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

33. California Triangle Project – Waterman Abatement and Demolition

Location: California Avenue between Kern and Waterman Avenues

Project Description: The Agency has completed land assembly for the three acre site at California Avenue between Kern Street and Waterman Avenue for a mixed-use, mixed-income development. This portion of the project involves demolition of the existing structure and site remediation. The project cost includes legal and other professional expenses necessary to accomplish this project.

Authorized Project Cost:* \$70,200

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with

State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

34. California Triangle Project – 731 E. California Avenue Abatement and Demolition

Location: California Avenue between Kern and Waterman Avenues

Project Description: The Agency has completed land assembly for the three acre site at California Avenue between Kern Street and Waterman Avenue for a mixed-use, mixed-income development. This portion of the project involves demolition of the existing structure (taco restaurant) and site remediation. The project cost includes legal and other professional expenses necessary to accomplish this project.

Authorized Project Cost:* \$117,000

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

35. Sequoia Village at Annadale/Elm

Location: Annadale and Elm Avenues

Project Description: The project is for the development of approximately 230 housing units on 7.5 acres at Annadale near Elm Avenues. This project is an infill housing project. The project cost includes legal and other professional expenses necessary to accomplish this project.

Authorized Project Cost:* \$1,164,864

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report

adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

36. Habitat for Humanity – Almy Infill Housing Project

Location: Almy Street

Project Description: The project is for the acquisition of four lots to facilitate the development of infill housing on Almy Street in conjunction with Habitat for Humanity and the 11 unit single family home project at Clara Street and North Avenue. This project is an infill housing project. The project cost includes legal and other professional expenses necessary to accomplish this project.

Authorized Project Cost:* \$70,200

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

37. Clara North Village Rehabilitation

Location: Clara and North Streets

Project Description: The project is for the rehabilitation of residential units at Clara North Village. The project cost includes legal and other professional expenses necessary to accomplish this project.

Authorized Project Cost:* \$121,680

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in

1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

38. 1107 "B" Street Infill Housing Project

Location: 1107 "B" Street

Project Description: The project is for the construction of a new single-family infill housing project on a vacant lot.

Authorized Project Cost:* \$204,750

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

39. 1505 "B" Street Infill Housing Project

Location: 1505 "B" Street

Project Description: The project is for the construction of a new single-family infill housing project on a vacant lot.

Authorized Project Cost:* \$204,750

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with

State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

40. 1511 "B" Street Infill Housing Project

Location: 1511 "B" Street

Project Description: The project is for the construction of a new single-family infill housing project on a vacant lot.

Authorized Project Cost:* \$204,750

Section 33334.2.(e):

In carrying out the purposes of this section, the Agency may exercise any or all of its powers for the construction, rehabilitation, or preservation of affordable housing for extremely low, very low, low-, and moderate-income persons and families, including related on-site and off-site improvements.

California Environmental Quality Act

This project in the Southwest Fresno GNRA Project Area is subject to previously adopted environmental documents, such as Program Environmental Impact Report 10125 adopted in 1998 by Joint Resolution Numbers 98-317/1498, Subsequent Environmental Impact Report adopted in 2010 by Joint Resolution Numbers 2010-302/1769, and any other subsequent environmental documents prepared will be in compliance with the provisions of CEQA, with State and local Guidelines for implementing CEQA and all other applicable laws and regulations.

*Project cost includes staff time and any related costs (legal, environmental, engineering)