



REDEVELOPMENT AGENCY

Of The City of Fresno

Fiscal Year 2011-2012
Recommended Budget

Redevelopment Agency of the City of Fresno

INTRODUCTION

Mission Statement

To remove blight and encourage growth, vitality, renewal and rehabilitation of deteriorated areas beset by adverse physical, environmental and economic conditions.

Purpose of Redevelopment

Redevelopment was created by state law to revitalize communities, encourage new development, create jobs increase housing stock, provide infrastructure and generate tax revenues in declining urbanized areas through partnerships developed between public and private entities.



Without the initial investment from redevelopment agencies, many important community projects simply would not happen, leaving communities to suffer from deterioration, crime, and poor economic and social conditions.

The Fresno Redevelopment Agency's work program focuses on facilitating public and private investment that will reverse blight, stimulate growth in value and positively affect the shape and future of Fresno's downtown, inner city neighborhoods, older commercial corridors and industrial areas.

Redevelopment Agency Budget

The Redevelopment Agency is required by Section 33606 of the California Health and Safety Code to adopt an annual budget.

The Redevelopment Agency Budget is presented by individual redevelopment areas and prepared in accordance with the requirements of California Redevelopment Law. The format presents Sources and Uses of Funds for each of the Agency's project areas as follows: FY 09/10 Actual; FY 10/11 Approved Budget; FY 10/11 Year-to-Date (YTD) from July 1, 2010 through March 31, 2011, FY 10/11 Estimate from July 1, 2010 through June 30, 2011, and FY 11/12 Budget Request. The budget includes: Highlights of FY 10/11 Accomplishments; Debt Service and Contributions, Administrative and Management Summary; Project Area and Housing Program Budgets proposed for FY 11/12; and a proposed Resolution for adoption of the FY 11/12 Budget.

Revenue Estimates

Incremental property taxes are the single largest revenue source of the Redevelopment Agency. The total FY 11/12 incremental property tax revenue is projected to be 2.76%

less than FY 10/11 for all project areas combined. The FY 11/12 estimate is based upon FY 10/11 tax increment received, historical trends and the type of properties in redevelopment areas. The Agency's redevelopment areas consist primarily of commercial and industrial properties and as such, the effect on Agency revenues to date from the decline in housing market values has been moderated. The Agency's policy and practice is to conservatively estimate tax increment revenues to help ensure adequate funding for the budgeted uses.

The Sources section of the project area budgets reflects negative amounts for Pass-Through Payments, County Administration Fees, Housing Set-Aside and Supplemental Educational Revenue Augmentation Fund (SERAF). These amounts are shown as an offset to Sources of Funds since these costs are mandatory and not available for use at the Agency's discretion.

On September 15, 2008, AB 1389 was amended to require that by October 1, 2008, for each project area (a) adopted on or after January 1, 1994, or (b) amended to add area on or after January 1, 1994, each agency shall submit a report to the county auditor and each affected taxing entity describing each project area including its location, purpose, date established, date or dates amended, and statutory and contractual pass-through requirements. The new reporting requirement was in response to the state's concerns that pass through payments have not been properly calculated. In some counties, the pass through payments are calculated by the redevelopment agencies. In Fresno County, the County Auditor-Controller's Office calculates the pass through payments the Agency is required to make from gross tax increment receipts and notifies the Agency of the specific amount due to taxing entities. Therefore, to comply with AB 1389, the Agency, using the County provided pass through amounts, prepared the State's report and submitted it to the County. Subsequently, the Agency reviewed the pass through calculations, determined that additional amounts were due and submitted payment for the adjusted amounts to the various taxing entities.

In July 2009, and subsequent to the adoption of the Agency's FY 09/10 Budget, trailer bill ABX4-26 was passed as part of the FY 09/10 state budget requiring redevelopment agencies statewide to pay the State of California a total of \$2.05 billion; \$1.7 billion in FY 09/10 and \$350 million in FY 10/11 to a Supplemental Educational Revenue Augmentation Fund (SERAF). On October 20, 2009, the CRA filed a second lawsuit against the state to stop ABX4-26. On May 4, 2010, Sacramento Superior Court Judge Lloyd Connelly upheld AB X4 26, the state budget bill that requires redevelopment agencies statewide to transfer \$2.05 billion in local redevelopment funds over two years. The Agency's share of this SERAF take was \$6,736,202 in FY 09/10 and \$1,386,865 in FY 10/11.

In November 2010, Proposition 22 was passed that prohibits the State from borrowing or taking funds used for redevelopment, transportation or local government projects and services. In January 2011, the Governor's Proposed Budget recommended the elimination of redevelopment agencies. In response to this proposal, the California Redevelopment Association (CRA) has offered a counter proposal to elimination by asking redevelopment agencies to voluntarily contribute up to 10% of each agency's tax increment to local school districts. Pursuant to the CRA's request, the FY 11/12 Budget reflects a reserve for a voluntary contribution of 10% of the project area's gross tax increment.

Redevelopment Agency of the City of Fresno

HIGHLIGHTS OF FY 10/11 ACCOMPLISHMENTS

General Administration

5th Comprehensive Annual Financial Report (CAFR) for FY 08/09 - For the fifth year in a row, the Certificate of Achievement for Excellence in Financial Reporting was awarded to the Redevelopment Agency of the City of Fresno by the Government Finance Officers Association of the United States and Canada (GFOA) for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ending June 30, 2009. The CAFR includes a transmittal letter and a statistical section in addition to the basic audited financial statements that are required by California Redevelopment Law. The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management. The Redevelopment Agency of the City of Fresno is one of only six redevelopment agencies in California that prepares its own CAFR and receives the GFOA award. In addition, an Award of Financial Reporting Achievement was awarded to the Financial Officer of the Redevelopment Agency, as the individual primarily responsible for preparing the award-winning CAFR.



Annual Report/6th Comprehensive Annual Financial Report (CAFR) for FY 09/10 - The Council received the Annual Report of the Redevelopment Agency for Fiscal Year 2009-2010, in which Brown Armstrong Paulden McCown Starbuck Thornburgh & Keeter, Certified Public Accountants (Brown Armstrong CPAs) stated in its Independent Auditors Report that the Agency's financial statements presented fairly, in all material respects, the financial position of the Agency as of June 30, 2010, and the results of its operations for the fiscal year then ended, in conformity with generally accepted accounting principles. The results of their tests of the Agency's compliance with certain provisions of laws, regulations, contracts and grants, disclosed no instances of non-compliance or other matters.

In addition to the required basic financial statements, staff also worked with Brown Armstrong CPAs to prepare a 6th CAFR for FY 09/10, which was submitted in December 2010 to the Government Finance Officers Association (GFOA) for consideration for the Certificate of Achievement in Financial Reporting Award. Preparation of the CAFR uses the financial reporting requirements as prescribed by Government Accounting Standards Board Statement 34, Basic Financial Statements – Management's discussion and analysis for state and local governments (GASB 34).



Audit/State Review – In January 2011, the State Controller’s Office conducted a review of 18 of the state’s 425 redevelopment agencies that included Fresno’s RDA. The objective of the review was to gather relevant data and provide analysis that may be useful to the California Legislature and the Executive Branch during the upcoming deliberative process. The review was helpful in clarifying state requirements and the Controller’s Office is currently working with the California Redevelopment Association and the California Society of CPA’s to revise and update its current guidelines.

Best Practices - Best practices in fiscal management has enabled the Agency to weather the economic climate of declining revenues and address the State of California’s significant take of \$6,736,202 in FY 09/10 and \$1.4 million in FY 10/11 for its Supplemental Educational Augmentation Revenue Fund (SERAF). The Agency’s conservative tax revenue projections and fiscal practices have enabled the continuation of project implementation through phasing, extension of time lines and cash flow management.

Undertaking best management practices for contract monitoring and compliance, the Agency has created a comprehensive standardized single source index of agreements, contracts, leases, and plans that summarizes key information and dates. The index is further backed up, where applicable, with excel spread sheets detailing performance activity and corresponding schedules.

Professional Training and Development/Employee Retention - The Agency encourages professional employee training and development. In FY 10/11, the Agency staff received redevelopment and technical training and education through the California Redevelopment Association’s Redevelopment Institute, EPA’s Regional Workshop and other training venues.

Public Information and Marketing - The Agency advanced outreach and marketing through a variety of tools:



- The Agency maintains a website that has been improved to include a database of new and existing affordable housing units that were developed or otherwise assisted with Low- and Moderate-Income Housing Funds. The “Document Library” is regularly expanded to reach beyond the basic items (such as Annual Budget and CAFR) to include additional agreements, reports, plan amendments, requests for proposals and other information. The “Portfolio” section highlights previously successful major projects as well as those that are planned or are currently underway
- The Agency maintains a Facebook Page that continues to gain followers.
- The Agency participates in and provides a range of services and information to numerous task forces, community groups commissions and citizen committees that include: Downtown Specific Plan Charettes; Process Improvement Permit Streamlining Strategy (PIPES); Agency/Public Works Weekly Meetings; Belmont Merchant’s Association, Ventura-Kings Canyon Merchant’s Association, Lowell Community; West Fresno Community; Fulton/Lowell Implementation Plan Committee, Fulton Project Area

Committee; El Dorado Park Neighborhood Committee; Airport Land Use Commission, District Implementation Committees; Property Based Improvement District (PBID) Board; Fresno Revitalization Corp; Economic Development Corp; Housing and Community Development Commission; Planning Commission; and Historic Preservation Commission.

The Agency Co-Sponsored and exhibited through the following:



- 2010 12th Annual Downtown Art Gala
- 2011 2nd Annual State of the Downtown Breakfast
- Dizzy Diner Promotion
- 2011 State of the City Luncheon
- 2011 EDC Real Estate Forecast Brochure and Event
- Small Business Seminars

Agency staff helped prepare the grant application for HUD's Community Initiative in conjunction with the City's Department of Resource and Management and Fresno's State's Office of Economic and Community Development. The \$4 million grant awarded in Fall 2010 will benefit 14 cities, four (4) valley-wide non-profits, the California Partnership for San Joaquin Valley, the Regional Policy Council and Fresno State's Community Regional Planning Center. The City will use its portion of the award to streamline the zoning code for smart growth and sustainability and to update the 2035 general plan.

General Redevelopment Plan Implementation

5-Year Implementation Plans - The Agency completed six (6) Implementation Plans in FY 10/11, including those for Merger 2 (Southwest Fresno General Neighborhood Renewal Area, Fruit-Church), Airport Area, Central City Commercial, Freeway 99-Golden State Boulevard Corridor, South Fresno Industrial, and Southeast Fresno.



California Redevelopment Law requires that a redevelopment agency adopt an implementation plan every five years for each redevelopment project area. The Implementation Plans serve as a multi-year planning vehicle for projects, and describe the links between the programs undertaken, the alleviation of blight and the provision of affordable housing for, each Project Area. The Implementation Plans are a policy document, meant to guide the implementation of the redevelopment plans for each Project Area, but allows sufficient flexibility for the Agency to respond to specific opportunities as they arise.

Herndon Townsite Infrastructure - The Redevelopment Agency provided funds that enabled 70 households to connect to the new Herndon Town Water System. The City of Fresno received approximately \$825,000 of American Recovery and Reinvestment Act (ARRA) federal stimulus to replace the aging water system infrastructure serving the Herndon Town area, annexed into the City in 1988. This area was served for more than 60 years by a small privately owned water company whose pre-World War II



system was inadequate. The Agency partnered with the city, federal, private and non-profit sectors to fill the need of the community's low and moderate income residents. Redevelopment Agency assistance averaging \$1,700 per household was offered as a forgivable loan to eligible homeowners enabling on-site infrastructure necessary to hook-up to the new system.

Commercial Business Retention and Attraction - The Agency worked with a number of developers and businesses to attract new commercial development and to foster retention and expansion of existing businesses through assistance with site selection, infrastructure and other programs such as Storefront Improvement Program (SIP). One of the Agency's objectives, and a measure of success, is maximizing private investment with a minimum of public financial assistance. Due in part to an improved environment created by redevelopment efforts, in many instances the Agency has been able to facilitate private development through site selection or other types of low cost assistance, or private investment has occurred with little or no direct public involvement. A few examples in the past year have been: adaptive reuse of 801 "R" Street warehouse for Small Business Administration valued at about \$7.2 million; adaptive reuse of the 8,250 square foot former San Francisco Floral at the northeast corner of Fulton and Calaveras into business incubators; the half million dollar rehabilitation of a long vacant building at Divisadero and Fulton into Fulton 55 – a popular entertainment venue.



Downtown Fresno Property-Based Improvement District (PBID) - The Agency provided technical support and data collection leading to formation of the PBID that was formally adopted by Council and property owners in June 2010. The new board held its first meeting in January 2011 in conjunction with the Mayor's State of Downtown Address. The Agency is represented on the Board.



Environmental Improvement - Through Agency efforts, the EPA committed to provide approximately \$80,000 in services geared to raise community awareness about Brownfields and their impact upon health and economic development. The EPA in partnership with the Agency conducted a series of five community workshops from February through June of this year on the identification, remediation and reuse of known or potentially contaminated sites in Southwest Fresno. The open workshops were well attended by area residents.

In a related effort initiated by the Agency, the EPA funded a \$20,000 environmental report for a one mile wide stretch of Freeway 99 Corridor between Belmont and North Avenues. The report's consultant researched all parcels for their historic use in order to develop an inventory of sites that, under today's environmental standards, would trigger further environmental review and potential remediation prior to redevelopment.

The study, which identified 545 potentially contaminated sites, serves as a broad preliminary data base. Completion of the data base report qualified the Agency to apply for a \$400,000 assessment grant application. If awarded, the grant will pay for Phase 1 and 2 assessments of eight parcels in Downtown and Southwest Fresno. If contaminated, the



Agency is eligible to apply for a remediation grant in which the EPA contributes to site clean-up.

Fresno Revitalization Corporation - The Fresno Revitalization Corporation (FRC), a 501 (c) (3) non-profit staffed by the Agency, continues served as fiscal agent for the Canyon Crest multi-family development which was purchased in May 2010 through the City's Neighborhood Stabilization Program.



The Agency and FRC initiated a Historic Building Plaque program to recognize local, state and nationally listed historic buildings and their owners. Sixteen plaques were distributed, five of which are listed on the National Register of Historic Places.

Industrial Redevelopment - The Agency worked to attract and retain industrial development through a number of strategies.

To help address the need for shovel ready sites, the Agency identified its role as a catalyst to advance site availability through a multi-prong approach that includes; (1) selective strategic enhancement of critical infrastructure for underserved sites and areas; (2) advancing site availability through Owner Participation Agreements, Memorandums of Understanding and selective site acquisition; and (3) assisting owners with professional and technical development assistance. The Agency works with developers and industrial



sectors to provide assistance in areas such as site selection, land assembly and infrastructure. Consistent with the Agency's role and jurisdiction, efforts are directed toward infill sites within urbanized designated redevelopment areas.

In FY 10/11 the Agency successfully helped to attract, retain and expand a number of industrial companies and developments. Just a few examples include: the retention and expansion of Matthew Harley Davidson at the northeast corner of Blackstone and Belmont; the attraction of Irritec --one of the world's largest micro irrigation manufacturers-- to a 20 acre site creating new jobs and millions in capital investment; expansion of Pape/Kenworth at East and Jensen with an additional 21,000 square feet; and, a 40 acre industrial subdivision near Brawley and Ashlan Avenues.

In the past several years, the combination of these efforts have helped stimulate a wide range of industrial projects that includes over 997,300 square feet of building activity or expansions of existing manufacturers and distributors. In addition, various industrially-zoned parcels, totaling more than 588 acres, have moved closer each year to shovel readiness through added infrastructure, advancing entitlements or final preparation for actual sale or end-user occupancy

Infrastructure and Street Improvements - To stimulate redevelopment, the Agency has actively sought strategic, cost-effective opportunities for public infrastructure improvements and has worked with the City, Flood Control District and other entities to leverage local resources and matching fund opportunities. The Agency has expended \$27,548,169 from

July 1, 2004 to date to improve and construct new streets and infrastructure that became city owned assets. Included in this amount is \$2,325,812 incurred in FY 10/11. The Agency's investment has increased city asset values, reduced city expenditures, relieved demand on the general fund, upgraded and replaced aging infrastructure and stimulated new growth and development. In some instances, Agency participation filled a need or requirement to access state and federal funds.

Job Creation - Job creation remains a critical component of the Agency's ongoing efforts in revitalization. Direct job creation occurs when companies decide to locate or expand due to the investment by the RDA in critical public infrastructure, through the intercession by the RDA in aiding the location process or by direct support for various commercial and residential projects. In addition, various levels of induced or spin-off employment is created through all those activities.

During the past two years, the Agency has been directly involved in a wide range of job creation and spin-off activities. The Agency has averaged 479 direct jobs created annually and 215 spin-off jobs annually for a total of 694 jobs created in each of the past 2 years. In addition, our investments in the construction of infrastructure, commercial improvements and residential development have created an additional average of 373 FTE construction jobs each year.

Property Maintenance and Weed Control for Agency Properties - The Agency manages property maintenance and year-round weed control of Agency owned properties through a contract negotiated with the Fresno County EOC. The contract with EOC provides an additional benefit to the community by providing job skill training and environmental education to the young men and women of Fresno County



Review of Development Entitlements within Redevelopment Project

Areas - Between July 1, 2010 and April 8, 2011, staff reviewed and made recommendations on 59 entitlements, comprised of: Site Plan Review Applications (16), Conditional Use Permit Applications (29), Rezoning Applications (3), Tentative Parcel Map Reviews (2), Amendment Reviews (2), Variance Applications (1), Tentative Tract Map Reviews (6), and Plan Review and Sign Offs (10). Review of these entitlements has helped ensure their consistency and development in accordance with all adopted plan goals and design guidelines of both the Redevelopment Agency and the City of Fresno.



Storefront Improvement Program - The Storefront Improvement Program (SIP) encourages physical improvements to existing commercial buildings and neighborhoods, stretches and leverages funds deriving maximum visual impact from modest investment; and, helps (generally small to medium) businesses. The Agency has actively offered the SIP through its marketing brochure, informational workshops and architectural design assistance. The Agency also works with merchants groups, and other stakeholders to identify opportunities to increase participation in the program.

The Storefront Improvement Program (SIP) continues to grow benefitting revitalization of older commercial districts and corridors. In FY 10/11, the Agency assisted improvement to 44 commercial storefronts that generated over \$460,261 in improvement value. Every Agency dollar invested was matched by about \$4.20 from the private sector. Additionally, through the SIP program, the Agency assisted the Small Business Administration with their \$7,175,000 renovation and the Fresno Area Hispanic Chamber of Commerce with their \$1,800,000 renovation. Including these two major renovations the Agency's leverage increases to \$64.50 in public investment for every \$1 of Agency investment.

Redevelopment Plan Amendments

Airport Area Plan Amendments - On December 9, 2010, the Council and Agency Board adopted a plan amendment to extend eminent domain authority for a twelve year period in the Airport Area Revitalization Redevelopment Project Plan area. The major documents prepared by Agency staff, Rosenow Spevacek Group and ICF International included the plan amendment report for the Project area, a Report to Council containing extensive documentation of blighting conditions, Agency accomplishments and a financial feasibility analysis. An initial Study/MND was prepared which evaluated the potential environmental effects on cultural resources, air quality, circulation and noise.

As a part of the public review process initiated on September 23, 2010, Agency staff met with various agencies including the Housing and Community Development Commission, the Planning Commission, as well as the Redevelopment Agency Board, and the City Council. A widely noticed public information meeting was held in the project area on October 14, 2010.

The public review process also involved the distribution of information to affected taxing entities. Notices of the public information meetings, Housing and Community Development Commission meeting, Planning Commission Hearing, and the Joint Public Hearing of the Council/Agency Board were published in the Fresno Bee and mailed to all property owners, residents, businesses and taxing entities pursuant to California Redevelopment Law.

Merger No. 1 Plan Amendments - On July 22, 2010, the Council and Agency Board unanimously adopted Major Plan Amendments and a Subsequent Environmental Impact Report for the Nine Constituent Redevelopment Plans in the Merger No 1 Project, comprised of the Central Business District, Chinatown, Convention Center, Fulton, Jefferson, Mariposa, South Van Ness, West Fresno I, and West Fresno II Project Areas. Staff worked with the Keyser Marston Associates, Inc. (KMA) redevelopment planning and financial consultants to update the Constituent Redevelopment Plans for Merger No. 1. The Subsequent Environmental Impact Report (SEIR) was prepared by ICF Jones & Stokes environmental consultants.

The major plan amendments involved the updating of time and financial limits for the nine Project Areas including the plan duration, debt incurrence, debt repayment, tax increment and eminent domain limits; and, streamlining the redevelopment land use plan to provide on-going compatibility with the City's General Plan. These Amendments were necessary

to enable the Agency to continue implementing its program of blight elimination and revitalization within the Merger No. 1 Project Areas. The major documents prepared by Agency staff, KMA, and Jones & Stokes, included individual plan amendments for the 9 Project Areas, a Report to Council containing extensive documentation of blighting conditions, Agency accomplishments, and a financial feasibility analysis. A Subsequent Environmental Impact Report was also prepared which evaluated the potential environmental effects on cultural resources, air quality, circulation, and noise.

The public review process was initiated in July 29, 2008, and progressed through numerous stages. Agency staff met with a variety of committees, citizen groups, and public agencies including the Fresno Revitalization Corporation, the Fulton-Lowell Specific Plan Implementation Committee, the Council District 3 Plan Implementation Committee, the Chinatown Project Area Committee, the Housing and Community Development Commission, the Planning Commission, the Historic Preservation Commission, as well as the Redevelopment Agency Board and the City Council. Consultation meetings on the financial aspects of the Plan Amendments were also held with Fresno County Staff. Four public information meetings were held, two in 2008 and on April 6, and April 13, 2010.

The public review process also involved the distribution of information to affected taxing entities, the California Department of Finance, and the California Department of Housing and Community Development. Notices of the public information meetings, Housing and Community Development Commission meeting, Planning Commission Hearing, and the Joint Public Hearing of the Council/Agency Board were published in the Fresno Bee and mailed to all property owners, residents, businesses and taxing entities pursuant to Redevelopment Law

Merger 2 Plan Amendments - On December 16, 2010, the Council and Agency Board unanimously adopted the Major Plan Amendments and Subsequent Environmental Impact Report to the Fruit/Church and Southwest Fresno Redevelopment Plans in the Merger No 2 Project. Staff worked with the Keyser Marston Associates, Inc. (KMA) redevelopment planning and financial consultants to update the Constituent Redevelopment Plans for Merger No. 2. The Subsequent Environmental Impact Report (SEIR) was prepared by ICF Jones & Stokes environmental consultants.

The major plan amendments involved the updating of time and financial limits for the two Project Areas, including the plan duration, debt incurrence, debt repayment, tax increment limit, and eminent domain limit. These Amendments were necessary to enable the Agency to continue implementing its program of blight elimination and revitalization within the Merger No. 2 Project Areas. The major documents prepared by Agency staff, KMA, and Jones & Stokes, included individual plan amendments for the two Project Areas, a Report to Council containing extensive documentation of blighting conditions, Agency accomplishments, and a financial feasibility analysis. A Subsequent Environmental Impact Report was prepared which evaluated the potential environmental effects on cultural resources, air quality, circulation, and noise.

The public review process was initiated on March 31, 2009, and progressed through numerous stages of public review. Agency staff met with a variety of committees, citizen groups, and public agencies including the Fresno Revitalization Corporation, the Housing

and Community Development Commission, the Planning Commission, the Historic Preservation Commission, as well as the Redevelopment Agency Board, and the City Council. Consultation meetings on the financial aspects of the Plan Amendments were also held with Fresno County Staff. Two public information meetings were held on September 13, 2010, and October 11, 2010.

The public review process also involved the distribution of information to affected taxing entities, the California Department of Finance, and the California Department of Housing and Community Development. Notices of the public information meetings, Housing and Community Development Commission meeting, Planning Commission Hearing, and the Joint Public Hearing of the Council/Agency Board were published in the Fresno Bee and mailed to all property owners, residents, businesses and taxing entities pursuant to Redevelopment Law

Update to Three Project Areas - 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" (RFP) to amend the plans and received three qualified submissions from California-based consultant firms Keyser-Marston & Associates, Rosenow-Spevacek Group (RSG), and Tierra West Advisors.

After considering the submitted proposals, RSG emerged as the most cost-effective and experienced consultant to assist the Agency with these plan amendments. RSG's professional services will include project coordination, maintaining the project schedule, assessment and data collection of the project area, and collaboration with environmental consultant ICF Jones & Stokes to prepare a Mitigated Negative Declaration. RSG will prepare reports to City Council and Agency Board, conduct community information meetings, oversee the formation of a Project Area Committee in Central City Commercial, respond to written objections, and draft the final filing of the documents.

Merger 1 - Downtown Fresno

Merger 1 consists of the following Project Areas: Central Business District, Chinatown, Convention Center, Fulton, Jefferson, Mariposa, South Van Ness, West Fresno I and West Fresno II.

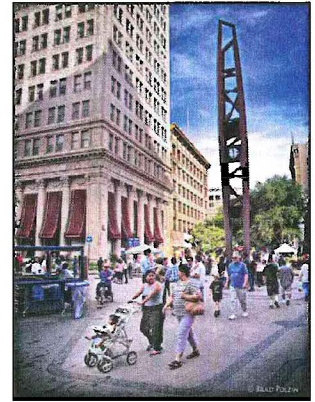
An indicator of the Agency's successful redevelopment efforts is reflected in tax increment growth. During the worst downturn since the great depression, the Downtown managed to remain stable with no decrease in property value in the FY ending in 2011. In the fiscal year ending in 2010, increment grew 5.07% in the Central Business District and 2.24% overall in the Downtown Merger 1 area. In the prior two fiscal years ending in 2008 and 2009, the combined increment for Downtown grew about 13%. From 2003 to 2007, gross

Another indication of successful redevelopment is vacancy rate. While Downtown's office/commercial vacancy rate increased from 8.83% to 11.43% it remained below the City's average of 13.11% in 2010 and fared better than the national average of 16.5%. In the prior year, the Downtown had an 8.83% rate as compared with 14.11% for the Fresno/Clovis area and a national average of 18%. Downtown was one of only two areas in the Fresno/Clovis market that saw a positive net absorption of office space in 2009 (largest amount of space leased after deducting space vacated) with 88,528 net square feet absorbed.

Central Business District

Fulton Mall /Berkeley Block - The Agency has progressed in assembling about 80% of the ½ block between Kern and Inyo that advances objectives for blight removal and mixed-use development at this key location. Agency staff has prepared a request for proposal for issuance.

National Endowment for the Arts Our Town Project Grant - The Agency in partnership with the City of Fresno and several non-profits applied for a \$100,000 Grant under the National Endowment of the Art's "Our Town Program" In April 2010 the Council approved the application and the Agency's provision of the required \$100,000 local match.



The Grant would be used to create a new landscape design to encourage greater use of the Mariposa Plaza area as a cultural gathering and live performance space while accommodating artwork, as well as a curatorship plan for the Mall art work.

If the grant is awarded, staff anticipates proceeding with a hiring process for the landscape architecture, and curatorship professionals in the latter half of 2011, and beginning public meetings and other work in early 2012

Chinatown

Business Attraction and Retention · The Agency promoted and provided assistance to attract, retain and expand business in Chinatown.

Business Attraction/Fresno and "E" Streets - On December 9, 2010, the Agency approved an Owner Participation Agreement for new retail development at the southwest corner of Fresno and "E" Streets. The project enhances one of the main entryways into Chinatown and Downtown Fresno. The public private partnership resulted in an enhanced architectural design for the exterior façade and an upscale landscape area that includes a distinctive public sculpture and off-site improvements that together improve and serve the neighborhood. The new facility includes a 4,640 square foot retail space, a



distinctive public sculpture and off-site improvements that together improve and serve the neighborhood. The new facility includes a 4,640 square foot retail space, a



1748 square foot gasoline island and canopy

The project's land and construction improvements total about of \$2.45 million representing a 600% increase in assessed valuation for this site. The development is expected to create about 26 jobs and generate \$40 million in retail sales over the next five years.

The gasoline island and phase I of the retail shop was completed and opened for business in March 2011. Phase II will begin construction in July 2011.

The public sculpture, "Celebration", was produced by a local artist selected by a nine member panel and is expected to be installed by the end of the June.



Business Seminars - The Agency co-sponsored four (4) well-attended seminars for small business in the 93706 zip code area, which includes the Chinatown, Southwest Fresno GNRA and Fruit-Church areas. The seminars provided small businesses with information helpful to their operations and success. Topics included: Business Tax Credits, Human Resources for Small Businesses, Incubator in a Box, and Incubator in a Box Demonstration.

Historic Chinatown, LLC / Chinatown Mixed-Use Development - During FY 09/10 Historic Chinatown LLC focused primarily upon affordable housing and entered an agreement with the Agency for Chinatown Lofts, a mixed-use development on Agency owned land in the block between "F" and "G", Mono and Inyo. The Agency and developer successfully applied for a \$4 million Prop 1C Urban Infill Grant. Following environmental issues raised by a neighboring property owner, the Agency and City prepared a detailed request for proposals and retained a consultant to prepare an Offsite Consequence Analysis (OCA) report. The consultant performed an extensive scientific analysis that included review and input from involved private parties, Agency and City staff. The final OCA report, issued in early December, 2010 will be incorporated into the CEQA document for the Chinatown Lofts Project. The entitlement and CEQA process for Chinatown Lofts is expected to culminate in late Summer 2010. (See Housing Section)

Storefront Improvement Program - Through the Agency's Storefront Improvement Program, assistance was provided to the Fresno Station Office Complex, formerly the Southern Pacific Rail Station listed on the National Register of Historic Places. The exterior renovation entailed dry-rot removal, wood and rain gutter repair, new stucco, paint, lighting, wrought iron and parking lot re-sealant. The SIP assistance was in conjunction with the owner's extensive renovation of the interior that is now home to OfficeBay and ACEL Fresno Charter High School (Academy for Civic Entrepreneurial Leadership).



Street Improvements - The Agency funded (\$45,000) the removal of abandoned railroad tracks on both Tulare and Kern Streets between "G" and "H" Streets. The removal of track improves and encourages pedestrian and vehicular circulation between Downtown and Chinatown.

Convention Center

Old Armenian Town Project (OAT) - 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 infrastructure improvements, enhancing a major entryway into downtown Fresno from Freeway 41.



Assembly and preparation of the total 10 acre Old Armenian Town Project site is nearing completion. The 0.3 acre parcel at Ventura and M Streets will be cleared and graded by the end of the fiscal year. The demolition specifications have been completed for 505 and 525 N street.

In May 2009, the Agency Board approved the acquisition of 550 "M" Street at the southeast corner of Ventura and "M" Streets. Since then, to remove blight and facilitate redevelopment at Freeway 41 and "O" Streets, the Agency purchased the building at 2518-2522 Ventura Street at the southeast corner of Ventura Avenue and "P" Street. The Agency also purchased the adjacent building at 2504-2508 Ventura Avenue. This major entryway area is significant to Downtown Fresno, leading into Old Armenian Town, the 5th District Court of Appeal, Convention Center, the Santa Fe Depot and other major developments.

Old Armenian Town Historic Properties - On February 3, 2011, the Agency Board approved a professional services agreement with California Associates Inc., for the Construction Management and Construction Staking Services necessary for the relocation of five historic structures to 450 "M" Street and their subsequent exterior restoration. Specifications and Drawings for the relocation of the Historic Structures have been completed. The project is currently being prepared for bid. The bid is anticipated to be awarded in July 2011.



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 FFD Headquarters site.

Fulton

Demolition of 1502-1540 Fulton - The Agency, in conjunction with the City of Fresno, is engaged in removing blighted buildings and helping prepare City-owned property bounded by Van Ness, Stanislaus, Fulton and Calaveras streets for eventual reuse. Following preparation of demolition specs the project was awarded through competitive bidding, the

asbestos has been removed and site clearance and grading will be completed by the end of June.

Owner Participation Agreement with Boyajian - On March 8, 2011, the Agency Board



approved an Owner Participation Agreement (OPA) with Messrs. Boyajian, owners of Sam's Party Rental, located at the southeast corner of Divisadero and Fulton Streets. The site's two buildings are located on a highly traveled corridor and key intersection into the Uptown area. The Agency will provide up to \$22,000 in matching funds for exterior renovations that will improve the aesthetics of this visible location. As part of the improvements, a blighted aging lean-to will be demolished and renovated into a parking lot that will be leased to that the adjacent Iron-Bird Loft mixed use development. The parking lot improvement replaces blight with a functional land use that maximizes its utility and benefit to the area. The improvements are underway and may be completed by the end of June.

Storefront Improvement Program - In FY 10/11, the Agency's Storefront Improvement Program (SIP) assisted the Fresno Institute for Urban Leadership (FIFUL) leadership training building at 1719 "L" Street with its extensive renovation. Improvements included paint, siding, doors, windows, and a rebuilt front porch.



The SIP also assisted renovation of the building at 1360 "L" Street, with brick cleaning, new paint, glass, signage, landscaping and lighting.



The Agency's SIP helped the Fresno Area Hispanic Chamber of Commerce building at 1444 Fulton Street with half of the \$22,000 exterior renovation. The Chamber, assisted by EDA, is investing over \$3.1 million to renovate the 14,000 sq foot building interior into a business incubator that is projected to generate about 900 jobs. The ribbon cutting is anticipated by the end of June

The Agency's SIP also assisted 1821 Calaveras with a \$12,344 renovation that included new paint and windows.

Mariposa Area

Storefront Improvement Program - The Agency invested \$25,000 toward the adaptive reuse of 801 "R" Street, a warehouse building that had stood vacant for over 25 years. The Small Business Administration Office was relocated into the building in February and a ribbon cutting ceremony was held on April 29, 2011. The owner, Suma Development was awarded the lease by GSA in January 2010 and completed the \$7,175 million renovation in 15 months that



included addition of 5,000 square feet. The facility brings over 108 employees to this downtown location.

Fresno Envelope at 947 “R” Street is another business in the Mariposa project area that is participating in the Agency’s storefront improvement program to replace glass windows.

South Van Ness

East Avenue Industrial Area - This year also saw the execution of a purchase agreement with Saint Anthony’s Bread Basket (SABB) for an extremely blighted 11 acre industrial site located at the intersection of Butler and East Avenues. The property is the single largest remaining vacant industrial parcel in the downtown area and represents a significant opportunity to facilitate new or expanding industrial use. Relocation of SABB equipment and material to other SABB sites is underway and will be followed by abatement, demolition and preparation of the site for eventual sale to industrial users.



Within this same area, the Agency identified a 380-acre industrial area including a large portion from South Van Ness and additional contiguous area in



South Fresno and South East Fresno Redevelopment Areas. This area was identified as being home to many companies seeking expansion in the next 2-5 years, but lacking critical public infrastructure improvements to facilitate the expansion. Four companies identified specific needs, and an infrastructure plan was advanced and approved that would facilitate over \$6 million in public infrastructure improvements in the next five years. These companies further identified the potential for more than 500 new industrial jobs, if these infrastructure improvements were realized.



To further strengthen this effort, an Economic Development Administration (EDA) industrial infrastructure grant was prepared and submitted for review. This grant, if approved, would fund an additional \$2.5 million in additional public infrastructure in future years to also support this long term targeted industrial development effort. The Agency is providing \$2.5 million in matching funds as required by EDA.



Storefront Improvement Program - The Agency assisted Rand Machine Works a family welding and fabrication business at 1955 and 1905 Mary Street near Hamilton with new roll-up overhead doors, office windows, trees with irrigation, two awnings, signage, and new paint.

Valley Foundry Park - There were 13 parcels created from the vacant land at the Valley Foundry Industrial Park in addition to the original rehabilitated buildings. Of these parcels, eight have been fully developed at a total park assessed valuation of more than \$22 million. The five remaining vacant parcels are in various stages of entitlement and offer shovel-ready sites for small to medium size industrial users.



Merger 2 - Southwest Fresno Area

Merger 2 consists of Southwest Fresno General Neighborhood Renewal Area and Fruit-Church.

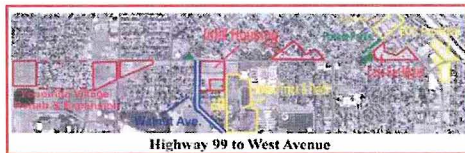
Southwest Fresno

Blight Removal - On January 20, 2011, the Agency board authorized the Agency to execute a Purchase and Sales agreement for 320/322 "B" Street. The long vacant structure will be demolished, removing blight and positioning the property for redevelopment to interim parking, commercial space or other appropriate uses.

Business Retention and Attraction - Triple 'A' Burger - On July 29, 2010, the City Council approved a reimbursement agreement in the amount of \$57,000 with Triple 'A' Burger for the construction of public improvements in conjunction with the construction of a new commercial building at 1014 Fresno Street. This Southwest Fresno icon has been owned and operated by the same family for over 16 years. The restaurant, Triple 'A' Burger has been in continuous operation at this location over 30 years. This project doubled the operating site of the Triple 'A' Burger restaurant, added an additional 3,500 square feet of retail space, and replaced deteriorated and non-compliant ADA curb, gutter and sidewalk along Fresno and "A" Streets. The new facility has provided about 25 new permanent jobs.



The Agency in conjunction with the city completed street improvements on Annadale between Clinica Sierra Vista, formerly Sequoia Health, and Sequoia Village.



California Avenue Revitalization Plan (CAR) - The Agency has made significant progress in implementing and facilitating the "California Avenue Revitalization" (CAR) Plan. The CAR Plan includes fifteen (15) significant projects along the California Corridor from Freeway 99 to West Avenue. To date, eight projects have been completed: Walnut Avenue Improvements, Casa San Miguel, Pocket Parks, HOPE VI Master Plan Adoption, Lincoln School Improvements, Edison Track and Edison Plaza - West Fresno Regional Center, Elm Crossing; and, seven are well underway: EOC Youth Center, California Triangle, California Avenue Brownfields, California Avenue Widening, Edison Plaza Phase 2, Walnut Avenue Realignment and Yosemite Village.

California Triangle Mixed-Use Project - On January 20, 2011, the Agency approved purchased of 731 California that completed land assembly for the proposed California Triangle Mixed Use Development. Two remaining structures are in the process of being demolished to complete site clearance: 823 Waterman and 731 California are expected by the end of June.



The California Triangle site is an Agency-assembled 4.68 acre site proposed as a mixed-use, mixed-income housing and commercial development. With extended frontage along California Avenue, the project site presents an opportunity to enhance one of the major gateways to southwest Fresno with attractive streetscape and architecture and provide new housing to an underserved community. The Agency requested proposals on March 18, 2011 and evaluation of the responses is underway.

California Walnut Mixed-Use/Edison Plaza Project - On March 10, 2011, the Agency Board and City Council approved a Disposition and Development Agreement for Phase II of the Edison Plaza Mixed Use Project. The second phase will include a \$27 million, 200 unit multi-family community complex to be constructed on approximately 6.9 acres. The complex will offer a community center, four play yards, an outdoor swimming facility, community garden, 0.5 acre green space, landscaping, onsite parking and public road improvements. The public road improvements will further the planned realignment of Walnut Avenue.



The Phase II follows the recently completed West Fresno Regional Center that represented Phase I. In February 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 6.5 acres at California and Walnut Avenues.

Demolition of 2304 Walnut - The Agency cleared and graded the site in October 2010 through a competitive bid awarded July 29, 2010. The Agency acquired the blighted parcel at 2304 S. Walnut to remove blight, allow a widened Walnut Avenue and higher density use consistent with the Southwest Fresno GNRA Project Urban Renewal Plan.

Hazardous Site Remediation, 317 California Avenue - The Agency expects to complete remediation of a 1.8 acre Brownfield site located at 2141 S. Fruit Avenue (317 California Avenue) by the end of June. The Agency



was awarded a \$200,000 Brownfield Cleanup Grant from EPA and provided the balance needed for the total project cost of about \$250,000. The Agency Board awarded a remediation contract to Rumex Construction Corporation on November 18, 2010, with the Notice to



Proceed issued on January 10, 2011. This site originally housed several automotive related facilities including a dismantling yard in the 1940's through 1960's, which contributed to hazardous materials becoming mixed with the soil. The RDA identified the impediments to the property's development upon our acquisition and

completed extensive testing to develop a clean-up plan that was acceptable to the State of California and the Federal EPA.

Neighborhood Youth Center at California and Elm - On February 3, 2011, the Agency Board adopted a resolution authorizing the use of \$500,000 in Agency funds to assist the City of Fresno with the installation of landscaping and facility improvements at the Neighborhood Youth Center at California and Elm Avenues.

Airport Area Revitalization



Airport Reimbursement Agreement The Agency identified critical public infrastructure needed to support and attract economic development in the Airport Area Revitalization Project Area and entered into a reimbursement agreement with the City of Fresno to provide improvements at strategically targeted locations over several years. The infrastructure improvements total about \$5 million and include: street paving, curbs, gutters, water and sewer system enhancements, flood control upgrades and undergrounding of utility services.

Clovis Avenue Street Improvements - The Agency funded new paving for Clovis Avenue between Garland and Shields Avenues and the adjoining segment from Shields to McKinley Avenues. Agency participation of \$370,000 provided the necessary local match that leveraged \$692,000 in federal funds. The paving improvements were completed in FY November of 2010

The Agency funded median island improvements on Clovis between McKinley Ave and Highway 180 entrance. Agency participation of \$75,000 completed the project's funding gap when combined with \$430,000 of federal stimulus funds enabling about 4,000 linear feet of improvements. The project was completed in January 2011.



Palm Lakes Golf Course - On March 8, 2011, the Agency completed the purchase of a significant portion of the closed Palm Lakes Golf Course, long planned for conversion to commercial/light industrial uses. The site, burdened by various legal and financial issues has experienced neglect and underutilization. The Agency is working on a development strategy for the eventual sale and reuse of this property as a planned office/business park development.

Shields and Winery Property Acquisition - During this past year the Agency completed engineering plans for infrastructure improvements to the south side of Shields between Chestnut and Winery. The plans include curbs, gutters, road widening, undergrounding utilities and signalization at the Shields and Chestnut intersection.

The infrastructure work will enhance circulation and the sale and development of about 2.5 acres of Agency and Airport owned land at the southwest corner of Shields and Winery for airport related commercial development.

Storefront Improvement Program - The Agency's SIP helped with extensive exterior renovation on the long vacant 10.6 acre site at 1266 N. Maple that has now been leased to R & S Roofing bringing about 40 jobs to the site. Improvements included painting of five warehouses and office building, new windows, signage, fence repair and minor landscaping.



Streetscape - Clovis Avenue Median Island Improvements - The Agency partnered with the City of Fresno and federal government to restructure a landscaped median on Clovis Avenue between McKinley and the Highway 180 junction. This project that was completed in January 2011 complements previous Agency improvements constructed on Clovis Avenue north of McKinley

Central City Commercial Revitalization

1727 & 1737 E. Belmont - In addition to the MOU with MHD, several other strategic actions were accomplished in this targeted neighborhood. Four blighted parcels with two buildings were purchased at the highly visible intersection of Freeway 180 off ramp, Belmont and Blackstone Avenues. Their removal, now underway, will improve the area's image and safety and help attract new investment. The acquisition is in conjunction with ongoing efforts to enhance the Blackstone corridor and supports other revitalization efforts such as the retention and expansion of Mathews Harley Davidson.

Apple Valley Farms - Farther north in the Blackstone corridor, substantial progress was made in facilitating the improvement of infrastructure in the Olive, Blackstone and Hedges area and assisting with expansion efforts of a growing manufacturer, Apple Valley Farms (AVF) located at 1828 E. Hedges.



AVF's manufacturing and business expansion have been severely constrained by blight in the surrounding area, traffic congestion and unsafe conditions resulting from a lack of public improvements in the Hedges commercial corridor between Abby and Effie Streets.

The planned expansion of AVF will required the support of public infrastructure facilities including road and off-site improvements and related infrastructure, designed to reduce blight and enhance safety and access.

On January 27, 2011, the Agency purchased 1270 N Abby at the convergence of Blackstone, Abby and Hedges and demolished the blighted building in May, making way for critical intersection improvements and potential expansion of AFV Design for the intersection improvements was also completed in FY 10/11.

The resulting public improvements and blight removal will allow AVF to remain at this location in the City of Fresno that currently represents 100 jobs; and, to expand its operations and add approximately 50 jobs within the next three years. The Agency

purchased a strategic property located at the corner of Blackstone and Hedges Avenues and will finish demolition of blighted structures during the fourth quarter of this year. This property will allow for major traffic improvements in the corridor and additional expansion space for AVF

On March 3, 2011, the Agency entered into an MOU in which AVF agrees to remain and expand all manufacturing operations at 1823 Hedges that is estimated to create 150 jobs over three years and the Agency will, in turn, reimburse AVF for public street improvements up to \$385,000. Further, the Agency and AVF will make best efforts toward strategic acquisitions to remove blight and facilitate continuing commercial expansion.

Business Attraction and Retention - The Agency funded of three of six security cameras installed at strategic locations along Belmont in conjunction with Fresno Police Department. The project implements priorities identified through the Agency's work with the Belmont Merchant's Association.

Martin Ray Reilly Park - On December 2, 2010, the Agency approved of \$260,000 to assist development of the Martin Ray Reilly Neighborhood Park at 763 North Garden located on the east side of Chestnut Ave bounded by Turner Avenue and the on-ramp to State Route 180. Funding sources for the estimated construction cost of \$2.1 million includes Park Bond Funds and potentially state park grants. This Park will improve the quality of life for area residents and families, eliminate vacant underutilized land, and make significant improvements to a highly visible location at Fwy 180 and Chestnut Avenues



The need for development of a park at this location was identified in The Trust for Public Land (2005) Analysis which found that the Central Valley, projected to be one of the fastest growing regions in the state over the next decade, is one of the most underserved regions in the state in terms of public open space and recreation areas.

Matthews Harley-Davidson (MHD) · On March 3, 2011, the Agency approved a Memorandum of Understanding (MOU) that induces MHD to double its current dealership from 7,000 to 14,000 square feet, retain and expand all company sales and service dealership operations at its current site at 548 North Blackstone and dedicate right of way for improvements. In turn, the Agency will reimburse MHD for construction of public improvements along Abby, Blackstone and White Avenue street frontages required by its expansion. The business is located at a high profile intersection near Blackstone, Abby, Belmont and the 180 Freeway on/off ramp. MHD established by the Mathews family as a new Harley Davidson (HD) dealership in 1953 has operated at this location since 1961 After an extensive two year process, MHD secured approval from HD Corp. to remain and expand at this site based upon the commitment of the family to heavily invest in facility upgrades and the commitment of the Agency to support its plans. The MOU helps to address blight at this highly visible location,



improve public infrastructure and induce a successful business to remain, expand and invest in the Central Area for the long term.

Storefront Improvement Program - The Agency assisted exterior renovation of a one-story office building at 2816 Blackstone Street just south of Shields that contains about 6 businesses. The garden office improved its inner-courtyard with landscaping and added new paint, windows, wrought iron and awnings.

Freeway 99-Golden State Boulevard Corridor

Ashlan and Brawley Industrial Development - The Agency made significant progress in advancing the availability of shovel-ready industrial parcels in the Freeway 99 Corridor during the past year. For some time, the Agency has been working to stimulate industrial development on a 38 acre vacant parcel near the intersection of Ashlan and Brawley Avenues that culminated on January 20, 2011 with Agency Board approval of an MOU with Don Pickett & Assoc. (DPA) to subdivide the property into 70 industrial parcels. The Agency will reimburse up to \$17 million of the estimated \$3.4 million in public infrastructure required following the developer's completion of construction and dedication of (8) acres for street right-of-way.



At build out the development is estimated to increase assessed property value by \$45 million that yields about \$335,000 annually to the Agency. Based upon our experience in facilitating similar small lot industrial subdivisions, this type of development produces one of the strongest long-term new tax revenue streams for City finances. In addition to the strong new property tax increment, these types of business parks usually become home to service industries that produce significant new sales tax revenue. In addition, because of the large number of individual businesses, gross City business license revenue is significantly greater than if the property were owned by a single large user. Finally, these individual businesses are collectively projected to employ in excess of 400 employees upon final build out.

Golden State Boulevard Improvements - In FY 10/11, Phase II of the Golden State project was completed. The Agency provided approximately \$130,000 for the cost of the design work, FMFCD constructed the pipeline and the City resurfaced the street. The project alleviates flooding at Golden State Boulevard and Ashlan Avenue through storm drain pipeline to a permanent basin. These improvements alleviated the chronic annual flooding that caused circulation and safety concerns at the Ashlan Avenue Exit of Freeway 99 North.

The Golden State Boulevard multi-year project is providing infrastructure and street improvements including new street pavement, curb and gutter, street lights, parkway landscaping and irrigation, and completion of the street drainage system for about 8,000 linear feet from State 99 exit to Shaw Avenue. The project is divided in three phases: Phase I, completed in FY 08/09, improved the 2,000-foot segment between Swift and the Gettysburg Avenue alignment and Phase II, completed this year, improved the 2,000-foot

segment between Ashlan Avenue and the State Highway 99 Exit. Phase III, the 4,000-foot segment between Gettysburg and Shaw Avenues is slated for improvement based upon future funds availability and coordination with possible right-of-way placement of future high speed rail placement. At completion, improvements to the 8,000-foot segment of Golden State Boulevard between State Highway 99 Exit at Ashlan and Shaw Avenue will revitalize and encourage new development.

Hughes/Weber Traffic Signal Installation - The Agency initiated an extensive multi-year effort to enhance the circulation, remove blight and enhance the community for new and expanded investment in the neighborhood surrounding the Hughes/Weber, Clinton and Freeway 99 area. The initial project was completed during May of FY 10/11 with installation of a traffic signal at the intersection of Hughes and Weber Avenues. During peak hours, southbound traffic from Hughes and Weber Avenue back up due to long waits for unprotected turning movements. The traffic signal installation provides protected left turns at the intersection improving safety and traffic flow.



The Agency contributed \$70,000 to match a Federal grant obtained for this project by the City of Fresno Public Works Department.

Hughes and Weber Avenues are important arterials in the City of Fresno used by thousands of people daily due to the intersection's proximity to the Clinton Avenue/Highway 99 access ramps. This project will complement other efforts recently initiated in the neighborhood to eliminate blight and increase vehicular and pedestrian safety

McKinley Avenue Widening/Improvements - McKinley Avenue from Freeway 99 west to Marks Avenue is a gateway to the recent housing growth in the Fresno West area. Development on McKinley Avenue in this corridor is a mixture of residential housing and commercial businesses closer to the 99 Corridor. The Agency funded design work that was completed in FY 09/10 and is now available for implementation as appropriate road improvement funds are identified. The project drawings were transferred to the City Public Works Department in April 2011. The City will fund the purchase of additional ROW and the cost of construction, estimated to be between \$4 million and \$4.5 million.

Olive and Weber - On April 15, 2011, the Agency solicited proposals for the Olive and Weber Site (formerly the Bel Air Motel and Wesson property) for the development of a commercial and or mixed use infill project. Development firms submitting proposals will be notify by mail of their status on or about May 20, 2011.

Shaw and Polk Signalized Intersection - The Agency provided funds for the now completed design and reconstruction plans as well as a portion of construction costs for signalization at the Shaw and Polk Avenues intersection. Construction was commenced during FY 10/11 and will soon be complete. Upon completion, the project improves traffic circulation and safety and facilitates redevelopment of the area.

Roeding Business Park

Real Property Acquisition and Blight Removal - Progress was made in the continued advancement of the single largest industrial parcel in the Roeding Project Area to more “shovel-ready” status. This 66 acre, M-3 parcel is extensively covered in aged and blighted cotton storage structures. The owner had initiated the demolition and removal of more than 15 acres of non-functional structures and submitted new entitlement requests as an initial critical step in making the parcel prepared for industrial development.

During FY 10/11, the property owner completed the demolition of more than 15 acres of blighted buildings at the center of the property and has made additional progress on the development entitlements to create smaller, more saleable parcels. Several of the remaining structures have been leased for distribution companies, bringing new activity to this area.

The Agency continued an agreement with the Central California Society for the Prevention of Cruelty to Animals (SPCA) for the use of a ponding basin on SPCA property. The temporary basin receives rain water runoff from Nielsen Avenue and will eventually be replaced when the Fresno Metropolitan Flood Control District (FMFCD) constructs permanent drainage facilities to serve this area of the Roeding Business Park. The design of the needed improvements was completed during FY 10/11 and a joint funding proposal is being negotiated with the FMFCD. The construction of this project is projected to be submitted for bid in the current 4th quarter.

Infrastructure and Improvements - To continue to facilitate the infrastructure improvements needed to stimulate and expand industrial and business development; further progress was made this year on major enhancement to the area's telecommunications infrastructure. This was facilitated by the design work accomplished to update all telecommunications with new fiber optic and other enhanced technology with the support of a second EDI grant for \$497,000. This design was completed and will facilitate the area served around Dan Ronquillo Drive, between West and Hughes Avenues. This grant continued to be implemented in conjunction with the Public Works Department as the design work was wrapped up with final approvals from ATT, PG&E and Comcast all received. These plans have now been converted to an actual bid package for release in June of 2011.



Extensive discussions have continued to be held with many industrial property owners during the past year, for the purpose of re-evaluating priorities for future infrastructure improvements and enhancements that would facilitate industrial development. These meetings identified several key needs in addition to the completion of the telecommunications infrastructure already being implemented. The needs particularly noted were:

1. Completion of the permanent branch of the flood control system was identified as a high priority so that valuable industrial land is no longer lost to temporary ponding basins and property can continue to be advanced to “shovel ready” status. The elimination of a temporary ponding facility serving a significant and strategically located area of the Roeding Business Park was made a high priority
2. The identification of alignment, design and construction of the frontage road south of Nielsen Avenue and between Marks and Hughes Avenues was identified as a priority
3. The redesign of many of the existing parcels that are badly configured or have become remnants due to the construction of the new Freeway 180 and related temporary ponding facilities. Many of the prime pieces of property in the Roeding area are simply not usable or saleable in their current size of configuration. As such, they continue to promote blight and discourage the investment of badly needed investment capital into this potentially prime industrial growth area.

The final piece of the frontage road will provide critical internal access to the larger area bounded by Nielsen Avenue on the north, Freeway 180 on the south, West Avenue on the east and Marks Avenue on the west. The frontage road is required before most property owners in this approximately 100 acre area can advance their property for industrial development. Working with the City Public Works department, a final alignment of this critical piece of infrastructure was finalized in the past year and plans initiated for the start of design and property acquisition for the road alignment. The bulk of this construction project will be funded through its designation as a Measure C project.

In addition, a specialized Design Study was initiated to determine the best potential re-parcelization of a group of strategically located parcels in the area bounded by Marks, Nielsen and Freeway 180. This re-parcelization initiative will be advanced in the coming year based upon the results of the engineering and design completed during FY 10/11. This will allow accelerate sale and development of the industrial land in the Roeding area and advance the creation of jobs and tax revenue in the Project Area.

South Fresno Industrial Revitalization

The Agency strategically worked to establish public/private partnerships that have induced industrial development, advanced shovel-ready land and improved a major arterial: East Ave from Jensen to Annadale.

Through an MOU focusing on public improvements to East Ave, the Agency retained and induced expansion of Utility



Trailer Sales (UTS) resulting in the addition of \$8.5 million of new value including a new 45,000 square foot building and almost doubling the number of employees to 70. Pursuant to an MOU, the UTS



on-site expansion was completed in FY 9/10 and during FY10/11 the company met all of its obligations by completing reimbursable off-site improvements (adjacent to UTS) on Dorothy Ave and on a portion of East Avenue South of Dorothy that included curbs, gutters, paving, street lights, sidewalks and storm drains. In FY10/11 the Agency completed design and started construction for its portion of infrastructure that will finalize improvements, along East Avenue from Dorothy to Annadale Avenues.

In conjunction with UTS and the planned improvements along East Ave. the Agency has reached agreement with the adjacent property owner, Sweet Family Trust, (aka American Carrier) to advance the industrial development of their 10 acre parcel at the northwest corner of East and Annadale. The Agency will complete improvements on East Ave to Annadale. In turn, the Sweets will make offsite improvements to Annadale and prepare and market subdivided parcels for small and medium industrial use.

On March 3, 2011 the Agency approved a Development Reimbursement Agreement (DRA) to facilitate expansion of Pape/Kenworth (P/K) located at Jensen and East Avenues, a visible location facing the Jensen/99 off ramp in South Fresno. P/K's site serves the Central California trucking industry with new and used Kenworth truck and trailer sales, service and parts distribution. The expansion was completed this Spring in conjunction with property owner,



Prickett Realty Inc. As set forth by the DRA, the Agency reimbursed up to \$253,729 of offsite infrastructure on East and Jensen Avenues and P/K constructed a new 7,500 square foot service facility and renovated existing facilities. It expects to grow about 15 jobs (P/K is an affiliate of the Pape Companies, a large company with western operations in transportation, construction, material handling and aircraft maintenance).

This new expansion triggered significant improvements to the intersection which averages in excess of 120,000 vehicles per day. The improvements enhance circulation for other expanding transportation related companies who access the East Avenue Corridor from this intersection.

Industrial Development East and North Avenues - Progress was also made in the development of the Southwest corner of East and North. Six acres has been leased to DMC for a 10,000 square foot centralized truck registration testing and inspection center to serve the central valley. Predevelopment work is underway and occupancy is expected next summer. The agency is working with the owner to market the balance of the 40 acre site. A new CHP office is located nearby at North and Orange avenues. The area is a growing hub for transportation related industry serving Central California.

Southeast Fresno

Business Attraction and Retention - Working with business owners on Ventura Avenue and Kings Canyon Boulevard, the Agency hired a local consultant to assist the group in becoming an official "501c3" merchant association and to prepare an in-depth commercial corridor study. The Kings Canyon-Ventura merchants group meets regularly and Agency staff has provides support including assistance with the Storefront Improvement Program.

Real Property Acquisition and Blight Removal -

Ventura and 7th Mixed Use - The Agency completed abatement, demolition and grading of the 3 acre Ventura and & 7th site in mid-April following award of the bid in November 2010.

Ventura and 10th/11th - Progress continued in preparing the agency-owned site on Ventura between Tenth and Eleventh Streets for mixed use redevelopment. Two of the three remaining tenants have been successfully relocated and bid specifications have been prepared for the next stage of demolition that will clear the majority

Storefront Improvement Program - The Agency helped Wing Stop at 5177 E. Kings Canyon Boulevard near Peach Avenue with exterior signage. This start-up family business operation created about 5 jobs and filled a long vacant space. SIP also assisted El Caporal at Ventura and 6th Streets with new signage.

Street and Infrastructure Improvements - The Agency partnered with the Fresno Fair to provide funding assistance for street fronting improvements along Kings Canyon. On



March 8, 2011, the Agency Board approved project assistance that will help construct vintage facades and an enhanced landscaped entry that add to the Fair's continuing efforts to beautify its lengthy Kings Canyon frontage. Over recent years the Agency has worked to implement the Kings Canyon Boulevard Corridor Plan through various means including landscaped medians, and property/store fronting



improvements that are making an impact in the beautification of this signature gateway between Downtown and Southeast Fresno.

Willow Bridge Improvement Project - The Willow Bridge Widening Project was completed in April 2011 improving safety and development capacity in the area north of Jensen. This project was initially funded by the City through a State Work Force Housing Grant (WFH Grant) that expired in 2010 before bridge work could be completed. The Agency worked with the City to retain the funds in Fresno. The Grant funding was successfully transferred to reimburse the Agency's completed California/Walnut Avenue widening project. In turn, the Agency agreed to use an amount equal to the reimbursement for the Willow Bridge Improvement Project that was approved by the Agency Board in November 2010.

Housing

Administration - On September 23, 2010, the Agency Board approved a resolution extending the time to initiate affordable housing activity on Agency-owned lots and advanced plans leading to construction.

Community Housing Partnership Program (CHPP) - In FY 10/11, the CHPP Program provided fifty-eight minor and three major rehabilitations and constructed one new home

on an in-fill lot. Since July 2000, 1,728 homes have received minor and major rehabilitation and, from boarded up or vacant lots, approximately 26 homes have been built or reconstructed to provide infill housing. The Agency's multi-year Community Housing Partnership Program (CHPP) agreement with the Housing Authorities of the City and County of Fresno provided for minor and major rehabilitation of low- and moderate-income, owner-occupied housing in designated target areas of the City

Neighborhood Stabilization Program – Multi-Family –

Canyon Crest Condominiums - The Agency has issued a Request for Proposal and Offer to Purchase the Canyon Crest Condominiums from qualified affordable housing entities. Affordability covenants will continue to run with the land after sale. In the spring of FY 09/10, the Fresno Revitalization Corporation, Inc. (FRC), a California Non-Profit Corporation and the non-profit arm of the Agency purchased the foreclosed Canyon Crest – a 118-unit apartment complex near the southwest corner of Tulare and First Streets from NSP funds. The HUD requirement that at least twenty-five percent (\$2,772,253) of the total NSP funds received by the City of Fresno must 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. During FY 10/11, operations were stabilized, the affordability covenants were established, rehabilitation work on six gutted units was completed, an Organizational Clearance Certificate was obtained from the State Board of Equalization; and, a Welfare Exemption was obtained from the Fresno County Assessor's office.



Canyon Crest Meet & Greet

Neighborhood Stabilization Program – Single Family -

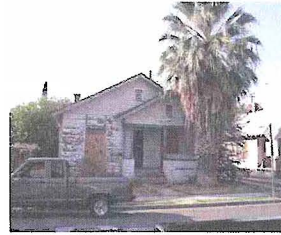
The Agency has purchased and rehabilitated 15 homes through the NSP program. As of June 2011, twelve (12) of those homes will have been sold to qualified income eligible families. The Agency was awarded an allocation of HUD's Neighborhood Stabilization



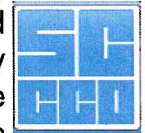
Program funds by the City in October 2009 with direction to focus on Lowell, Jefferson and South Tower Neighborhoods. The Program allows the Agency and other NSP Partners to acquire and redevelop abandoned or foreclosed properties that might otherwise become sources of blight. The program's objective is to stabilize neighborhoods affected by the high incidence of abandoned and foreclosed homes by facilitating the resale of these rehabilitated homes to eligible, owner-occupied, low, moderate and middle income families.

NSP Support - To support the NSP's focused effort on Lowell, Jefferson and South Tower, the Agency made additional investment from Housing Set-Aside funds.

- The Agency purchased for renovation, a boarded up, small, single family home at 237 N. Park located across the street from Lowell Elementary. During FY 10/11 this single family home was rehabilitated and expanded into a three bedroom, two bath home and was placed on the market for resale to a low to moderate income family.



- The Agency acquired and prepared rehabilitation plans for a single family home at 129 N. College adjacent to an NSP-funded house at 137 N. College. In May 2011 the Agency Board approved joint agreements wherein the rehabilitation work shall be performed through State Center Community College District (SCCC) and Coalition for Urban Renewal Excellence (CURE). The SCCC, through a HUD grant, is providing rehabilitation services by students for on-the-job vocational training.



- In November 2010, the Agency approved an Owner Participation Agreement (OPA) with Jeffrey Altimus to provide for participation in the rehabilitation of a blighted four-plex located at 122 N. College Avenue, across the street from 129 N. College described above. The project will produce 4 lower income units. Construction commenced in November 2010 and was completed in April 2011.



- 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.
- The Agency prepared renovation and site development plans for 473 N. Glen Avenue which will consist of the conversion of the main home from a multiple unit structure to a duplex with new construction of three additional bungalow units in a village concept setting. An RFP is in process to solicit a builder/developer to finance, construct and lease the units to income qualified tenants.

- In December 2010, the Agency approved an Owner Participation Agreement (OPA) with FFDA Properties, LLC to provide for a new development of twenty (20) three bedroom, 1,423 square foot, townhome units located at Van Ness and Mildreda. Construction



GV Urban at 330 Van Ness - Proposed Site Plan

commenced in January 2011 and is scheduled to be completed in June 2012.

Central City Area -

- Parc Grove Commons - The completion of Park Grove Commons at Clinton and Fresno Streets was celebrated on April 11, 2011. The Agency provided \$500,000 in Low- and Moderate-Income Housing Funds for the \$38 million, 215-unit multi-family housing development and will receive covenants on 16 low-income units in return for its contribution. Parc Grove Commons II, LP, is comprised of the Housing Authority as Administrative General Partner, and Silvercrest, Inc, a non-profit, as Managing General Partner.



Downtown Housing and Mixed-Use Development - The Agency has directed substantial resources to further the goal of mixed-use, mixed-income downtown housing development. Approximately 480 new housing units in the Cultural Arts and Entertainment District and its surrounding area have been recently completed, are underway or planned with the assistance of the Agency:

Cultural Arts & Entertainment/Uptown Area:

- Broadway at Calaveras - The Agency approved an OPA with FFDA Properties, LLC March 8, 2011 to facilitate the development of a new mixed use multi-family project consisting of nineteen (19) residential units and 1,478 square feet of commercial space. Under the OPA, a loan in amount of \$1,600,000 will be made to the project by the Agency. In return, the Agency will receive moderate income covenants for all nineteen (19) of the units. Construction is scheduled to commence in April 2012 and be completed in December 2012.
- Broadway at San Joaquin - The Agency approved an OPA with FFDA Properties, LLC on March 8, 2011 to facilitate the development of a new mixed use multi-family project consisting of twenty seven (27) residential units and 1,819 square feet of commercial space. Under the OPA, a loan in the amount of \$1,880,000 will be made to the project by the Agency. In return, the Agency will receive moderate income covenants for twelve (12) of the units. Construction is scheduled to commence in June 2012 and be completed in June 2013.
- Broadway Lofts Mixed-Use - Construction of the Broadway Lofts at Broadway and Calaveras was completed in February 2011. This development is a reuse and conversion of a historic building into a mixed-use of 22 lofts at 1625 Broadway Street. In May 2009 the Agency approved an Owner Participation Agreement



(OPA) that assists the project with \$750,000 and places moderate income level covenants 5 units.

- Fulton at Calaveras (Met Block) - The Agency completed asbestos removal and demolition on the Met Site to mitigate blight and prepare for development. On March 8, 2011, the Board and Council approved an OPA with FFDA Properties, LLC, selected from an RFP process, for a mixed-use, multi-family project consisting of sixty two (62) residential units and 21,492 square feet of commercial space. The Agency will receive moderate income covenants for nineteen (19) of the units. Construction is scheduled to commence in January 2013 and be completed in June 2014. The site of about 2.5 acres is bounded by Calaveras, Stanislaus, Fulton and Van Ness, excludes the Met Museum Building and includes the parking lot north of Stanislaus across from the Museum building.



- Fulton at San Joaquin - The Agency approved an OPA with FFDA Properties, LLC on March 3, 2011 to facilitate the development of a new mixed use multi-family project consisting of thirty (30) residential units and 1,790 square feet of commercial space. Under the OPA, a loan in the amount of \$500,000 and a grant in the amount of \$1,400,000 will be made to the project by the Agency. In return, the Agency will receive moderate income covenants for twelve (12) of the units. Construction is scheduled to commence in October 2011 and be completed in October 2012.

- Fulton Village - In May 2010, ground was broken at Fulton an Amador for Fulton Village a mixed-use project that will be completed in January 2012. The project consists of 61 units of housing: 48 market rate and 13 affordable units, and 4,500 square feet of commercial space. The Agency approved an OPA in December 2008 that contributes an \$800,000 second trust deed loan and a \$500,000 grant made at completion.



- Hotel Fresno - On March 8, 2011, the Agency approved an OPA with Hotel Fresno, LLC to facilitate the rehabilitation of the former Hotel Fresno located at 1263 Broadway Plaza into a mixed use multi-family project consisting of seventy two (72) residential units and 19,508 square feet of commercial space. Under the OPA, a loan in the \$1,900,000 will be made to the project by the Agency. In return, the Agency will receive moderate income covenants for nineteen (19) of the units.



- "L" Street Project - The Agency approved an OPA with FFDA Properties, LLC March 3, 2011 to facilitate the development of a new multi-family project located at San Joaquin and L Streets consisting of twenty eight (28) three bedroom, two

and one-half bath, 1,423 square feet, townhome units. Under the OPA, a loan in the amount of \$720,000 and a grant in the amount of \$720,000 will be made to the project by the Agency. In return, the Agency will receive moderate income covenants for nine (9) of the units.

- Mayflower Lofts - The Agency approved an OPA with Mayflower Lofts, LLC to facilitate the development of a mixed-income housing development in the long vacant 3-story brick Mayflower building at 1417 Broadway. The project consists of 15 rental units with affordability covenants on eight of the units in consideration for Agency assistance through a \$400,000 loan. The project is currently in construction.



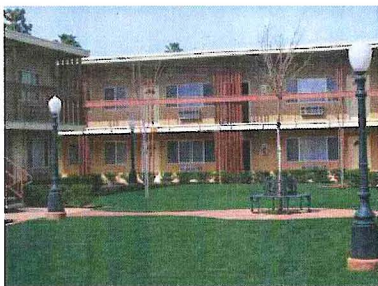
Regional Medical Center Area –

- Mariposa & “U” Project - In March 2011, the Agency approved an OPA with Jose L. and Ivette C. Ibarra to facilitate the development of a new four story residential rental project consisting of thirty-seven (37) upscale residential units. Under the OPA, a grant in the amount of \$800,000 will be made to the project by the Agency. In return, the Agency will receive moderate income covenants for sixteen (16) of the units. Construction is scheduled to commence in June 2011 and be completed in December 2012.

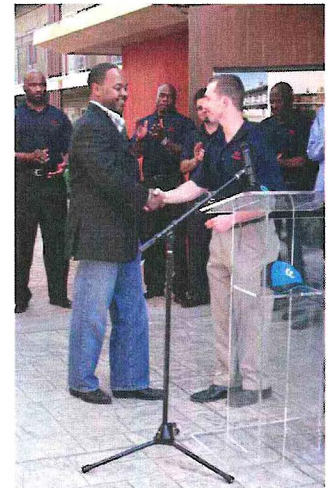


South Tower -

- Fulton - The Developer completed renovation of thirty-nine (39) residential units and ten (10) commercial units in a mixed-use



project at 532-614 Fulton. This is the first multi-family project that the Agency has assisted in the Freeway-99 Golden State Corridor Fulton area and is the renovation of an existing 2-story, mixed-use building, constructed in 1950 with approximately 30,168 square feet. Under the OPA agreement, the Agency made a \$600,000 loan to the project and received covenants on 8 low-income units at 60% of AML and 31 moderate income units.



- Fulton West - In March 2010, the Agency approved an OPA with TFS Investments, LLC to facilitate the development of a seventeen (17) unit housing project located at 541-545 North Fulton Street that will complement the Developer's revitalization efforts across the street at the Fultonia. Under the OPA, a loan in the amount of \$870,000 will be made to the project by the Agency. In return, the Agency will receive low income covenants on all seventeen (17) units. Construction commenced in June of 2011 and is scheduled to be completed in March of 2012.



South Mall/Chinatown –

- Berkeley Block - In mid-2010, the Agency purchased 829 Fulton Mall on the southwest portion of the Fulton Mall between Inyo and Kern Streets. This acquisition presents the Agency with a tremendous development opportunity. Of the existing four buildings in this area, the Agency owns three of them, including the southernmost parking lot off Inyo Street. Agency staff is currently developing a Request for Proposals (RFP) to solicit development concepts.
- Chinatown Lofts Mixed-Use Project - In July 2009, the Agency Board approved a Disposition and Development Agreement for a three-phase, mixed-use low-income housing and commercial development at "F" and Mono Streets. The developer and Agency received \$4,000,000 in Proposition 1C Urban Infill funding from the State in June 2009.



Following environmental issues raised by a neighboring property owner, the Agency and City prepared a detailed request for proposals and retained a consultant to prepare an Offsite Consequence Analysis (OCA) report. The consultant performed an extensive scientific analysis that included participation from Agency staff, City staff and both private parties involved in the property issue. The final report was issued in early December 2010, and provided to all parties for use in the subsequent CEQA review and community information process. The OCA shall be incorporated into the CEQA document for the Project as it works its way through the entitlement process once again. The CEQA process on the project will likely culminate in late summer 2010.

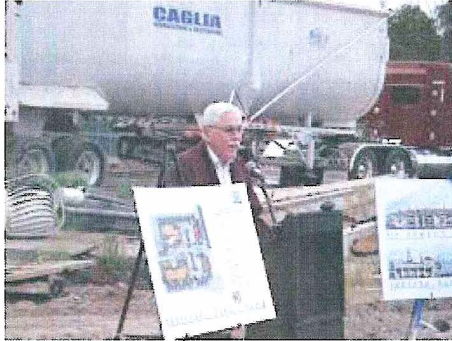
Southeast Fresno Infill Housing

- Ventura and Seventh - The Agency and City are working to revitalize a 3.42 acre block on the south side of Ventura Street between Seventh and Eighth Streets generally consisting of the city owned former FUSD



site and an Agency-owned parcel at the corner of Seventh and Ventura Streets. The Agency completed abatement, demolition, and grading of the entire site this Spring.

The Agency and City are working with Amcal on predevelopment tasks including a plan amendment; and, identification of funding sources. AMCAL's conceptual



proposal consists of between 60 to 90 units of senior affordable rental housing and commercial/retail. The preliminary pro-forma anticipates contribution of the site valued at about \$725,000 and about \$6.7 million coupled with state housing tax credits. The developer plans to apply for tax credits in the March 2012 cycle. On March 8, 2011, the Agency reallocated \$1,534,000 of Tax

Increment funds to the Low and moderate Income housing Fund for the SE Fresno Redevelopment Project Area to help assist affordable housing development.

- Ventura and Tenth - In FY 10/11, the Agency completed assembly of the north side of Ventura between Tenth and Eleventh Streets and demolished the blighted structures at the corner of Ventura and Tenth. 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.



Southwest Fresno Infill Housing

- AMCAL/Summer Hill Place Apartments - In February 2011, the community celebrated the grand-opening of the Summer Hill Place and as of April it was fully occupied. The 3 acre 50-unit development was built on 2 agency-owned adjacent sites generally located at the northeast corner of "B" Street and San Benito Avenue and at Elm and Geneva Streets. Amcal, the developer, was successful in obtaining State Housing Tax Credits which had been unsuccessfully applied for at least 5 times prior. The development is covenanted to serve low-income households.



- California Triangle Mixed-Use Project - The California Triangle site is an Agency-assembled 4.68 acre site proposed as a mixed-use, mixed-income housing and commercial development. With extended frontage along California Avenue, the

project site presents an opportunity to enhance one of the major gateways to southwest Fresno with attractive streetscape and architecture, and, to provide new housing and retail services to an underserved community. The Agency requested proposals on March 18, 2011 and evaluation of the responses is underway.

- California Walnut Mixed-Use/Edison Plaza Project -

On March 10, 2011, the Agency Board and City Council approved a Disposition and Development Agreement for Phase II of the Edison Plaza Mixed Use Project. The second phase will include a \$27 million, 200 unit multi-family community complex to



be constructed on approximately 6.9 acres. The complex will offer of a community center four play yards, an outdoor swimming facility, community garden, 0.5 acre green space, landscaping, onsite parking and public road improvements. The public road improvements will further the planned realignment of Walnut Avenue.

The Phase II follows the recently completed West Fresno Regional Center that represented Phase I. In February 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 6.5 acres at California and Walnut Avenues.

**Recommended
Budget
For
Fiscal Year 2011-12**

Redevelopment Agency of the City of Fresno

DEBT SERVICE AND CONTRIBUTIONS

During FY 11/12, funds have been budgeted as follows:

Merger 1

Central Business District Agency contribution to the City's Stadium Bond	\$ 27,000
Central Business District Payment to City on \$1,500,000 loan for stadium project	\$140,932
Convention Center Project Area for Conference Center Loan	\$ 45,000
Fulton Payment to City on \$1,500,000 loan for streetscape project	\$140,933
Mariposa Project Area 2003 Tax Allocation Bonds, Series A (Civic Center Square/Kern Street Improvements)	\$428,056

Merger 2

Southwest Fresno \$10,000,000 2001 Tax Allocation Bond Roeding Business Park	\$886,051
\$2,118,000 loan from California Infrastructure & Economic Development Bank	\$116,927

Redevelopment Agency of the City of Fresno

ADMINISTRATIVE AND MANAGEMENT SUMMARY

The administration and management costs identified in this budget section are allocated across all project areas.

Personnel Services - The Agency's personnel costs represent 8.95% of annual gross tax increment. The Agency's combined personnel, operation and maintenance costs are 10.72% of the annual gross tax increment.

Intern Program - The Agency has an intern program to provide professional training opportunities and experience for college students and recent graduates while meeting the Agency's staffing needs for short-term assignments in specialized areas. The intern program is limited to 900 hours per intern per fiscal year. The costs are allocated to specific project capital accounts.

Edison High School Intern Program - The Agency offers a paid intern program for Edison High School seniors to provide job experience and employment opportunities for young students. Recruitment is held annually. Interns work part time as their school schedules permit.

Operation and Maintenance - The FY 11/12 operation and maintenance costs generally remain constant. The Agency continues to work toward electronic filing of documents that will result in more efficient access to redevelopment records and will reduce the need for physical storage space. The FY 11/12 Budget includes funds for annual upgrading of old and obsolete computer equipment.

Public Information/Exhibits and Travel/Training - The FY 11/12 Budget continues to include funding for staff training at the California Redevelopment Association Institute and other workshops. The budget also includes funding for marketing, participation and promotional materials at various venues in furtherance of Agency goals to attract new investment.

Redevelopment Agency of the City of Fresno

ADMINISTRATIVE and MANAGEMENT SUMMARY

	FY11	FY12
Program Appropriations		
Personnel Services		
Permanent Salaries	1,301,674	1,278,364
Fringe	416,784	437,636
Employee Leave Payoff	18,800	12,800
Non-Permanent Salaries	52,200	52,200
Gen Serv Pens Oblig Bnd Dbt Serv	1,800	4,400
Recurring Vehicle Allowance	3,600	3,600
Total	1,794,859	1,788,999
Financial/Accounting/General Consultants	40,000	40,000
Operations/Maintenance		
Rent	98,400	98,400
Capital Equipment	15,000	15,000
Copier Lease	29,200	29,200
Computer Services	35,500	16,800
Computer Software - Microsoft Migration	2,500	200
Dues/Subscriptions/Publications	20,000	20,000
Office Supplies and Postage	32,000	32,000
Office Equipment	10,000	10,000
Public Information/Exhibits	15,000	20,000
Telephone - Service	12,100	10,400
Travel/Training	20,000	15,000
Interdepartmental Charges to City of Fresno	55,100	46,300
Total Operations/Maintenance	344,800	313,300
Total Personnel Services and Operations/Maintenance	2,179,659	2,142,299

Redevelopment Agency of the City of Fresno

ADMINISTRATIVE and MANAGEMENT SUMMARY

	Budgeted Positions FY11	Budgeted Positions FY12
<u>Full Time Employee Positions</u>		
Engineer/Professional Engineer	1	1
Executive Director	1	1
Executive Secretary	1	1
File Clerk/Administrative Assistant	1	1
Financial Officer	1	1
Project Coordinator	4	4
Project Manager/MA	5	5
Receptionist/Senior Secretary	1	1
Redevelopment Administrator/Assistant Director	1	1
Senior Project Coordinator	2	2
Total	18	18

Redevelopment Agency of the City of Fresno

MERGER 1 - DOWNTOWN FRESNO

Central Business District

The Agency continues to work with existing and potential businesses, tenants and private developers to optimize use and occupancy of office, commercial and residential space in the Central Business District (CBD). The Agency will continue to work to improve the mall environment in conjunction with existing and new development.

Real Property Acquisition and Disposition/Blight Removal - In FY 11/12, the Agency has budgeted funds for the potential acquisition of land for blight removal and to encourage redevelopment.

Mixed-use residential development continues to be a major priority in FY 11/12. In the Central Business District, the Agency has focused on blight removal and site assembly of the western half block of Fulton Mall between Kern and Inyo. Approximately 80% of the site has been assembled and will be the subject of a request for proposal for mixed use development. The FY 11/12 Budget set aside funds for abatement, relocation and demolition as part of a multi-year project.

Storefront Improvement Program - As part of its commitment to revitalize the Fulton Mall, the Agency's FY 11/12 Budget includes funds allocated to the Storefront Improvement Program.

Streetscape/Street Improvements - The following are identified as multi-year projects in which timing is dependent upon funding availability and related private sector projects.

The Tuolumne and Broadway Project vacates the former frontage road and expands the existing parking lot at the southeast corner of Broadway and Tuolumne Streets. The expanded parking lot integrates underutilized space, helps address parking needs and enhances visual quality of the area.

Tuolumne and Van Ness - The Tuolumne and Van Ness Project vacates the former frontage road at the southwest corner of Tuolumne and Van Ness to improve the site and increase buildable premium frontage space adjacent to the CVS/Longs lot. The Agency is concurrently working with CVS on preliminary conceptual plans to upgrade and intensify land use and development at this key Central Business District location.

"H" Street Realignment - The "H" Street Realignment Project abandons the Broadway Diagonal and realigns "H" Street between Fresno and Merced Streets to improve circulation and land use and to help further revitalize the area around the IRS facility, Agency owned "H" Street lot and former Hotel Fresno.

Fulton Mall - Our Town Grant - The Agency, in partnership with the City, submitted an

application to the National Endowment for the Arts for an “Our Town” program grant of \$100,000 to create a cultural gathering and performance space plan at the heart of the Fulton Mall. The Agency would provide the required equal match of funds as approved by the Board on April 14, 2011. If selected as a recipient, the grant provides for design and maintenance plans developed through public charettes, as well as construction cost estimates that would be finalized by the end of the 11/12 fiscal year.

Chinatown

Plan Development/Chinatown Mixed-Use and Storefront Improvement Program -

Fresno Historic Chinatown, LLC - is proposing Chinatown Lofts, a three-phase mixed-use low-income housing and commercial development on an Agency owned site at “F” and Mono Streets. The Developer and Agency co-applied for a Prop 1C grant and was awarded approximately \$4 million to assist the initial phase of the project consisting of about 200 residential units and associated commercial uses. The Agency funded a highly technical “Offsite Consequence Analysis” that has been completed and is being utilized in the environmental assessment process now underway. The developer expects to apply for state tax credits in the next year as part of the funding package for the development.

Storefront Improvement Program - In its efforts to revitalize the project area, the Agency’s FY 11/12 Budget includes funds allocated to the Storefront Improvement Program. Agency staff will proactively market the program to commercial property owners.

Plan Implementation/Streetscape/Street Improvements and Chinatown Events - The Agency will continue to support business retention and attraction through activities such as community clean up days, business education workshops, storefront improvement programs, streetscape improvements, and various community events and festivals.

Fresno and Freeway 99 Entryway Improvements - In FY10/11, the Agency entered an OPA resulting in entryway landscaped improvements, public art and a new retail development on the south side of Fresno Street at FW 99. In FY11/12, the Agency has budgeted funds to improve the north side of this major entry way through low maintenance streetscape.

Real Property Acquisition and Disposition/Blight Removal - The Agency will continue to identify targets of opportunity for potential acquisition or other action to reverse blighting conditions particularly along the Ventura and Fresno Street entryways.

Convention Center

Real Property Acquisition and Disposition/Blight Removal - The budget provides funds consistent with Agency goals and development agreements to remove blight and facilitate new investment.

Old Armenian Town - Ventura/Fwy 41 - O/P Diagonal - The FY 11/12 Budget provides funding for demolition and site clearance of the vacant building at the northwest corner of Santa Clara and N Streets and acquisition of the last two remaining parcels within Old Armenian Town.

Staff has continued to work with developers and property owners on strategic land acquisition and conceptual plans to remove blight and redevelop the major downtown entryway at the "O/P" Street Diagonal with office, parking and other uses consistent with and in support of area redevelopment such as the 5th District Court of Appeals and the renovated SBA building.

Old Armenian Town Historic Structures - The Budget provides for relocation and re-establishment of five historic homes to the former fire station site at 450 "M" Street. On February 3, 2011, the Agency Board approved a professional services agreement with California Associates, Inc. to provide construction management and staking. The structures will be set on permanent foundations, receive new roofs, reconstructed floors and exteriors. The interiors will be "shell ready" for build to suit.

Fulton

The Agency continues its focus on mixed use housing development in the Fulton and Uptown Area more specifically described in the Housing Section.

Jefferson

Regional Medical Center - Nottoli - Pursuant to a settlement agreement, the Agency entered into a financing lease with Nottoli C.M.C. to purchase an office complex located at 2021-2045 Divisadero and a 6-unit apartment complex located at 161 N. Clark Street as part of land assembly for the Regional Medical Center project. The Agency makes monthly lease payments to Nottoli C.M.C. and receives offsetting income.

Mariposa

The Agency continues to work with existing and potential businesses to facilitate office/commercial leasing and development in the area.

Ice House Improvements/Warehouse Row - The proposed integrated business center adaptively reuses the three multi-story historic buildings, along with construction of new complementary buildings and parking facilities totaling about 133,000 square feet. The Site plan was approved in April 2010. The Agency is working to facilitate parking for the Ice House/Warehouse Row project to help spur its renovation and reuse. The FY 11/12 Budget provides funds to appraise and develop estimates for potential purchase and improvement to the parking lot on the east side of Santa Fe Street for long term lease to the Warehouse project.

South Van Ness

Industrial Development - South Van Ness Industrial Target Area (SVITA) - The FY 11/12 Budget sets aside funds for the approved \$6 million multi-year public infrastructure improvement plan for the South Van Ness Industrial Target Area (SVITA) an approximate 380 acre, industrial area that includes portions of Southeast, South Fresno and South Van Ness Project Areas. The area is generally bounded by Church Avenue on the south, East Avenue on the east, Cherry Avenue on the west and the Freeway 41 alignment on the north. The Agency has applied for an Economic Development Administration grant of \$2.5 million that would advance the project. A 50% local match is required.

To date, five major industrial firms have indicated needs in the area if they are to continue their plans to remain and expand within this region. These companies are: Jain Irrigation, Gusmar Enterprises, Zacky Farms, Pana-Pacific and Lyons-Magnus Inc. Preliminary estimates from these combined companies indicate plans that could exceed more than 600 new jobs within the target area if existing blighted conditions could be improved. Individual MOU's are being pursued that include the specific infrastructure needs of the company, as well as the company's contribution to new business investment and job creation.

Real Property Acquisition and Disposition/Blight Removal - The Agency is working to facilitate development of an industrial site on Florence Avenue. The area around Tulip and Florence Avenues is severely blighted with vacant lots and dilapidated buildings. Tulip is a seldom utilized dirt road. The FY 11/12 Budget provides for acquisition of vacant blighted parcels and potential abandonment of Tulip to form an industrial site. The newly formed site may serve potential expansion plans of Jain Irrigation that would add 100 jobs or could serve to attract other industrial users to an improving area.

Valley Foundry Infrastructure - The Agency, through a community facilities district, facilitated Valley Foundry Industrial Development. Pursuant to the Owner Participation Agreement (OPA) with the Agency, property owners receive a reimbursement of their Fresno CFD#5 assessment up to 75% of the net tax increment the Agency received. Funds are budgeted to provide for this reimbursement.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 10</i>	<i>FY 11</i>	<i>FY 11</i>	<i>FY 11</i>	<i>FY 12</i>
	<i>ACTUAL</i>	<i>APPROVED</i>	<i>YTD</i>	<i>ESTIMATE</i>	<i>BUDGET</i>
Merger 1 - Downtown Fresno *					
Sources of Funds:					
Carryover	903,995	1,019,729	(268,691)	(268,691)	1,326,047
Tax Increment - Gross	6,246,052	6,237,000	3,046,877	6,093,706	5,971,188
Pass-Through Payments	(569,798)	(714,314)	(271,753)	(543,506)	(535,766)
Reserve for AB1389 & SERAF	(3,569,823)	(1,172,766)	0	(428,222)	(597,119)
County Administration Fee	(114,345)	(92,360)	0	(109,115)	(109,870)
Housing Set-Aside	(1,249,210)	(1,247,400)	(609,375)	(1,218,741)	(1,677,456)
Bond Proceeds	0	0	0	0	0
Leases and Rentals	164,574	89,532	49,588	74,407	91,732
Loan Proceeds	0	0	0	0	0
Note Receivable Proceeds	60,280	0	0	0	0
Refunds and Developer Deposits/Reimbursements	415,068	0	0	289,513	0
Sale of Land and Buildings	2,882,989	0	0	0	0
Interest	2,456	6,119	1,814	2,418	(1,099)
Other	0	0	0	0	0
Total Sources of Funds	5,172,237	4,125,541	1,948,460	3,891,769	4,467,657
Uses of Funds:					
Debt					
1993 Tax Allocation Bonds - Mariposa	425,754	429,956	429,956	429,956	428,056
Stadium Bond	0	75,000	26,915	26,915	27,000
Stadium / Uptown Loan	281,862	279,562	0	279,562	281,865
Convention Center Loans	2,882,989	62,000	39,601	39,601	45,000
Administration (Planning, Legal, O & M, Etc.)	183,629	182,500	127,546	168,096	182,500
Fresno Revitalization Corporation (FRC)	750	750	563	750	750
Plan Implementation / Amendments	411,378	80,000	82,723	37,441	35,000
Real Property Acquisition and Disposition/Blight Removal	5,985	2,500	459	791	3,000
Storefront Improvement Program	86,497	45,000	66,097	68,422	10,000
Streetscape	0	45,000	0	0	0
Contingency	0	273	0	0	206

	FY 10 ACTUAL	FY 11 APPROVED	FY 11 YTD	FY 11 ESTIMATE	FY 12 REQUEST
Uses of Funds (con't):					
Central Business District					
Real Property Acquisition and Disposition/Blight Removal	6,770	5,500	7,047	10,397	50,000
Storefront Improvement Program	37,907	55,000	27,750	29,000	50,000
Street Improvements/Streetscape/Parking	7,948	125,000	4,875	106,500	50,000
Mall Planning/Engineering/Revitalization	0	15,000	7,097	16,713	17,000
Our Town Program Grant	0	0	0	2,000	105,000
Chinatown					
Chinatown Association	14,535	13,500	1,513	2,513	2,500
Plan Development/Amendments/Chinatown Mixed-Use	6,500	45,000	2,625	6,125	5,000
Plan Implementation/Streetscape/CT Community Events	8,602	4,000	81,432	119,983	50,000
Real Property Acquisition and Disposition/Blight Removal	16,540	75,000	3,052	4,602	50,000
Storefront Improvement Program	1,500	50,000	2,450	2,950	45,000
Streetscape/Street Improvements		150,000			
Convention Center					
Real Property Acquisition and Disposition/Blight Removal	25,551	30,000	13,283	19,502	62,180
Old Armenian Town - Ventura/41	257,054	580,000	490,365	535,675	925,000
Old Armenian Town - Historic Structures	140,278	1,000,000	128,492	252,598	1,240,000
"O/P" Street Diagonal Project	0	0	0	0	0
Fulton/Uptown					
Real Property Acquisition and Disposition/Blight Removal	6,722	2,500	1,607	3,019	2,500
Streetscape/Parking/Implementation Activities	0	2,500	780	28,030	2,500
Met Museum Commercial	0	5,000	19,458	19,458	5,000
Warnor's Theater Grant Match	14,020	210,000	5,625	7,500	0
Jefferson					
Real Property Acquisition and Disposition/Blight Removal	250	3,000	1,596	2,696	2,000
Streetscape/Street Improvements	0	2,000	0	0	2,000
Community Medical Center - Annual Agreement	0	10,000	0	0	2,000
Community Medical Center - Nottoli	153,183	138,000	97,618	129,741	128,600
Community Medical Center - Phase 2	0	0	0	0	0
Mariposa					
Ice House Improvements/Warehouse Row	6,139	155,000	8,250	10,750	50,000
Tulare & R Street Project	102,828	0	0	0	0
South Van Ness					
Industrial Development	3,650	165,000	375	500	490,000
Real Property Acquisition and Disposition/Blight Removal	5,084	2,000	1,409	2,569	80,000
Streetscape/Street Improvements	173,410	5,000	11,250	170,367	2,000
Valley Foundry Infrastructure	173,613	75,000	750	31,000	36,000
Total Uses of Funds	5,440,928	4,125,541	1,692,559	2,565,722	4,467,657
Balance of Fund	(268,691)	0	255,901	1,326,047	0
* Consists of: Central Business District, Chinatown, Convention Center, Fulton/Uptown, Jefferson, Mariposa, South Van Ness, West Fresno One, West Fresno Two and West Fresno Three Project Areas.					

Redevelopment Agency of the City of Fresno

MERGER 2 - SOUTHWEST FRESNO/FRUIT CHURCH

Real Property Acquisition and Disposition/Blight Removal - The Budget provides funds for potential property acquisition consistent with the Agency goals to remove blight, stimulate new development and leverage investment in various industrial and commercial neighborhoods. Target areas include the California Corridor and the Fruit/Church industrial area. This budget category also includes general blight removal, Brownfields remediation and weed abatement on Agency owned properties.

"B" Street Demolition - The Budget provides for abatement and site clearance of this agency-owned property at 320 "B" Street. The cleared site will remove blight and provide interim parking for the new Neighborhood Youth Center at California and Elm Avenues.

California Avenue - To facilitate completion of California Avenue improvements and new commercial development, the FY 11/12 Budget provides for potential property acquisition of several blighted parcels and right-of-ways.

The Agency expects to receive a \$400,000 EPA grant award for Level 1 and Level 2 environmental assessments, technical testing and potential clean-up plans for up to eight sites in Southwest and Downtown in conjunction with defined Agency development projects. The Agency will be working to implement the objectives of the approved award.

Storefront Improvement Program - In its efforts to revitalize the project area, the Agency's FY 11/12 Budget includes funds allocated to the Storefront Improvement Program. Staff will continue to promote this program by canvassing business-to-business and through community meetings.

Street/Infrastructure Improvements - Consistent with Agency goals, funds have been budgeted in FY 11/12 for potential streetscape or infrastructure improvements to stimulate business and industrial development and enhance the visual quality of the project area.

Almay Avenue - To improve the residential neighborhood to current standards, funds have been budgeted to complete missing curb, gutter and sidewalks on Almay on the west side of Clara Avenue. These improvements complement and reinforce neighboring residential development at Clara and North Avenues produced by Habitat for Humanity, Agency and City

B Street - Funds have been budgeted to improve the agency owned lot to serve as interim parking and eventual mixed use.

City/EOC Park - The FY 11/12 Budget provides funds to help complete improvements to the City's Neighborhood Youth Center at California and Elm Avenues. Improvements include installation of landscaping and facility improvements.

Elm Avenue - The Budget includes funds for infrastructure improvements on Elm Street between Annadale and Jensen Avenues to assist commercial development for off-site and potential on-site improvements in connection with business expansion.

Tulare Median Islands - Funds have been budgeted to install median islands on Tulare between B Street and Mayor Avenue. This portion will complete the Tulare Median Islands Project from Freeway 99 to Mayor Avenue.

California Avenue Revitalization Plan - The Agency has budgeted funds for a California Avenue improvements from (New) Walnut to Fruit Avenue in connection with the environmental clean-up and other development activities along California Avenue. This segment of improvement is expected to be a multi-year project.

The California Avenue Revitalization Plan (CAR) identified the need to improve California Avenue from Freeway 99 to West Avenue to its full planned build-out to stimulate and accommodate the new growth. This goal has been significantly advanced through various Agency supported projects. Two segments of California were completed in conjunction with the Edison Mixed Use, Yosemite Village and Sierra Point developments. The balance of California Avenue Improvements from (New) Walnut to Fruit is funded in multi-year Agency projects that include the California Triangle and the Brownsfield Clean-up Projects. California Avenue successfully received Tier 1 allocation in the Measure "C" Bond thus the projects are eligible for potential reimbursement.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO					
	FY 10 ACTUAL	FY 11 APPROVED	FY 11 YTD	FY 11 ESTIMATE	FY 12 BUDGET
Merger 2 - Southwest Fresno/Fruit Church					
Sources of Funds:					
Carryover	5,947,729	5,606,647	4,537,346	4,537,346	926,697
Tax Increment	3,666,889	3,660,000	1,755,909	3,511,818	3,424,000
Pass-Through Payments	(273,431)	(274,218)	(122,289)	(244,578)	(238,513)
Reserve for AB1389 & SERAF	(2,312,063)	(1,001,015)	0	(264,151)	(342,400)
County Administration Fee	(67,903)	(54,900)	0	(64,617)	(63,002)
Housing Set-Aside	(733,378)	(732,000)	(351,182)	(702,364)	(1,027,200)
Transfer to Housing - Edison Plaza II	0	0	(4,230,000)	(4,230,000)	0
Loan Proceeds	281,862	279,562	0	279,562	281,865
Reimbursement from City	646,064	0	0	0	0
Sale of Land and Buildings	0	0	0	0	0
Leases and Rentals - Police Substation	116,655	115,000	25,875	105,567	105,000
Interest	53,364	50,940	24,373	32,498	45,533
Total Sources of Funds	7,325,788	7,650,016	1,640,033	2,961,081	3,111,980
Uses of Funds:					
Debt Service					
2001 Tax Allocation Bonds - Southwest Fresno	884,128	880,728	880,728	880,728	886,015
Administration (Planning, Legal, O & M, Etc.)	355,414	375,000	270,992	359,492	385,000
Business Attraction and Retention	0	75,000	61,704	61,704	10,000
Fresno Revitalization Corporation (FRC)	750	750	563	750	750
Plan Implementation/Amendments	162,186	400,000	231,436	284,373	40,000
Real Property Acquisition and Disposition/Blight Removal	63,713	925,000	87,958	129,555	615,000
Storefront Improvement Program	15,100	100,000	9,338	10,588	55,000
Streetscape/Street Improvements	12,500	110,000	134,334	228,408	710,000
California Ave Improvements and Land Acquisition	7,500	1,100,000	3,750	5,000	400,000
California & New Walnut Alignment Improvements	47,326	1,630,000	0	0	0
California & Walnut Mixed-Use Project	1,188,678	10,000	43,640	51,140	0
Hope VI Project	21,829	35,000	13,132	14,382	5,000
Park Development/Improvements	0	2,000,000	0	0	0
Sequoia Health	21,818	3,500	2,139	2,764	0
Shopping Center Neighborhood Improvements	7,500	5,000	4,125	5,500	5,000
Contingency	0	38	0	0	215
Total Uses of Funds	2,788,442	7,650,016	1,743,839	2,034,384	3,111,980
Balance of Fund	4,537,346	0	(103,806)	926,697	0
* Consists of: Southwest Fresno GNRA and Fruit/Church Project Areas					

Redevelopment Agency of the City of Fresno

AIRPORT AREA REVITALIZATION

Industrial/Commercial Development - The Agency expects to continue planning for business and industrial development opportunities at strategic sites that leverage past and continuing infrastructure investment. The FY 11/12 Budget allows for potential infrastructure improvements and other activity to encourage and stimulate business and industrial growth. Agency funds are targeted towards strategic investment to remove blight, induce private development and create new value, jobs and positive economic benefit.

Maple/ McKinley/Floradora Water Technology Industrial Development - The FY 11/12 Budget provides funds for the Developer Reimbursement Agreement of May 5, 2011 with Irritech, one of the world's largest micro-irrigation manufacturers. The Agency will reimburse up to \$1,574,970 for off-site public improvements to assist with the infrastructure costs associated with redeveloping a 20-acre blighted parcel into their North American headquarters and manufacturing center. The company will relocate their current temporary warehouse operation located in leased space in NW Fresno to the new site and expand with a major capital investment in renovation of an existing building, adding new manufacturing capacity, adding railroad access, installing capital equipment to produce drip irrigation products and extensive related public improvements.

Olive and Clovis Industrial Expansion - The Olive/Clovis Avenue area near the Sunnyside Drive-In 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 site while leveraging recent infrastructures investment. The Agency continues to work to attract private sector investment.

Palm Lakes Industrial Development - On March 8, 2011, the Agency completed the purchase of a significant portion of the closed Palm Lakes Golf Course, long planned for conversion to commercial/light industrial uses. The site, burdened by various legal and financial issues has experienced neglect and underutilization. The Agency is working on a development strategy for the eventual sale and reuse of this property as a planned office/business park development. In FY 11/12 the Agency will be engaged in engineering, planning and maintenance for the property.

Plan Implementation/Merger and Plan Amendment - The plan amendment to incorporate the Eldorado Park Neighborhood into an existing redevelopment project is underway. The inclusion of this blighted neighborhood will make redevelopment tools available to help implement the community's vision. The FY11/12 Budget provides for services pursuant to the contract with Rosenow Spevacek Group (RSG).

Street and Infrastructure Improvements - The FY 11/12 Budget provides for various street and infrastructure improvements as described below

Clay and Maple Infrastructure - To induce in-fill industrial development and improve the area, the Agency has budgeted funds to complete curb, gutter and sidewalk improvements on four parcels along the south side of Clay Avenue between Maple and Jackson just south of Olive Avenue. Improvements are contingent upon private sector completion of 3,000 sq ft light industrial building.

Sierra Vista Railroad Crossing - The completion of improvements to Sierra Vista Avenue, between Carmen and the San Joaquin Valley Railroad track will take place during the 11/12 fiscal year under the DRA with Irritech, USA. The railroad track prevents further southward extension of Sierra Vista thereby impeding adequate traffic circulation. In FY 11/12 the Agency will initiate engineering studies for a railroad crossing at Sierra Vista Avenue.

Shields/Chestnut/Winery Improvements - Specifications are nearing completion for street improvements to the south side of Shields between Chestnut and Winery Avenues and to the traffic signal at the Shields/Chestnut intersection. The improvements will enhance a 2.5 acre site comprised of property owned by the Agency and City for private sector development compatible with the airport and other surrounding uses.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	FY 10 ACTUAL	FY 11 APPROVED	FY 11 YTD	FY 11 ESTIMATE	FY 12 BUDGET
Airport Area Revitalization					
Sources of Funds					
Carryover	2,596,765	1,805,556	1,927,297	1,927,297	406,621
Tax Increment	2,695,384	2,695,000	1,075,952	2,151,904	2,108,960
Pass-Through Payments	(539,099)	(539,000)	(215,187)	(430,374)	(421,792)
County Administration Fee	(49,925)	(40,425)	0	(39,595)	(38,805)
Supplemental Educational Revenue Augmentation Fund	(855,910)	(176,046)	0	(176,217)	(210,896)
Housing Set-Aside	(539,077)	(539,000)	(215,190)	(430,381)	(421,792)
Loan Proceeds	0	0	0	0	0
Intergovernmental Revenue	0	0	0	0	0
Interest	3,552	3,206	1,126	1,501	711
Other	0	0	0	0	0
Total Sources of Funds	3,311,690	3,209,292	2,573,998	3,004,136	1,423,007
Uses of Funds					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	77,500	85,000	61,500	82,000	85,000
Fresno Revitalization Corporation (FRC)	3,000	3,000	2,250	3,000	3,000
Industrial/Business Park Development	29,500	1,925,000	1,894,594	1,934,594	575,000
Plan Implementation/Plan Amendment	126,231	506,000	213,330	228,430	325,000
Real Property Acquisition and Disposition/Blight Removal	288,157	15,000	7,070	10,020	10,000
Storefront Improvement Program	5,000	65,000	18,750	80,000	10,000
Street and Infrastructure Improvements	789,531	525,000	43,896	255,898	405,000
Streetscape	65,474	85,000	2,823	3,573	10,000
Contingency	0	292	0	0	7
Total Uses of Funds	1,384,393	3,209,292	2,244,213	2,597,515	1,423,007
Balance of Fund	1,927,297	0	329,785	406,621	0

Redevelopment Agency of the City of Fresno

CENTRAL CITY COMMERCIAL REVITALIZATION

Plan Implementation/Merger and Plan Amendment - The FY11/12 Budget provides funds for plan amendments to update time limits within 3 project areas including Central City Commercial, Southeast Fresno and South Fresno Industrial Redevelopment Project Areas. The Budget also provides for required replacement housing plans as blighted properties are removed in the Central Commercial area around the intersections of Abby/Belmont and Abby/Hedges.

Real Property Acquisition and Disposition/Blight Removal - The Budget provides for abatement, demolition and grading on three Agency-owned properties at 1270 Abby, and 1727 and 1737 Belmont Avenue at the FY180 off-ramp. The site clearance will facilitate infrastructure improvements and the expansion of commercial businesses. In addition, the Budget provides for potential acquisition of additional blighted properties to reverse deterioration, enhance commercial areas and retain and expand business development. One target area, pursuant to the Development Reimbursement Agreement with Apple Valley Farms is the Abby/Hedges commercial area, and another is the Belmont Blackstone area near Mathews Harley- Davidson and Lowell neighborhood.

Street and Infrastructure Improvements - The Central City Commercial Revitalization Area contains major routes that are blighted and in need of improvement. The Agency will continue to pursue opportunities for improvements and cleanup to major corridors such as Blackstone/Abby and Belmont Avenues. In addition, the Budget provides for previously approved funding assistance for park development at Chestnut Avenue and Freeway 180.

Abby/Blackstone/ Hedges Improvements - The Agency's consultant is finalizing conceptual plans for the Abbey/Blackstone/ Hedges intersection and will follow with engineering specifications for potential funding for construction in FY12/13.

Abby/Blackstone/Hedges Commercial Expansion - The Agency is working to assist food processor, Apple Valley Farms to expand at their current location on Hedges between Abby and Effie Avenues. Pursuant to a Developer Reimbursement Agreement of March 3, 2011, the Agency will provide up to \$385,000 over the next three years for offsite improvements and continue best efforts to acquire and remove blighted adjacent parcels to reverse further deterioration of the area. The business recently grew from 35 to 130 jobs and the expansion is expected to bring a total of 200 jobs to this location.

Blackstone/Belmont Commercial Expansion -The FY 11/12 Budget provides for reimbursement of offsite public improvements pursuant to the DRA of March 3, 2011 with Mathews Harley-Davidson (MHD). The company will double the current facility to 15,000 square feet, demolish an abandoned ~~street on the property~~ and complete new parking, landscaping and street improvements on three sides of the

site. MHD's potential acquisition of adjacent Agency-owned parcels will further increase their ability to expansion

Martin Ray Reilly Park · On December 2, 2010, the Agency approved \$260,000 to assist development of the Martin Ray Reilly Neighborhood Park at 763 North Garden located on the east side of Chestnut Ave bounded by Turner Avenue and the on-ramp to State Route 180. The Park, estimated at \$2.1 million, will improve the quality of life for area residents and families, eliminate vacant underutilized land, and make significant improvements to a highly visible location at Freeway 180 and Chestnut Avenues.

The need for development of a park at this location was identified in The Trust for Public Land (2005) Analysis which found that the Central Valley, projected to be one of the fastest growing regions in the state over the next decade, is one of the most underserved regions in the state in terms of public open space and recreation areas.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 10</i>	<i>FY 11</i>	<i>FY 11</i>	<i>FY 11</i>	<i>FY 12</i>
	<i>ACTUAL</i>	<i>APPROVED</i>	<i>YTD</i>	<i>ESTIMATE</i>	<i>BUDGET</i>
Central City Commercial Revitalization					
Sources of Funds					
Carryover	947,463	807,962	777,994	777,994	354,916
Tax Increment	1,085,563	1,085,000	440,042	880,084	880,000
Pass-Through Payments	(150,633)	(151,900)	(61,078)	(122,156)	(161,920)
County Administration Fee	(19,838)	(16,275)	0	(16,194)	(16,192)
Supplemental Educational Revenue Augmentation Fund	(265,938)	(54,699)	0	(54,752)	(88,000)
Housing Set-Aside	(217,113)	(217,000)	(88,008)	(176,017)	(176,000)
Loan Proceeds	0	0	0	0	0
City Proceeds	0	0	0	0	0
Interest	1,355	1,453	483	644	396
Other	0	0	0	0	0
Total Sources of Funds	1,380,859	1,454,541	1,069,433	1,289,605	793,200
Uses of Funds					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	24,925	30,000	20,439	26,645	30,000
Fresno Revitalization Corporation (FRC)	0	0	0	0	0
Plan Implementation	3,025	4,500	4,290	5,046	110,475
Real Property Acquisition and Disposition/Blight Removal	11,351	1,200,000	720,323	769,741	81,200
Storefront Improvement Program	16,341	130,000	16,575	23,825	7,500
Street and Infrastructure Improvements	482,030	80,000	39,507	93,907	561,450
Streetscape	17,193	10,000	11,644	15,525	2,500
Belmont Corridor Plan Study	48,000	0	0	0	0
Contingency	0	41	0	0	75
Total Uses of Funds	602,865	1,454,541	812,778	934,689	793,200
Balance of Fund	777,994	0	256,656	354,916	0

Redevelopment Agency of the City of Fresno

FREEWAY 99 / GOLDEN STATE BOULEVARD CORRIDOR

Industrial/Commercial Development - During FY 11/12, the Agency will continue to pursue strategic targets of opportunity for infrastructure improvements or other forms of assistance to stimulate business and industrial growth in appropriate areas.

Brawley/Shaw Industrial Expansion -The FY 11/12 Budget provides for reimbursement of public infrastructure pursuant to an approved Developer Reimbursement Agreement with Don Pickett and Associates (DPA) for a 40 acre 70 parcel industrial business park on the east side of Brawley between Gettysburg and Ashlan. The Agency's reimbursement of up to \$17 million represents about one-half of the total infrastructure cost the balance of which is borne by the developer. The park will address market demand for small to medium light industrial, wholesale and heavy commercial uses. At build out the estimated valuation and job generation will be \$45 million and 400 jobs, respectively

Clinton/Weber - The FY11/12 Budget provides for post construction reimbursement for public infrastructure improvements pursuant to a Developer Reimbursement Agreement approved May 5, 2011 with Noyan/Frazier Properties (FNP) to alleviate existing congestion and address circulation needs triggered by a mixed-use in-fill development. The 7.3 acre in-fill development site at the southwest corner of Clinton and Weber is part of a DDA that calls for about 105,000 sq ft with estimated value at \$18million and job generation of 105. The infrastructure work includes relocation of the Clinton Weber signal, an additional left turn lane from Clinton to Weber and a right turn lane into the mixed use site.

Real Property Acquisition and Disposition/Blight Removal - The FY 11/12 Budget provides funds for potential property acquisition to remove blight, facilitate new investment and enhance neighborhoods and commercial corridors such as Divisadero, Belmont, Clinton and Shields.

Weber/Hughes/Shields Triangle - 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. In this multi-year effort the FY 11/12 FY Budget provides funding for potential site acquisition and removal of blight near the intersection of Hughes and Weber Avenues.

Street and Infrastructure Improvements - The FY 11/12 Budget provides for street and infrastructure improvements generally described below.

Brawley Avenue Industrial Corridor - Street and infrastructure is planned to improve Brawley Avenue to full capacity generally from the Gettysburg alignment southward to the Weber/Marty intersection potentially including signalization. The portion south of Shaw to Gettysburg is largely improved thus when completed the entire stretch of Brawley from Shaw to Weber/ Marty will be improved to support and attract new industrial and commercial use and associated traffic.

Clinton/Vassar Improvements - The commercial corridor along Clinton 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 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 corridor from Vassar to Marks Avenues. Improvements would enhance more than 40 acres of existing and future commercial development. The FY11/12 Budget provides funding toward signalization and associated street improvements in this multi-year project. During last fiscal year, the design plans were completed.

Weber/Hughes/Shields Triangle - 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. In this multi-year effort, the FY 11/12 Budget provides for potential streetscape improvements along the Weber Avenue Corridor generally between Hughes and Shields Avenues to enhance appearance, provide a buffer and help stabilize the residential neighborhood. The Weber Corridor and Weber/Shields intersection will also be evaluated for possible safety and circulation improvements.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	FY 10 ACTUAL	FY 11 APPROVED	FY 11 YTD	FY 11 ESTIMATE	FY 12 BUDGET
Freeway 99/Golden State Boulevard Corridor					
Sources of Funds					
Carryover	2,638,187	2,952,338	2,956,672	2,956,672	3,708,539
Tax Increment	2,445,426	2,445,000	1,085,856	2,171,712	2,041,000
Pass-Through Payments	(345,570)	(342,300)	(153,905)	(307,810)	(285,740)
County Administration Fee	(45,015)	(36,675)	0	(39,960)	(37,554)
Supplemental Educational Revenue Augmentation Fund	(726,899)	(149,511)	0	(149,656)	(204,100)
Housing Set-Aside	(489,085)	(489,000)	(217,171)	(434,342)	(408,200)
Transfer to Housing - Sierra Gateway	0	0	0	0	(300,000)
Transfer to Housing - Clinton/Shields & Weber/Hughes	0	0	0	0	(600,000)
Loan Proceeds	0	0	0	0	0
Sale of Land	0	0	0	0	0
Interest	4,393	4,380	1,574	2,098	1,957
Other	0	0	0	0	0
Total Sources of Funds	3,481,437	4,384,232	3,673,025	4,198,714	3,915,902
Uses of Funds					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	43,750	50,000	37,203	49,390	50,000
Fresno Revitalization Corporation (FRC)	0	0	0	0	0
Industrial/Commercial Development	7,500	510,000	37,500	70,000	1,933,000
Plan Implementation	5,875	9,000	12,045	13,232	9,000
Real Property Acquisition and Disposition/Blight Removal	34,747	715,000	33,262	50,374	490,500
Storefront Improvement Program	3,000	60,000	4,358	10,358	8,000
Street and Infrastructure Improvements	235,367	1,055,000	219,497	285,497	1,420,000
Golden State Blvd Improvements	194,526	1,985,000	7,574	11,324	5,000
Contingency	0	232	0	0	402
Total Uses of Funds	524,765	4,384,232	351,438	490,175	3,915,902
Balance of Fund	2,956,672	0	3,321,587	3,708,539	0

Redevelopment Agency of the City of Fresno

FRESNO AIR TERMINAL (FATRA)

Environmental Cleanup Project - Ongoing environmental clean-up continues in the Fresno Air Terminal Redevelopment Project Area. Based on an agreement between the City of Fresno and the Agency, the Airport Department is responsible for the administration of the environmental program. Reimbursements for eligible environmental cleanup expenses or debt service payments are provided by the Agency from available funds.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 10 ACTUAL</i>	<i>FY 11 APPROVED</i>	<i>FY 11 YTD</i>	<i>FY 11 ESTIMATE</i>	<i>FY 12 BUDGET</i>
Fresno Air Terminal (FATRA)					
Sources of Funds					
Carryover	194,314	6,105	1,837	1,837	595
Tax Increment	235,726	235,000	147,298	294,598	250,000
Pass-Through Payments	(82,915)	(78,067)	(46,301)	(92,602)	(83,050)
County Administration Fee	(4,317)	(3,525)	0	(5,421)	(4,600)
Supplemental Educational Revenue Augmentation Fund	(52,550)	(10,809)	0	(10,819)	(25,000)
Housing Set-Aside	(47,145)	(47,000)	(29,460)	(58,920)	(50,000)
Loan Proceeds	0	0	0	0	0
Interest	156	102	48	64	44
Other					
Total Sources of Funds	243,269	101,805	73,422	128,738	87,989
Uses of Funds					
Debt Service/Environmental Cleanup Project	228,207	86,500	0	115,000	76,450
Administration (Planning, Legal, O & M, Etc.)	13,225	10,000	7,968	9,918	10,000
Fresno Revitalization Corporation (FRC)	0	0	0	0	0
Industrial/Commercial Development	0	5,000	2,419	3,225	1,500
Real Property Acquisition and Disposition/Blight Removal	0	0	0	0	0
Environmental Cleanup Project	0	0	0	0	0
Environmental Program - Staff	0	0	0	0	0
Contingency	0	305	0	0	39
Total Uses of Funds	241,432	101,805	10,387	128,143	87,989
Balance of Fund	1,837	0	63,036	595	0

Redevelopment Agency of the City of Fresno

ROEDING BUSINESS PARK

Industrial/Business Park Development - Parcelization - In FY 11/12, the Agency will continue a project, initiated last year, to reconfigure seventeen existing parcels generally bounded by Nielsen Avenue and the Freeway 180 corridor east of Marks Avenue, including one owned by the Agency, in order to create new parcels that meet modern industrial standards and increase the likelihood of their eventual sale and development. The project includes working with affected property owners and seeking their concurrence with final plans, implementing the final parcel line adjustments and legal descriptions and securing agreements to market the resulting parcels for future industrial use. The Roeding Industrial Area is characterized by a number of vacant or underdeveloped parcels that are challenged by poor configuration or lack street access that are not useable or marketable in their current configuration. This is particularly true in the area immediately surrounding the existing and proposed frontage road that to some degree produced remnant parcels with the construction of Freeway 180

Infrastructure Improvements - The FY 11/12 Budget provides for street and infrastructure improvements as described below.

Flood Control Improvements - The Agency is working with 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. The design of the needed improvements was completed during FY 10/11 and a joint funding proposal has been negotiated with the FMFCD. Construction is expected to be completed within FY 11/12.

G Street/Belmont - Traffic flow from West Fresno, Chinatown and the Central Business District to the Belmont/Roeding Park area has been hampered by a lack of north/south access needing to traverse RR rights-of-way and canals. A long planned connector, dating to an official plan line from the late 1960's has been identified but not completed. If completed, it would connect G Street near its current end at Divisadero/Nielsen, across the canal and Thorne Avenue, and link to Belmont Avenue near the Belmont circle by Roeding Park.

The agency proposes to complete the traffic, environmental and engineering studies required to execute the approximately 1/2 mile long connector project during the new fiscal year. As part of a multi-year project, subsequent budgets would fund needed right-of-way acquisition and actual construction of all required road and other public improvements.

Real Property Acquisition and Disposition/Blight Removal - Frontage Road Construction -

The Agency has budgeted funds for potential acquisition of remnant parcels as they develop in the right-of-way process for future sale and development by industrial users. The long planned frontage road between Hughes and Marks Avenues is critical to internal access and optimum use of the area between Freeway 180, Nielsen, Marks and West Avenues. The new frontage road will connect at Hughes with the completed Dan Ronquillo Drive that extends from Hughes to West Avenues. Together, the two segments form the east-west internal artery of the Roeding Business Park core area. For the majority of this 100 acre area, from Marks to Hughes, this frontage road is necessary to advance industrial development. Measure C funding provides for the roadway

The start of this critical frontage road will require a number of acquisitions of right-of way through this area. Based upon previous experience with right-of-way acquisitions completed by Caltrans during the early development of the Freeway 180, the creation of remnant parcels may become a significant impediment to future industrial development.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 10</i>	<i>FY 11</i>	<i>FY 11</i>	<i>FY 11</i>	<i>FY 12</i>
	<i>ACTUAL</i>	<i>APPROVED</i>	<i>YTD</i>	<i>ESTIMATE</i>	<i>BUDGET</i>
Roeding Business Park					
Sources of Funds					
Carryover	(218,705)	375,056	367,477	367,477	575,206
Tax Increment	895,297	895,000	381,841	763,682	710,000
Pass-Through Payments	(169,300)	(169,250)	(65,070)	(130,208)	(121,055)
County Administration Fee	(16,386)	(13,425)	0	(14,052)	(13,064)
Supplemental Educational Revenue Augmentation Fund	(278,216)	(57,224)	0	(57,280)	(71,000)
Housing Set-Aside	(179,059)	(179,000)	(76,368)	(152,736)	(142,000)
Reimbursement from City of Fresno	504,055	0	0	0	0
UGM Fee Refunds	1,187,027	0	0	0	0
EDI Grant	0	0	0	0	0
Interest	117	851	291	388	469
Other	0	0	0	0	0
Total Sources of Funds	1,724,830	852,008	608,171	777,271	938,556
Uses of Funds					
Debt Service - California Infrastructure Bank	116,990	116,958	116,958	116,958	116,927
- City of Fresno	1,187,027	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	35,809	50,000	35,672	45,672	50,000
Fresno Revitalization Corporation (FRC)	0	0	0	0	0
Industrial/Business Park Development	2,500	20,000	4,875	6,500	57,500
Infrastructure and Improvements	3,000	385,000	9,406	11,906	485,000
Plan Implementation / Amendments	4,000	12,500	3,750	5,175	13,500
Real Property Acquisition and Disposition/Blight Removal	8,027	267,500	11,829	15,854	215,000
Storefront Improvement Program	0	0	0	0	500
Contingency	0	50	0	0	129
Total Uses of Funds	1,357,353	852,008	182,490	202,065	938,556
Balance of Fund	367,477	0	425,681	575,206	0

Redevelopment Agency of the City of Fresno

SOUTH FRESNO INDUSTRIAL REVITALIZATION

Plan Implementation/Merger and Plan Amendment - The FY 11/12 Budget provides funds for plan amendments to update time limits within 3 project areas including Central City Commercial, Southeast Fresno, and South Fresno Industrial Redevelopment Project Areas. The process will include planning and CEQA related activities, as well as engaging each project area's respective communities through a series of community meetings.

Industrial/Business Park Development - The FY 11/12 Budget provides for street and infrastructure improvements as described below.

South Fresno Industrial -The FY 11/12 Budget sets aside funds for the approved \$6 million multi-year public infrastructure improvement plan for an approximate 380 acre industrial target area that includes portions of Southeast, South Fresno and South Van Ness project Areas. The area, one of Fresno's first industrial developments, is blighted with underutilized buildings and parcels and suffers from inadequate and aging infrastructure. The absence of expansion opportunities and adequate infrastructure threatens business retention in an area that is home to some of Fresno's oldest and largest industrial employers.

The improvement plan targets strategic infrastructure to reverse blighting conditions and improve the economic health of the area. The Agency has applied for a \$2.5 million Economic Development Administration (EDA) grant to assist funding the multi-year infrastructure plan. The EDA grant, centering on job creation, requires an equal local match of funds.

Industrial/ Food Processing Cluster - The Agency and City have joined in a study of the Advanced Food Processing Industry Cluster with the goal of inducing new expansion of this targeted industry into our existing and future industrial areas. The study consultant has identified preliminary in-fill industrial sites in the area south of Jensen Avenue and is analyzing ways to competitively address service delivery in areas such as water and energy. The Budget sets aside funds for potential infrastructure related to the attraction of food processors to identified infill sites.

Real Property Acquisition and Disposition/Blight Removal - The Agency has worked to strategically remove blight, improve infrastructure and identify sites for new and expanding industrial development.

Butler and East - To facilitate commercial and industrial development/expansion, funds are budgeted for abatement, demolition and predevelopment activity for the agency-owned 11 acre site at the southwest corner of Butler and East Avenues.

Street and Infrastructure Improvements - The FY 11/12 Budget provides funding for various street and infrastructure improvements as follows.

Cherry Avenue - Dorothy to North - The FY 11/12 Budget provides for potential funding assistance for off-site improvements in the area around the Cherry Avenue Industrial Corridor from Dorothy to North Avenues to induce development of 17 vacant acres on three separately owned infill parcels. Funding is expected to be based upon a post construction reimbursement agreement for specified offsite improvements to be negotiated on a project by project basis. Off-site improvements may include curbs, gutters, sidewalks, flood control, water, sewer, street overlay, etc.

East Avenue - Jensen to North Reconstruction - East Avenue from Jensen to North Avenues is a major industrial corridor, however street improvements and utilities are needed to modernize and complete this important arterial to attract infill development and maximize opportunities presented from by-passed parcels. Improvements to several of this corridor are provided for in the FY 11/12 Budget.

East Avenue from Dorothy to Annadale - Funds have been budgeted for infrastructure generally consisting of street pavement, curb and gutter, streetlights, and completion of drainage system along 1,600 feet of East Avenue between Dorothy and Annadale Avenues. The project is pursuant to the MOU with Utility Trailers Sales of Central California for infrastructure improvements in the public right-of-way and facilitates the expansion of Utility Trailer's operations. Utility Trailers has met its obligations to complete construction of their portion of offsite improvements and expand by 42,000 square feet.

East and Annadale Northwest Corner - This section of East Avenue also includes an undeveloped ten acre property at the northwest corner of East and Annadale. The Agency is working with the property owner for an MOU in which the Agency will construct offsite improvements to East Avenue and the owner will contribute right-of-way, construct an equal value of offsite improvements on Annadale and process entitlements for development.

East Avenue from Annadale to North - A section of East Avenue also includes an undeveloped six acre parcel that has been purchased by a local branch of a national company (Cintas) for expansion. The Agency is working with the new property owner for an MOU to assist with offsite improvements leading to development of a 50,000 square foot facility

East and North Southwest Corner - The section of East Avenue at the southwest corner of East and North Avenues has a vacant 40 acre parcel that is slated for 26 acres of development for two identified end users that will

help solidify the area as a hub for logistics and distribution. The combined 26 acres is expected to generate in excess of 425,000 square feet of development and 150 new jobs. An MOU with the property owner is expected to include offsite improvements such as curbs, gutters, sidewalks, storm drains, undergrounding utilities and street paving.

Jensen and Cherry - Southeast Corner - A construction service and support firm previously expanded their testing facility at the southeast corner of Jensen and Cherry Avenues. The location serves as their west coast regional testing and administrative headquarters. An additional expansion of 24,000 sq. ft. is underway for a new office, lab and service center facility with total value estimated at about \$4 million. To induce and assist in the expansion, the Agency has budgeted funds for a portion of the required off-site improvements that may include curb, gutter, sidewalks, and street improvements.

Jensen and Cherry Southwest Corner - A Canadian food manufacturer has purchased a long-vacant industrial facility located at the southwest corner of Jensen and Cherry Avenues. The company plans to consolidate its overseas manufacturing operations and bring the entire operation to this Fresno site. Major upgrades to the water and sewer connections are necessary for the company to utilize the property. The Agency proposes to enter into a post construction reimbursement agreement for up to \$50,000 in off-site improvements as an inducement to locate in Fresno. This long vacant foreclosed property will be re-occupied by a targeted industry expected to immediately bring in over 100 new jobs. The company's use and processing of local agricultural products helps our region capture a greater portion of the value-added economic benefit from our agricultural industry

Orange/Railroad Infrastructure Improvements - The FY 11/12 Budget provides funding for design and plans for a potential multi-phase infrastructure improvement project in the industrial area around Orange and Railroad Avenues to mitigate specific impediments to industrial property reuse and rehabilitation. The area stretching approximately one mile east and west of the Orange/Railroad intersection is beset with a range of infrastructure deficiencies that impede business expansion or new development on a substantial amount of infill acreage.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 10</i>	<i>FY 11</i>	<i>FY 11</i>	<i>FY 11</i>	<i>FY 12</i>
	<i>ACTUAL</i>	<i>APPROVED</i>	<i>YTD</i>	<i>ESTIMATE</i>	<i>BUDGET</i>
South Fresno Industrial Revitalization					
Sources of Funds					
Carryover	1,483,929	1,802,016	1,824,080	1,824,080	779,257
Tax Increment	1,770,280	1,770,000	930,254	1,860,508	1,860,500
Pass-Through Payments	(354,056)	(354,000)	(188,814)	(377,628)	(377,682)
County Administration Fee	(33,316)	(26,550)	0	(26,047)	(26,047)
Supplemental Educational Revenue Augmentation Fund	(425,070)	(87,430)	0	(87,514)	(186,050)
Housing Set-Aside	(354,056)	(354,000)	(186,051)	(372,102)	(372,100)
Sale of Land	0	0	0	0	0
Interest	2,598	2,750	1,058	1,411	839
Other	0	0	0	0	0
Total Sources of Funds	2,090,309	2,752,787	2,380,527	2,822,708	1,678,717
Uses of Funds					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	38,750	40,000	30,831	40,643	45,000
Fresno Revitalization Corporation (FRC)	0	0	0	0	0
Industrial/Business Park Development	10,978	625,000	39,090	72,090	485,000
Plan Implementation	6,772	10,500	33,347	57,097	118,000
Real Property Acquisition and Disposition/Blight Removal	9,500	30,000	22,175	1,239,108	330,000
Street and Infrastructure Improvements	200,229	2,047,000	86,610	634,513	700,000
Contingency	0	287	0	0	717
Total Uses of Funds	266,229	2,752,787	212,053	2,043,451	1,678,717
Balance of Fund	1,824,080	0	2,168,474	779,257	0

Redevelopment Agency of the City of Fresno

SOUTHEAST FRESNO COMMERCIAL AND INDUSTRIAL REVITALIZATION

Commercial Corridor Revitalization - The FY 11/12 Budget provides funding for improved street signs, metal poles and banners along Kings Canyon Corridor from First Street to Chestnut Avenue. The Budget also provides for continued implementation of the Kings Canyon Blvd plan in conjunction with merchants and stakeholders.

Industrial Business Development - The FY11/12 Budget sets aside funds for various industrial development and the approved \$6 million multi-year public infrastructure improvement plan for an approximate 380 acre industrial area that includes portions of Southeast, South Fresno and South Van Ness Project Areas. The improvement program will help induce the retention and expansion of several long-time businesses and support efforts to attract new industry. The Agency has applied for an Economic Development Administration grant of \$2.5 million that would advance the project. A 50% local match is required

Plan Implementation/Merger and Plan Amendment - The FY 11/12 Budget provides funds for plan amendments to update time limits within 3 project areas including Central City Commercial, Southeast Fresno, and South Fresno Industrial Redevelopment Project Areas. The process will include planning and CEQA related activities, as well as engaging each project area's respective communities through a series of community meetings.

Real Property Acquisition and Disposition/Blight Removal - The FY 11/12 Budget provides for remaining relocation, remediation and site clearance at 10th and Ventura, 7th and Ventura, and, Kings Canyon and Backer in preparation for development.

Storefront Improvement Program - In FY 11/12, the Agency will continue its focused effort to market the Storefront Improvement Program along the Ventura/Kings Canyon corridor. Funds are provided for conceptual renderings, façade work and related implementation costs.

Street and Infrastructure Improvements - The FY 11/12 Budget provides funding for various street and infrastructure improvements as described below

Orange Avenue - This project consists of installing missing infrastructure (e.g. curbs, gutters, sidewalks) on Orange between Ventura and Butler Avenue, a low and moderate residential neighborhood.

Peach Avenue - This project consists of sidewalk improvements on the east side of Peach Avenue generally south of the California alignment (Railroad Crossing)) to improve pedestrian safety particularly for school children who regularly travel this route.

Should funds become available other priority projects include: infrastructure improvements (e.g. curbs, gutters, sidewalks) for Orange Avenue between Butler and California; streetscape design for Butler between Hazelwood and Orange Avenues; and, intersection improvements at Maple and North Avenues. This intersection serves a large number of industrial employers in the South East Industrial Project Area. Needed infrastructure includes widening the canal bridge, adding a right turn lane and street frontage improvements.

Streetscape - Fresno Fairground Improvements - The FY 11/12 Budget provides funding for further improvements along the Kings Canyon Corridor adjacent to the Fresno Fair Grounds that will help construct an enhanced landscaped entry and vintage facades that add to the Fair's continuing efforts to beautify its lengthy Kings Canyon frontage.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	FY 10 ACTUAL	FY 11 APPROVED	FY 11 YTD	FY 11 ESTIMATE	FY 12 BUDGET
Southeast Fresno Commercial and Industrial Revitalization					
Sources of Funds					
Carryover	1,752,644	1,720,579	1,666,490	1,666,490	271,090
Tax Increment	3,024,108	3,024,000	1,408,875	2,817,690	2,733,000
Pass-Through Payments	(604,840)	(604,800)	(281,775)	(563,550)	(546,600)
County Administration Fee	(55,208)	(45,360)	0	(51,845)	(50,287)
Supplemental Educational Revenue Augmentation Fund	(768,665)	(158,101)	0	(158,254)	(273,300)
Housing Set-Aside	(604,822)	(604,800)	(281,775)	(563,538)	(546,600)
Transfer to Housing - 7th & Ventura / 10th & Ventura	0	0	(1,534,000)	(1,534,000)	0
UGM Fee Refund	0	0	0	0	0
Sale of Property	0	0	0	0	0
Rent Income	0	0	5,400	7,200	0
Interest	2,685	3,332	608	810	794
Other	0	0	0	0	0
Total Sources of Funds	2,745,902	3,334,849	983,823	1,621,003	1,588,097
Uses of Funds					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	43,668	50,000	33,821	44,783	50,000
Fresno Revitalization Corporation (FRC)	0	0	0	0	0
Industrial/Commercial Development	0	0	0	0	650,000
Plan Implementation	4,815	25,000	11,194	12,381	100,725
Real Property Acquisition and Disposition/Blight Removal	476,979	360,000	16,427	23,927	330,000
Storefront Improvement Program	61,525	100,000	36,019	37,894	58,500
Street and Infrastructure Improvements	450,765	165,000	18,684	174,092	132,000
Streetscape	10,846	75,000	4,581	10,081	150,000
Commercial Corridor Revitalization	30,814	1,780,500	303,684	358,955	110,500
Kings Canyon Business Study	0	49,000	29,800	41,800	6,200
Palm View Gardens/Transit Village	0	100,000	0	0	0
Willow Bridge Project	0	630,000	418,220	646,000	0
Contingency	0	349	0	0	172
Total Uses of Funds	1,079,412	3,334,849	872,429	1,349,913	1,588,097
Balance of Fund	1,666,490	0	111,394	271,090	0

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 10</i> <i>ACTUAL</i>	<i>FY 11</i> <i>APPROVED</i>	<i>FY 11</i> <i>YTD</i>	<i>FY 11</i> <i>ESTIMATE</i>	<i>FY 12</i> <i>BUDGET</i>
Litigation Reserve					
Sources of Funds					
Carryover	40,673	23,522	23,491	23,491	18,514
Revenue Transfer	0	0	0	0	0
Interest	50	47	18	23	19
Other	0	0	0	0	0
Total Sources of Funds	40,723	23,569	23,509	23,514	18,533
Uses of Funds					
Administration (Planning, Legal, O & M, Etc.)	0	0	0	0	0
Legal Proceedings & Consultation	17,232	23,569	5,000	5,000	18,533
Plan Implementation	0	0	0	0	0
Contingency	0	0	0	0	0
Total Uses of Funds	17,232	23,569	5,000	5,000	18,533
Balance of Fund	23,491	0	18,509	18,514	0

Redevelopment Agency of the City of Fresno

HOUSING SET-ASIDE FUNDS

Background

Redevelopment Law requires that at least 20% of the annual tax increments from a project area be “set-aside” into a Low and Moderate Income Housing Fund, for the purpose of increasing, improving, and preserving the community’s supply of low and moderate income housing. The Agency’s Merger 1 and Merger 2 areas must set-aside at least 30%, a condition of California Redevelopment Law triggered by amendments that extended plan time limits. Generally, Housing Set-Aside funds must be spent within, or in some instances adjacent to, the project area from which they are generated. The Housing Set Aside Budget includes planning and administrative expenses that are necessary for the production, improvement, or preservation of low- and moderate-income housing.

Plan Implementation - Housing Compliance Plan - The Agency has budgeted funding to establish a plan and system to monitor compliance with affordable housing rules and regulations such as 45 and 55 year affordability covenants.

Real Property Acquisition/Blight Removal - The Agency continues to work with property owners and developers to identify opportunities to increase the number of housing units along with supporting retail, office, entertainment and other mixed uses. The Agency has budgeted funds for potential acquisitions, Owner Participation Agreements (OPAs) and Disposition and Development Agreements (DDAs) to facilitate this goal.

Berkeley Block · Mixed-use residential development continues to be a major priority in FY11/12. In CBD, the Agency has focused on blight removal and site assembly of the western half block of Fulton Mall between Kern and Inyo, 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. The budget provides for necessary asbestos abatement, relocation and demolition as part of a multi-year project.

Boarded Up Home Rehabilitation/Vacant Lot Infill Housing

The Community Housing Partnership Program (CHPP) provided for minor and major rehabilitation of owner occupied housing, and, for the acquisition of vacant lots and boarded up housing in designated target areas. Since July 2000, 1728 homes have received minor and major rehabilitation including 61 in FY 10/11. Twenty six homes have been built on vacant infill lots or improved to occupy from boarded up status.

Currently the Agency has 12 vacant lots purchased through the CHPP. In FY 11/12, the Agency will focus on construction of infill housing on these lots to serve low and moderate income families.

Infill Housing - Downtown - The Agency has budgeted funds to support the development and rehabilitation of mixed-use residential infill in the Downtown Merger 1 area:

Broadway at Calaveras - In FY 10/11, an Owner Participation Agreement was approved for development of a mixed-use development at 1608 Broadway Street at the northeast corner of Broadway and Calaveras. The proposed project will consist of 19 residential units and 1,604 square feet of commercial space. All 19 units will be affordable to moderate income families.

Broadway at San Joaquin - In FY 10/11, the Agency Board approved an Owner Participation Agreement for construction of a mixed-use development at 1636-1660 at the southeast corner of Broadway and San Joaquin. The project will consist of 27 residential units and 1,819 square feet of commercial space. Twelve of the units shall have 55 year affordable covenant for moderate income households.

1263 Broadway Plaza (former Hotel Fresno) - In FY 10/11, the Agency Board approved an Owner Participation Agreement to rehabilitate the former Hotel Fresno into a mixed-use, multi-family project consisting of approximately 120,560 square feet of gross building space that includes seventy two residential units and 19,508 square feet of commercial space. Nineteen of the units shall have 55 year affordable covenants. Construction is scheduled to begin in June 2011 and be completed in June 2012.

Fulton and Calaveras Street (Met Block) - In FY 10/11, an Owner Participation Agreement was approved for a mixed-use, multi-family project on the Met Block between Fulton, Van Ness, Calaveras and Stanislaus Streets consisting of 109,950 square feet of commercial space and 62 residential units, of which 19 shall be affordable.

Fulton at San Joaquin - In FY 10/11, an Owner Participation Agreement was approved by the Agency Board for construction of a mixed-use development consisting of 30 residential units and 1,790 square feet of commercial space at 1612 Fulton Street at the southeast corner of Fulton and San Joaquin. Twelve of the units provide 55 year affordability covenants. Ground breaking is expected fall of 2011 with completion in fall 2012.

Fulton Village - Through an approved Owner Participation Agreement (OPA) for Fulton Village, the FY 11/12 Budget provides assistance for the completion of a mixed-use, multi-family development located at the corner of Amador and Fulton. The project consists of sixty-one (61) residential units and 3,185 square feet of commercial space. Thirteen (13) of the units provide affordability covenants to the Agency. Construction commenced on the project in May 2010 and is scheduled to be complete by January 2012.

L Street Project - In FY 10/11, an Owner Participation Agreement was approved for residential development at L and San Joaquin Streets. The development is comprised of 28 three-bedroom, 2 and a half bath residential units. Nine of the units

will have 55 year affordable covenants. Construction is scheduled to commence in October 2011 and be completed by June 2012.

Mariposa and U Streets - In FY 10/11, an OPA was approved for a mixed use residential development at the southwest corner of Mariposa and U Streets for 39 a portion of which are covenanted for affordability

Potential Downtown Mixed Use Housing - The Agency is continuously working to advance downtown infill housing development at various locations that include the Central Business District, Mariposa and Fulton/Uptown areas. Developments are considered for funding assistance dependent upon current and future Agency funding availability and public and economic benefit as demonstrated by pro-forma feasibility, leverage of public and private investment, impact upon economic value, affordability for extremely low to moderate income levels and other appropriate criteria.

Infill Housing Southwest Fresno - The Agency has budgeted funds to support the development of affordable housing in the Southwest area:

California & Fruit Brownfields Cleanup - In FY 10/11, the Agency began remediating a 1.8-acre Brownfield site at 317 California Avenue and funds are budgeted in FY 11/12 for the remaining work that is scheduled for completion by the end of summer. The Agency is receiving a \$200,000 grant from EPA to assist with the cleanup.

California Triangle - In FY 10/11, land assembly was completed for the creation of a 4.68 acre site along the north side of California Avenue between Kern and Waterman Avenues. Demolition and clearance of the remaining two parcels at 823 Waterman and 731 California are provided for in the FY 11/12 Budget. In addition to housing, this development widens and enhances the appearance of California along its frontage.

California/Walnut Mixed Use (Edison Plaza), Phase II - In March 2011, the Agency Board approved a Disposition and Development Agreement between the Agency and Edison Plaza Partners, LP for a mixed income/multi-family housing project on approximately 6.9 acres south of Lorena Street and west of Walnut Street. The Agreement completes a planned two phase project with the selected developers. Phase I of approximately 10 acres was completed with construction of the West Fresno Regional Center. Phase II, the residential component, envisions a \$27 million, 200 unit multi-family community complex. The complex will also include a 5,000 square foot Community Center, four play yards, an outdoor swimming facility, community garden, half acre green space, landscaping, onsite parking and public road improvements. The units ranging from one bedroom/one bath to four bedrooms/two bath have been designed to blend with the existing community. The Community Center will include a kitchenette, lounge, community services room and restrooms. Within the Community Center complex will be a swimming complex and community garden. The project provides a mix of market rate and affordable

housing in a well designed community setting and completes a significant transformative mixed used development for West Fresno.

Sequoia Village at Annadale/Elm - Following a competitive Request for Proposal (RFP) process, EAH, the selected developer, is working on design, site planning and associated entitlements and project economics for the proposed development of about 230 units on 7.5 acres at Annadale near Elm. Timing of implementation is dependent upon available funding and improved market conditions. The FY 11/12 Budget provides funding towards cost of entitlements

Infill Housing/Rehabilitation - General - The Agency is working to provide infill new and rehabilitated affordable and mixed-income housing in targeted areas such as the Hughes/Weber area and the Fulton/Lowell Neighborhood as well as transit oriented areas near Shaw Avenue and along Ventura and Kings Canyon Boulevard.

129 N. College - The FY11/12 budget provides funds to rehabilitate this historic single family home in cooperation with State Center Community College District. The SCCD program, assisted by a HUD grant, will train students through the opportunity presented by this rehabilitation.

329 N. College - The Agency purchased a 4-plex from Housing Set Aside funds to further efforts to revitalize the Lowell neighborhood. The FY 11/12 Budget provides for abatement and demolition costs.

473 N. Glenn - The blighted boarded up property, purchased through the CHPP program, is funded for site planning and demolition in FY 11/12.

Fulton West – Pursuant to the OPA of March 4, 2010, the FY 11/12 budget provides funding for 17 unit multi-family residential units. All 17 units shall be affordable to lower income households for a period of 55 years. The developer completed acquisition, cleared the site and plans to complete construction by March 2012.

Van Ness and Mildreda Multi-Family Project - The FY 11/12 budget provides assistance through an OPA for 20 mixed income residential units at the northeast corner of Van Ness and Mildreda in the Lowell Neighborhood. All of the units will provide for some level of affordability covenants. The project will offer 3 bedroom 1423 square foot town home units .Construction is scheduled to be complete in June 2012.

Weber/Hughes/Clinton/Shields - Funds are budgeted in a multi-year effort to improve this severely blighted area.

Sierra Gateway Senior Housing - The FY 11/12 Budget provides assistance for the 68 unit Phase II Sierra Gateway project adjacent to the completed 80 unit first phase. The development located on N. Marty at San Jose Avenue serves very low income seniors. Other funding sources include HUD 202 and HOME funds.

Transit Village/Palm View Gardens - The FY 11/12 Budget includes \$100,000 to assist in off-site improvements on Kings Canyon Blvd required as a part of the Palm View Gardens Senior Housing Project. The 113 unit development was awarded \$3 million in Proposition 1C funding and is applying for tax credits.

Ventura and Seventh/ Ventura and Tenth -

Ventura & Seventh - The Agency's Budget provides funding assistance for a-multi-year affordable housing mixed-use development on the block fronting Ventura Avenue from Tenth to Eleventh Streets. In FY 10/11, the Agency completed site clearance making way for approximately 80 units of senior affordable rental housing. Amcal, the developer, will apply for tax credits as part of the funding package. In FY 11/12, Agency staff will work with the developer for the required plan amendment and rezoning.

Ventura and Tenth - Funds are budgeted in FY 11/12 for further site preparation of the property assembled on Ventura between tenth and eleventh streets to facilitate future development of mixed-use affordable housing.

Neighborhood Stabilization Program (NSP) - The Agency is participating in the Neighborhood Stabilization Program (NSP) pursuant to an October 2009 sub-recipient agreement with the City of Fresno. Through the NSP, the Agency has purchased 15 abandoned or foreclosed properties in targeted areas such as; Lowell, Jefferson and South Tower. The properties are being rehabilitated for resale to income qualified homebuyers. The NSP is structured so that the Agency will ultimately be reimbursed for costs, including acquisition, rehabilitation, seller closing costs and down payment assistance, from sale proceeds and NSP funds. The Agency is fronting and carrying the majority of the acquisition and rehabilitation costs for the 15 structures until the properties are sold and/or NSP reimbursements are received in full. To date, ten have been sold and three are expected to close escrow soon. The FY 11/12 Budget reflects \$249,784 in carrying costs that are expected to progressively diminish during the year as the last properties are sold.

Neighborhood Stabilization Program (NSP) - Canyon Crest - The Agency, through the Neighborhood Stabilization Program, purchased the 118 unit foreclosed Canyon Crest Multi-family property at Tulare and First Streets. The acquisition satisfied requirements that at least 25% of the City's NSP allocation be used to serve very low income families. The Agency has stabilized the property and has issued an RFP offering sale of the property. The units are covenanted for very low and low income affordability levels for fifty five years.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	FY 10 ACTUAL	FY 11 BUDGET	FY 11 YTD	FY 11 ESTIMATE	FY 12 BUDGET
Housing Set Aside					
Sources of Funds					
Carryover	9,920,202	4,957,030	5,407,113	5,407,113	10,430,686
Housing Set-Aside	4,412,945	4,409,200	2,054,570	4,109,140	4,821,300
Transfers to Housing from Non-Housing Tax Increment	0	0	5,764,000	5,764,000	900,000
Grant Proceeds	2,850	197,150	17,265	17,265	179,885
Loan Repayments	131,255	170,000	46,564	85,275	85,000
Loan Repayments - Housing Authorities	0	17,000	0	0	0
Proceeds from Sale of Boarded Up/Infill Properties	0	250,000	0	0	250,000
Proceeds from Sale of Land & NSP Homes	326,200	0	0	0	250,000
Rent / Lease Income	12,300	10,800	22,800	30,000	30,000
Interest	12,583	10,011	6,018	7,691	8,473
Other	0	0	0	0	0
Total Sources of Funds	14,818,335	10,021,191	13,318,330	15,420,484	16,955,344
Uses of Funds					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	86,568	75,000	60,189	71,439	75,000
Plan Implementation	0	50,000	0	0	50,000
Real Property Acquisition / Blight Removal / Berkeley Block	416,883	87,000	15,056	22,294	190,000
Boarded Up/Vacant Infill/Community Housing Partnership	1,396,297	1,400,000	250,000	788,362	1,200,000
Hope VI Project / Other California / Walnut	0	5,000	2,453	2,453	5,000
Infill Housing Downtown	2,318,266	3,965,000	485,776	2,608,156	5,395,000
Infill Housing - Southwest Fresno / Elm	2,578,667	2,549,000	745,683	1,196,118	6,140,000
Infill Housing/Rehabilitation General	818,052	1,809,350	964,820	1,113,223	1,940,000
Herndon Townsite	11,322	120,000	125,004	125,004	0
Neighborhood Stabilization Program (NSP)	2,925,723	215,884	273,740	291,344	5,000
Reimbursement from City of Fresno/Sale of NSP Properties	(1,643,506)	(1,255,235)	(1,050,140)	(1,233,595)	0
Parc Grove Commons	502,950	0	0	0	0
Sierra Gateway Phase I	0	300,000	0	0	300,000
Transit Village/Palm View Gardens	0	0	0	0	100,000
Ventura and 7th/Ventura and 10th Mixed-Use	0	700,000	0	5,000	1,555,000
Contingency	0	192	0	0	344
Total Uses of Funds	9,411,222	10,021,191	1,872,581	4,989,798	16,955,344
Balance of Fund	5,407,113	0	11,445,749	10,430,686	0

RESOLUTION No. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO APPROPRIATING THE FY 11/12 BUDGET, TO THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO IN THE AMOUNTS SET FORTH HEREIN FOR APPROVED PROJECTS, ACTIVITIES, AND OTHER SUCH PURPOSES AND EXPENDITURES AS MAY BE BUDGETED BY THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO; AND MAKING FINDINGS REGARDING THE AGENCY'S LOW AND MODERATE INCOME HOUSING FUND

Part I. General Provisions

Section 1 APPROPRIATIONS FOR FY 11/12. In accordance with approved budgets as adopted, there are appropriated for FY 11/12 certain redevelopment projects of the Redevelopment Agency of the City of Fresno the amounts set forth in Exhibit "A" for such other purposes and expenditures as may be budgeted by the Redevelopment Agency of the City of Fresno.

Section 2. CONTRADICTORY PROVISIONS OF PREVIOUS RESOLUTIONS. Any other Resolution or provision thereof, of the Redevelopment Agency of the City of Fresno respecting the appropriation and administration of redevelopment projects contained in the Resolution which is in contradiction with this Resolution is hereby superseded.

Section 3. PLANNING AND ADMINISTRATIVE EXPENDITURES. In accordance with Health and Safety Code Section 33334.3(d), the Redevelopment Agency of the City of Fresno has determined and finds that; (1) planning and administration expenditures funded in FY 11/12 from the Low and Moderate Housing Fund are necessary for the production, improvement, or preservation of low and moderate income housing and; (2) the amount of funding spent for planning and administrative expenditures is not disproportionate to the amount spent on the production of Low and Moderate Income Housing.

Part II. Administration

The Executive Director or designee, shall maintain and administer all changes to this Resolution and shall cause to be filed with the Ex-Officio Clerk a copy of, and subsequent amendments to, this Resolution following adoption of the Redevelopment Agency of the City of Fresno. The Executive Director may establish guidelines for the proper accounting and expenditure of these appropriations.

Part III. Appropriations

That the sums listed in Exhibit "A" are appropriated as separate appropriations for approved redevelopment projects and such other purposes and expenditures as may be

budgeted by the Redevelopment Agency of the City of Fresno.

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, REBECCA E. KLISCH, Clerk Ex-Officio of the Redevelopment Agency of the City of Fresno, certify that the foregoing Resolution was adopted by the Redevelopment Agency of the City of Fresno, California, at a regular meeting thereof, held on the _____ day of _____, 2011.

AYES:
NOES:
ABSENT:
ABSTAIN:

REBECCA E. KLISCH
Clerk Ex-Officio

EXHIBIT A

	DEPARTMENT APPROPRIATION
MERGER ONE PROJECT DEBT SERVICE FUND	781,921
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO DEBT SERVICE	
MERGER ONE PROJECT CAPITAL FUND	3,685,736
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
MERGER TWO DEBT SERVICE FUND	886,015
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO DEBT SERVICE	
MERGER TWO PROJECT CAPITAL FUND	2,225,965
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
AIRPORT AREA REVITALIZATION CAPITAL FUND	1,423,007
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
CENTRAL CITY COMMERCIAL REVITALIZATION CAPITAL FUND	793,200
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
FREEWAY 99/ GOLDEN STATE BOULEVARD CORRIDOR CAPITAL FUND	3,915,902
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
FRESNO AIRPORT TERMINAL PROJECT CAPITAL FUND	87,989
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
ROEDING BUSINESS PARK DEBT SERVICE FUND	116,927
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO DEBT SERVICE	
ROEDING BUSINESS PARK CAPITAL FUND	821,629
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	

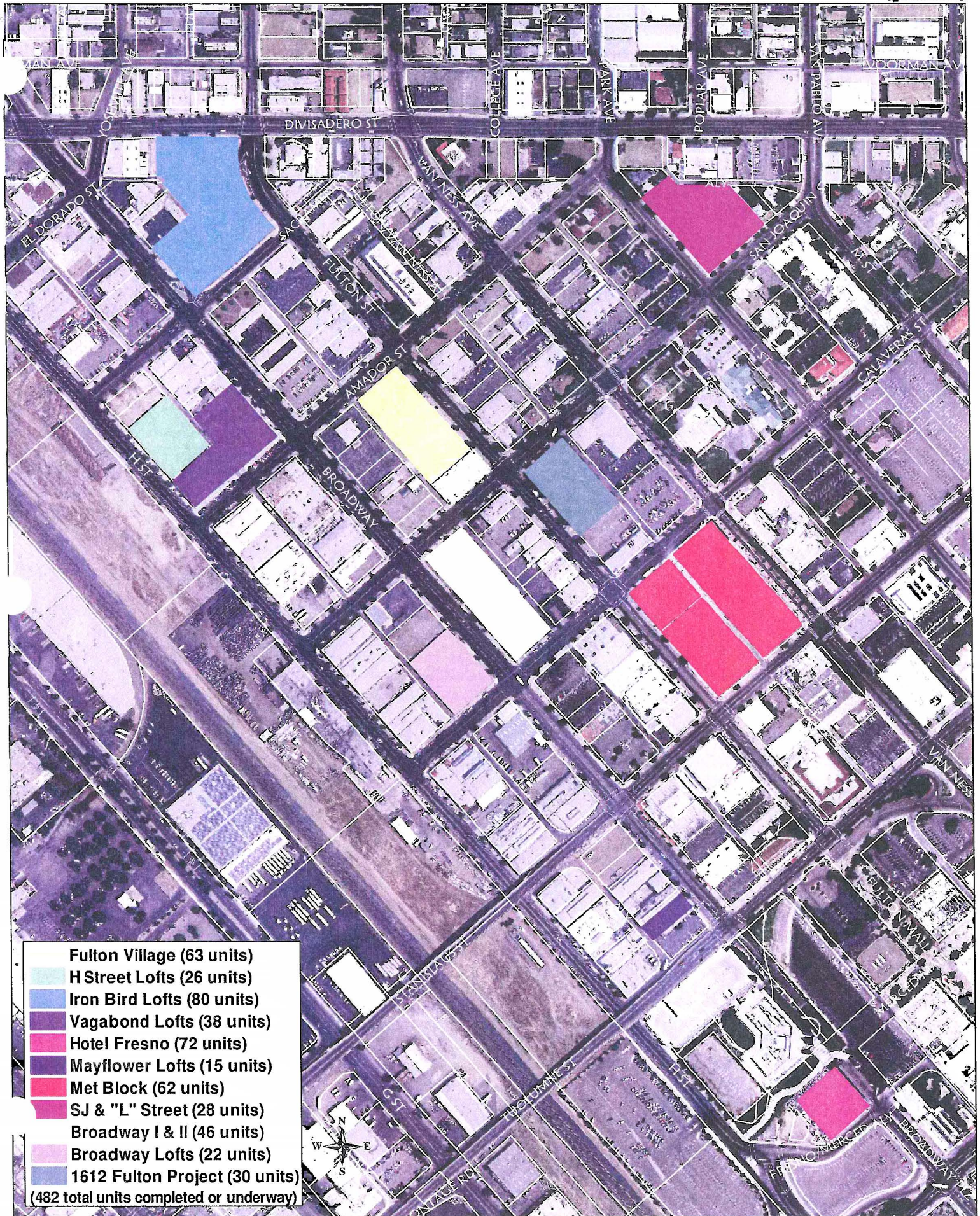
		DEPARTMENT
		APPROPRIATION
SOUTH FRESNO INDUSTRIAL REVITALIZATION CAPITAL FUND		1,678,717
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO		
CAPITAL IMPROVEMENTS		
SOUTHEAST FRESNO COMMERCIAL & INDUSTRIAL REVITALIZATION CAPITAL FUND		1,588,097
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO		
CAPITAL IMPROVEMENTS		
LITIGATION RESERVE CAPITAL FUND		18,533
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO		
CAPITAL IMPROVEMENTS		
HOUSING SET ASIDE FUND		16,955,344
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO		
REDEVELOPMENT AGENCY TOTAL		34,978,982

Redevelopment Agency of the City of Fresno

APPENDIX

Uptown/Cultural Arts Area Projects

Redevelopment Agency
of the City of Fresno





Redevelopment Agency of the City of Fresno
 Fresno Housing Authority
Community Housing Partnership Program

