

**Minutes of the Regular Meeting of the
LEMOORE REDEVELOPMENT AGENCY
October 17, 2006**

ATTENDANCE:

Board Chairman Buford; Board Members, Grego, Martin, Murray, Plourde; Executive Director Briltz; Agency Counsel Bacigalupi; Public Works Director Wlaschin; Finance Director Cota; Police Chief Morrell; Planning Director Smyth; Redevelopment Project Manager Holwell; Administrative Analyst Tyler; Housing Specialist Austin; Secretary Lima.

The meeting convened at 5:34 p.m.

CONSENT CALENDAR:

It was moved by Board Member Plourde, seconded by Board Member Grego, and carried that the Board approve the following Consent Calendar:

- A. Approval – Minutes – October 3, 2006**
- B. Approval – Warrant Register**

Ayes: Plourde, Grego, Martin, Murray, Buford

**PUBLIC HEARING – DISPOSITION AND DEVELOPMENT AGREEMENT – RESOLUTION
2006-03 – ROYER:**

Redevelopment Project Manager Holwell reported that the property was a portion of Lot 14, approximately 2 acres, in the Industrial Park just south of the current location of Valley Cycle & Marine. Mr. Royer want to build an assembly facility on the property. The Agency acquired the property at \$43,000 per acre and would sell it at the Fair Market Value of \$90,000. There would be a 60-day escrow, with a \$9,000 non-refundable deposit, a \$81,000 Note at a 6% interest rate, the property is “as is” condition with no representations or warranties, a five year no speculation/resale clause, and a reversion clause.

Mrs. Holwell noted that staff is currently having a Parcel Map created to subdivide Lot 14 into smaller parcels and escrow would not close until the Parcel Map is approved by the Planning Commission. In conclusion, the sale of the property would place the property back on the tax roll and the Agency would realize an approximately tax increment revenue of \$4,125 annually.

At 5:40 p.m. Mayor Buford opened the Public Hearing to take testimony on the proposed Disposition and Development Agreement.

Brian Castaido, 670 “B” Street. Mr. Castaido asked how the Agency tracks the contract to ensure the buyer does not default on the contract, such as not developing the property within the timeline of the contract.

Mr. Castaido was informed that staff notifies the Agency Board if the buyer is in default and the Board then determines what option they wish to follow from extension of the contract to reversion of the property. Mr. Castaido asked if a member of the public could bring it to the attention of the Agency. He was assured that a member of the public could bring it to the Agency's attention.

At 5:45 p.m. the Public Hearing closed

It was moved by Board Member Murray, seconded by Board Member Plourde, and carried that the Board approve Resolution 2006-03 and authorize the Redevelopment Executive Director to execute the Disposition and Development Agreement as presented.

Ayes: Murray, Plourde, Martin, Grego, Buford

DISCUSSION; INFILL HOUSE ON LODGE WAY:

Housing Specialist Austin report that Lodge Way is a dead-end street in the Avalon Subdivision that was originally required to access property for future development. The City purchased the property to the south and it is now a ponding basin, and access is no longer needed. Staff proposes to vacate Lodge Way and convert it to an infill lot. Low-Moderate Housing Funds would be used to construct an affordable house and sell it to an income qualified buyer. Staff has been working with the Lafferty Homes, the subdivision developer, to build a home similar to the existing neighborhood.

Dexter Williams, 1595 Castle Way. Mr. Williams would like to see a nice home that fits into the neighborhood. He is the original owner of his home and has the house plans if the Agency is interested. Mr. Williams asked for a definition of low-moderate income and was told \$50,000-\$60,000/annually for a family of four. Mr. Williams indicated that since there is no park in the immediate area the neighborhood youth use the stub street fo play basketball.

Sally O'Keefe, 1648 Castle Way. Ms. O'Keefe asked for clarification that only one house would be built. It was confirmed that only one house could be built.

Rita Polafox 1631 Castle Way. Ms. Polafox bought her home because it was a corner lot and would not like to see an infill unit built. She was concerned that it might change her property value and wants to retain her corner location.

The Board directed staff to further examine the costs of providing this infill house and bring the item back at a future Agency meeting.

ADJOURN: The meeting adjourned at 6:05 p.m.

Approved the 7th day of November, 2006.

Attest:

Thomas E. Buford, Chairman

Nanci C. O. Lima, Secretary