

**Minutes of the Regular Meeting of the
LEMOORE REDEVELOPMENT AGENCY
November 6, 2007**

ATTENDANCE:

Board Chairman Murray; Board Members Grego, Hornsby, Martin; Executive Director Briltz; Agency Counsel Cantú Montoy; Public Works Director Wlaschin; Finance Director Cota; Police Chief Morrell; Redevelopment Project Manager Holwell; Planning Director Smyth; Housing Specialist Austin; Secretary Lima.

ABSENT:

Board Member Rodarmel

JOINT MEETING OF THE LEMOORE CITY COUNCIL AND THE LEMOORE REDEVELOPMENT AGENCY:

The meeting convened at 6:17 p.m.

UPDATE – INCLUSIONARY HOUSING DISCUSSION:

Housing Specialist Austin reviewed a PowerPoint presentation with the Council/Board exploring the definition of an affordable family locally. Ms. Austin presented scenarios, using financial information provided by the Home Builders Association, that addressed the potential financial impact to the development community and; potential market-rate homebuyers as a result of an inclusionary housing requirement. Ms. Austin also attempted to address the question regarding the effect on the ability of for-profit apartment developers to obtain financing as a result of an inclusionary housing requirement. There is no firm information regarding the effect on the ability to secure financing for for-profit apartment developers; but large banks such as Bank of America, U.S. Bank, and Wells Fargo providing financing for apartments that include an inclusionary housing requirement.

Bob Keenan of the Home Builders Association of Kings/Tulare Counties expressed his associations' opposition to inclusionary housing policies. He also questioned the figures used in the analysis.

Tim Palmquist, a developer, expressed his concern regarding more restrictions being placed on the developer.

Council/Board directed staff to bring back an inclusionary housing item at a future meeting for a vote on whether or not to proceed.

CLOSED SESSION PUBLIC COMMENT:

There was no comment:

CLOSED SESSION:

At 6.46 p.m., the Council/Board adjourned to Closed Session regarding Existing Litigation and Property Acquisition. There was no announcement.

ATTENDANCE:

Board Chairman Murray; Board Members, Grego, Hornsby, Martin, Rodarmel; Executive Director Britz; Agency Counsel Cantú Montoy; Public Works Director Wlaschin; Parks and Recreation Director Hernandez; Finance Director Cota; Police Chief Morrell; Redevelopment Project Manager Holwell; Planning Director Smyth; Housing Specialist Austin; Secretary Lima.

ABSENT:

Board Member Rodarmel

The meeting convened at 9:20 p.m.

CONSENT CALENDAR:

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

- A. Approval – Minutes – October 16, 2007
- B. Approval – Warrant Register November 01, 2007
- C. Approval - Quarterly Investment Report

Ayes: Grego, Hornsby, Martin, Murray

Absent: Rodarmel

ADJOURNMENT:

The meeting adjourned at 9:22 p.m.

Full digital audio recording is available.

Approved the 4th day of December, 2007.

Attest:

John F. Murray, Chairman

Nanci C. O. Lima, Secretary