

**Minutes of the Regular Meeting of the  
LEMOORE REDEVELOPMENT AGENCY  
June 19, 2007**

**ATTENDANCE:**

**Chairman Murray; Board Members Grego, Martin, Rodarmel; Executive Director Brittz; Agency Consul Cantú Montoy; Public Works Director Wlaschin; Parks and Recreation Director Hernandez; Finance Director Cota; Police Chief Morrell; Redevelopment Project Manager Holwell; Planning Director Smyth; Administrative Analyst Tyler; Secretary Lima.**

**ABSENT: Board Member Hornsby**

**The meeting convened at 8:41.**

**CONSENT CALENDAR:**

**It was moved by Board Member Martin, seconded by Board Member Rodarmel, and carried that the Board approve the following Consent Calendar:**

- A. Approval – Minutes – June 5, 2007**
- B. Approval – Warrant Register**

**Ayes: Martin, Rodarmel, Grego, Murray**

**Absent: Hornsby**

**PRESENTATION – ANNUAL REPORT – TRANSITIONAL HOME OCCUPANCY/USE:**

**Housing Specialist Austin reported that over the past year there has been an average of 3.5 occupants at the transitional home. Currently 2 of the occupants are transitional foster youths. A minimum of 1 vacancy is maintained for transitional foster youths. The length of occupancy varies from 2-3 months to 6 months to a year.**

**REPORT AND RECOMMENDATION – AFFORDABLE HOUSING PROJECT – MONTGOMERY CROSSING - \$1,200,000 REQUEST FOR FUNDING:**

**Redevelopment Project Manager Holwell reported that the proposed project would be a 57-unit multi-family affordable housing community that targets low and very low income families. The Agency currently has a gap of 72 very-low income units that we are required to meet and by assisting this project the Agency would be able to apply 20 of these units towards that shortage. The estimated cost of the project is \$14,076,491 and the developer is asking for assistance from the Agency in the amount of \$1,200,000.**

**If the project is approved, the developer will be dedicating approximately one acre to the City for the expansion of the park/ponding basin south of the property. An additional 30,000 square feet of the property will be dedicated to the City once Tammy Lane is extended to 19<sup>th</sup> Avenue.**

Staff would like our Financial Consultants, Urban Futures, to review and analyze the developer's pro forma to ensure that estimated project costs seem reasonable and that Agency's assistance will be properly leveraged.

Caleb Roope, President and C.E.O of Pacific West Companies, the developer, gave a short slide presentation highlighting the company's background, completed projects, Lemoore's housing needs, the proposed project, site amenities, property management and maintenance, financing strategies, and community benefits.

It was moved by Board Member Martin, seconded by Board Member Rodarmel, and carried that the Board approve the request for assistance up to \$1,200,000 and authorize Executive Director Britz to issue a Preliminary Commitment Letter, contingent upon Urban Futures analysis of the project. Staff shall work with Urban Futures in analyzing the pro forma and negotiating the details of the final funding commitment that will be brought back for approval.

Ayes: Martin, Rodarmel, Grego, Murray

Absent: Hornsby

**DISCUSSION AND REVIEW – PROPOSED 2007-2008 REDEVELOPMENT AGENCY BUDGET:**  
Executive Director Britz reviewed the proposed budget with the Board Members.

**ADJOURN TO JOINT LEMOORE CITY COUNCIL/REDEVELOPMENT AGENCY MEETING:**

The meeting convened at 9:41 p.m.

**REPORT AND RECOMMENDATION – RESIDENTIAL SOLAR LOAN OPTIONS:**

Redevelopment Project Manager Holwell reported that the average size solar system is 5.0 KW and rebates are available in the amount of \$2,500 per KW. The average cost per KW to install a solar system is \$8,500; leaving customers with an out-of-pocket expense of approximately \$6,000 per KW.

Ms. Holwell reviewed the options of granting the money, no interest loan, and 7% interest bearing loan.

Council/Board directed that the item be brought back before them in a month.

**DISCUSSION – INCLUSIONARY HOUSING POLICIES:**

Planning Director Smyth reminded Council that the discussion on inclusionary housing began last fall. Our General plan consultant, Michael Dyett suggested that we create an Inclusionary Housing Ordinance based on existing policies within the Housing Element.

Staff highlighted some possible options for the Council/Board. The Council/Board directed staff to work with the City Attorney to develop the framework for an Inclusionary Housing Ordinance to be brought back at a later date.

**DEPARTMENT/CITY MANAGER REPORTS:**

**Planning Director Smyth reported that the Draft EIR and General Plan should be available next month with final adoption tentatively scheduled for October 23, 2007.**

**City Manager Britz reminded everyone of the Wednesday, July 4<sup>th</sup> celebration.**

**Public Works Director Wlaschin informed Council of the educational recycling tags being attached to refuse cans and that refuse cans in alleys are being tagged telling the owners to move the cans out of the alley.**

**COUNCIL REPORTS AND REQUESTS FOR INFORMATION:**

**Council Member Rodarmel referred to a Hanford Sentinel article which said it is difficult to do business in Lemoore; the article was on former Lemoore Police Officer Jeff McCabe's new bar in Hanford.**

**ADJOURN: The meeting adjourned at 10:10 p.m.**

**Full digital audio recording is available.**

**Approved the 3<sup>rd</sup> day of July, 2007.**

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**John F. Murray, Chairman**

**Attest:**

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**Nanci C. O. Lima, Secretary**