

**Minutes of the Regular Meeting of the
LEMOORE REDEVELOPMENT AGENCY
May 15, 2007**

ATTENDANCE:

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

Board Member Martin was absent.

The meeting convened at 8:23 p.m.

DISCUSSION – CREATION OF COMMUNITY CLEAN-UP PROGRAM:

Redevelopment Project Manager Holwell reported she was looking for direction from the Board regarding the possible creation of a community clean-up program to be included in the Redevelopment Agency Budget. Ms. Holwell reviewed past programs the City has developed and the current coupon program. She reviewed the pros and cons of curbside service, centralized dump areas, neighborhood roll-off programs, adopt-a-block programs, and beautification awards.

The Board discussed the coupon program, possibly conducting the program twice a year, offering assistance to the elderly, disabled, and those without transportation.

Mike Montalbano, 1030 McKenna Street. Mr. Montalbano conducts Saturday night patrols with the VIP, reporting illegal dumpsites to Public Works Director Wlaschin. As soon as those sites are cleaned up people are dumping again. The City needs an on-going program.

Linda Johnson, 265 E. Hanford-Armona Road. Ms. Johnson suggested extending the time period on the coupon to possibly four weeks.

Caroline Daley, 295 W. Burlwood Avenue. Mrs. Daley does not have a pick-up truck, but contacted neighbors and was able to use the coupon.

Mayor Murray asked Mr. Montalbano to work with Ms. Holwell to try and develop a plan that also addresses the illegal dumpsites. Staff will bring back to the Board possible options for the coupon program that addresses the Board's concerns.

CONSENT CALENDAR:

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

A. Approval- Minutes – May 1, 2007

B. Approval – Warrant Register

Ayes: Grego, Rodarmel, Hornsby, Murray

Absent: Martin

REPORT AND RECOMMENDATION – FINANCIAL ASSISTANCE REQUEST IN THE AMOUNT OF \$1,750,000 FOR OLEANDER TERRACE APARTMENT COMPLEX:

Redevelopment Project Manager Holwell reported that Simpson Housing Solutions has approached the City about constructing an affordable multi-family apartment community. The proposed community would include 33 two-bedroom units and 33 three-bedroom units. The total cost estimate for the project is over \$15,000,000 the developer is requesting Redevelopment Agency assistance in the amount of \$1,750,000. This equates to \$26,923 per affordable unit which is a little less than the Agency's assistance in the First-time Homebuyer Program. Of the requested \$1,750,000, in fiscal year 07-08 \$900,000 is requested towards the purchase of the property and in fiscal year 08-09 another \$850,000 as part of their permanent financing in the form of low-interest loans possibly deferred 5-10 years and possibly a portion of the assistance granted. Each unit would have a 55 year affordability covenant to ensure all the units would apply to the low-mod housing unit requirements.

Ms. Holwell introduced Craig Farmer and Kevin Horner of Simpson Housing Solutions. Mr. Farmer and Mr. Horner gave a slide presentation which covered their company, previous projects, the quality of their projects, amenities included in their projects not included in most affordable housing projects, the proposed project layout, and cost and financing.

Edwin Figner, 1703 Homestead Way. Is the money proposed tonight a loan that is paid back in full with interest? What is the difference between a grant/loan or is that being discussed tonight?

Executive Director Britz responded no specific proposal is on the table tonight, it could be of a combination of loans or grants with covenants.

Planning Director Smyth answered concerns regarding the location and design, stating it was the best use of the property and one of the best designs she had seen for an affordable housing community.

It was moved by Board Member Grego, seconded by Board Member Hornsby, and carried that the Board direct staff to negotiate an agreement per the request of the applicant. The agreement to be brought back to the Board at a later date for approval accompanied by a site plan for more information.

Ayes: Grego, Hornsby, Rodarmel

Noes: Murray

Absent: Martin

REPORT AND RECOMMENDATION – AUTHORIZATION TO IMPROVE ACOUSTICS FOR THE TRAIN DEPOT FREIGHT ROOM:

Redevelopment Project Manager Holwell reported that the acoustics in the Freight Room at the Depot are a problem. Since all the surfaces in the room are hard there is a tremendous amount of reverberation during meeting; making the room undesirable for meeting use. The best solution to the problem, and trying

to keep the room as close to historical as possible, is installing acoustic panels on the ceiling. Ms. Holwell passed around a sample. For best results the panels would be installed with a two inch gap between the ceiling and the panels.

Lynda Lahodny, CEO of the Chamber of Commerce, echoed Ms. Holwell’s description of the acoustical problem.

It was moved by Board Member Grego to approve the expenditure, there was no second thus the motion failed.

REPORT AND RECOMMENDATION – GRANT REQUEST FOR LEPRINO MURAL EXCEPTION TO FAÇADE LOAN/GRANT PROGRAM - \$19,875:

Redevelopment Project Manager Holwell reported that Leprino was requesting an one-time exception to the Façade Loan/Grant Program for a mural in the amount of \$19,875, Leprino would contribute \$5,000. The Loan/Grant program is set up to assist businesses located in areas zoned commercial, Leprino’s building is zoned light industrial. A rendering of the mural was passed out.

It was moved by Board Member Rodarmel, seconded by Board Member Hornsby, and carried that the Board approve a one-time exception to the Façade Improvement Forgivable Loan/Grant Program to partially fund a mural to be painted on the east wall of the Leprino East Plant.

Ayes: Rodarmel, Hornsby, Grego, Murray

Absent: Martin

CLOSED SESSION PUBLIC COMMENT:

There was no comment.

CLOSED SESSION:

At 10:20 p.m., the Board adjourned to Closed Session regarding Existing Litigation. There was no announcement.

ADJOURN: The meeting adjourned at 10:40 p.m.

Full digital audio recording is available.

Approved the 5th day of June, 2007.

John F. Murray, Chairman

Attest:

Nanci C. O. Lima, Secretary