

**LODI CITY COUNCIL
SPECIAL JOINT CITY COUNCIL MEETING
WITH THE REDEVELOPMENT AGENCY
AND THE LODI PLANNING COMMISSION
BOYS AND GIRLS CLUB, 275 E. POPLAR STREET
THURSDAY, JULY 19, 2007**

A. CALL TO ORDER / ROLL CALL

The Special Joint City Council meeting with the Redevelopment Agency and the Lodi Planning Commission of July 19, 2007, was called to order by Mayor Johnson at 6:08 p.m.

Present: Council Members – Hansen, Katzakian, Mounce, and Mayor Johnson

Absent: Council Members – Hitchcock

Present: Redevelopment Agency Members – Hansen, Katzakian, Mounce, and
Chairperson Johnson

Absent: Redevelopment Agency Members – Hitchcock

Present: Planning Commissioners – Hennecke, Kirsten, Kiser, Kuehne, Moran, and
Chairperson Mattheis

Absent: Planning Commissioners – Cummins and White

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

B. TOPIC(S)

- B-1 “Consider Presentation on Tax Increment and Redevelopment with Possible Action by the City Council/Redevelopment Agency to Direct the City Manager/Executive Director to Enter into Professional Service Agreements for the Purpose of Conducting Various Tasks over Time Related to Establishing a Redevelopment Project Area”

Mayor Johnson called the meeting to order and briefly introduced the subject matter.

City Manager King provided a brief overview of the subject matter of redevelopment. Specific topics of the PowerPoint presentation included redevelopment introduction, objectives for consideration, how tax increment works and is divided, redevelopment project area and related processes, and debt.

James Marshall, City Manager of the city of Merced, provided a brief PowerPoint presentation regarding redevelopment examples from Merced. Specific topics of discussion included a redevelopment overview, how redevelopment can be used, techniques, funding, tax increment, and the processes associated with redevelopment, including plan adoption.

Kurt Hahn, former City Manager of Healdsburg, provided a brief presentation regarding his experience with redevelopment in the city of Healdsburg. Specific topics of discussion included, but were not limited to, successes in Healdsburg, three hotels, two major industrial buildings, job generation, wine tourism connection, assistance for existing small businesses, sidewalk improvements, landscape additions, building façade uplifts, business involvement throughout the city, Council concerns regarding older buildings, neighborhood revitalization efforts, senior housing projects, rental projects, business services, employment related opportunities, non-use of eminent domain, business attraction, and the overall effect of redevelopment in Healdsburg.

Several members of the audience asked questions. The questions pertained to interest rate charges for borrowed money, affect of redevelopment on school districts, size of redevelopment area, survey process to evaluate redevelopment area of project, Cherokee Lane concerns and application of proposed redevelopment project area, previously proposed redevelopment project area, previous efforts and eminent domain possibilities, committee and community involvement, citizen representation in the process, process regarding development of the project area and designation of the same, request to exclude certain

locations such as the Grape Bowl and nearby parks, request to assist Cherokee Lane and provide assistance regarding the same, accountability concerns, levels of government, collection efforts for tax increment, and other redevelopment success levels in other cities.

City Manager King provided an overview of the process associated with determining the project area and explained local and state legislation efforts regarding eminent domain.

City Attorney Schwabauer provided an overview of the legal theory regarding eminent domain. Specific topics of discussion included, but were not limited to, constitutional application, police power outside of the Constitution, existing state law regarding intention declaration, the inability to change eminent domain options after intention declaration, and the referendum process.

Endorsements of the matter were received verbally at the meeting by representatives and in writing by the following agencies: Lodi Unified School District, Lodi Conference and Visitors Bureau, Chamber of Commerce, and Hispanic Chamber of Commerce.

Final comments of general support were provided by the City Council and Planning Commission.

MOTION / VOTE:

The Redevelopment Agency, on motion of Chairperson Johnson, Hansen second, adopted Resolution No. RDA2007-02 authorizing the City Manager/Executive Director to execute the following professional service agreements for the purpose of conducting various tasks related to forming a Redevelopment Project Area.

- Fraser & Associates – tasks related to financial analysis and feasibility (not to exceed \$40,500);
- Stradling Yocca Carlson & Rauth – special legal counsel (not to exceed \$37,750); and
- GRC Consultants – Environmental Impact Report, preparation of reports and documents, and conditions analysis (not to exceed \$177,000).

The motion carried by the following vote:

Ayes: Members – Hansen, Katzakian, Mounce, Johnson

Noes: Members – None

Absent: Members – Hitchcock

C. ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 8:17 p.m.

ATTEST:

Randi Johl
City Clerk