

LODI IMPROVEMENT COMMITTEE REGULAR MEETING MINUTES

March 10, 2015

6:00 P.M.
ROLL CALL

BOARD		STAFF
<u>PRESENT</u>	<u>ABSENT</u>	
Sunil Yadav (Chair)		Joseph Wood, CDD
Curt Juran (Vice-Chair)		
Fran Forkas		
Maria Rosado		

MINUTES

The Minutes for the January 13, 2015 Regular Meeting were available for approval. Motion made by Curt Juran, seconded by Fran Forkas to approve the Minutes from the January 13, 2015 Regular meeting.

VOTE:

The above motion carried by the following vote:

Ayes, Chair Mr. Yadav, Vice-Chair Mr. Juran, Mr. Forkas, Ms. Rosado

Noes: None

ANNOUNCEMENTS/PRESENTATIONS

1. Neighborhood Services Manager Joseph Wood informed that there will be a Shirtsleeve presentation on Tuesday, March 17th regarding the Homeless issues.
2. Mr. Wood reported that the Lodi Junior Giants Program has opened registration for both players and coaches/volunteers. Mr Juran asked for copies of the flyer so that he could distribute them to some of the high school youth in the Storm Drain Detectives Program that would be interested in volunteering for the program as part of their community service requirements.

AGENDA ITEMS

A. 2015/15 CDBG Program

Mr. Wood provided a PowerPoint presentation on the 2015/16 CDBG program. Mr. Wood highlighted the issue related to the 15% Public Service Cap and the impact that has on being able to fund the amount of public service activities requesting funds. He identified some of the routine applications that were received, as well as some of the new funding requests that will support our gang intervention/prevention activities through the LodiGRIP Program.

Mr. Juran asked for clarification as to what constitutes a Public Service and for next year, what a funding request for community gardens would fall under. Mr. Wood clarified the three different categories of funding outside of program administration: bricks and mortar capital improvements; economic development; and public services. He explained further that community gardens could be either a capital improvement project or a public service activity, depending on what was

being requested. Funds to build or create a garden would be a capital improvement, while funds to pay for on-going expenses such as water or other utility costs would be considered a public service.

Mr. Wood went on to explain that the impact on the Public Service Cap could be lessened by moving Fair Housing into the program administration funding. Beyond that the City could look to create and implement a Neighborhood Revitalization Strategy Area (NRSA) in the Eastside area. Any Public Services carried out in that area would not be subject to the 15% Cap. There are some requirements in order to accomplish that, such as having the Public Services provided by a recognized Community Based Development Organization (CBDO) but it is not very difficult and this would provide the greatest relief from the Public Service Cap. For Lodi, we would look to have California Human Development designated as the CBDO.

Ms. Rosado asked to clarify the benefit that the NRSA would provide as far as public services. Mr. Wood explained that had the NRSA been in place this year, it is likely that all CBO funding requests would have been granted because many of the public services activities are carried out in what would be the designated NRSA.

Mr. Yadav asked if the Program Administration is for the City's cost to run the program? Mr. Wood confirmed and explained that the program admin set-aside does not cover the full cost for the activity. The balance of the salary costs are drawn from other programs or activities, or the General Fund.

Mr. Juran asked about the compensation for the CBDO taking on the responsibility for the NRSA and Mr. Wood clarified that public service activity costs include the staffing and materials costs for carrying out any activity, so yes.

Mr. Juran also noted that there were several funding requests for food programs and that those providers should come together to be more efficient rather than funding each individual organization and is concerned that there is a duplication of services. Mr. Wood has clarified that those individual providers are providing uniquely different activities.

Mr. Wood then explained the evaluation process and the priorities that were expressed to the local agencies.

Mr. Forkas commented on the RCAP/ECAP area where the greatest concentration of poverty was identified and asked if the area in that Census Tract east of the freeway, which is predominantly industrial, had any effect in the determination. Mr. Wood replied that since that area east of the freeway has very little residential, it shows that the concentration of poverty is focused in an area from the freeway to the railroad tracks that is approximately half of the entire Census Tract.

Mr. Wood stated that the evaluation of applications will continue this week and recommendations will likely be forwarded to the City Manager the following week. The first Public Hearing is scheduled for April 1, 2015.

Public Works has yet to determine what projects they want to put forth for funding this year.

Mr. Juran asked whether Council voiced any opinion regarding the NRSA/CBDO arrangement at this morning's Shirtsleeve presentation and Mr. Wood stated that the Council seemed to be in favor of the concept. Ms. Rosado stated that CHD is interested in looking at the role of CBDO in that arrangement. Mr. Wood expressed that he feels that HUD would not have any issue designating CHD as the CBDO.

Mr. Wood also explained the other Special Project that would be pursued in this Action Plan, the partnership with Habitat for Humanity and F&M Bank to use Section 108 Loan Guarantee Program funding to acquire, rehab and resell housing units.

Ms. Rosado asked whether the Public Hearing on April 1st would cover just the funding allocations or whether it would also cover these other proposals. Mr. Wood responded that everything within the Action Plan would be open for discussion in that Public Hearing.

Mr. Wood also mentioned that he would have Public Notices that would need to be translated and posted at the CHD facility and that, as with all CDBG public meetings, translators would be present at the April 1st Public Hearing.

Mr. Juran asked whether the Public Works Department would be putting more CDBG funding into the Grape Bowl. Mr. Wood responded that there was nothing planned at this point that he was aware of. Based upon the fact that CDBG funds would only be able to cover a part of the project costs for a project there, they would need to identify another funding source for the project.

B. Follow up on Issues From Previous Meetings

Address Main Street Issues

Mr. Wood informed that issues along S. Main Street were coming to the forefront as complaints were being received regarding the conditions at the Golden Era Hotel and that the City Manager has given the go-ahead to develop a strategy to address those issues. A meeting with Fire Department, Police Department and the Deputy City Attorney has been scheduled for April 26th to review data and possible strategies. Mr. Wood explained that simply vacating the Golden Era solves one problem while creating another with a vacant multi-story building that would be difficult to keep secured and would likely poses another kind of hazard to surrounding properties. The solution to this issue must be comprehensive and address any number of issues that could arise.

Mr. Yadav asked who owned the Golden Era at this time? Mr. Wood responded that the property is once again under the control of the Woolstrum's, who owned and operated over 20 years ago.

Mr. Yadav stated that his friends own the hotels on each side of the Golden Era and that if the City does pursue a receivership, he is sure that some of the local hotel owners would be willing to step in to take that on.

Cherokee Lane

Mr. Wood stated that Mr. Juran, Mr. Yadav and Ms. Rosado reviewed the sites referenced in the Public Works Department's Cherokee Lane Improvement list. Your comments have been received by Public Works and were used in their priority setting meeting in February. We are still waiting on word from Mr. Swimley as to what sites they will start with.

Mr. Wood also mentioned that Ms. Rosado had brought up an issue regarding the need for mid-block crosswalks and that the City's position is that they pose a serious hazard and liability and therefore would not be considered.

Mr. Yadav brought up the issue of the abandoned railroad right-of-way that runs behind what was Orchard Supply and crosses the freeway. It does not appear to be taken care of with weeds growing. Mr. Wood is uncertain whether the railroad has given all of that up.

Habitat for Humanity

Eastside Afterschool Programs and Activities

The World Series Trophy Tour did come through Lodi on Wednesday, February 11th and over 1000 people attended. Almost \$900 was raised for the Lodi Junior Giants Program.

Gang Problem

Mr. Wood stated since the last meeting there has been a gang-related shooting that took the life of a young 13 year old boy that LodiGRIP had been working with and that he was part of the last group to make the trip to Mule Creek State Prison's Juvenile Diversion Program.

This incident has been a good example for our youth outreach effort to use to demonstrate that their "homies" don't have their back when it comes down to it and that they will dump you and run when you're no longer of use to them. Mr. Wood is certain that this will turn some young men away from gang lifestyle.

Mr. Wood reported that a Parent Meeting was held at Millswood, where the youth attended school, and that there was a very good turn out there and if nothing else, more people are aware of our intervention/prevention efforts.

Mr. Wood stated that they are in the process of transitioning from two part-time positions to one full-time position for the Youth Outreach Worker and that in relation to that, at a recent 2x2 meeting between LUSD and the City Council, LUSD has committed to fund 50% of the one full-time position and is very interested in helping us grow the program by paying 50% of a second full-time position.

Community Gardens

Mr. Wood stated that the LOEL garden has been completed. Mr. Juran clarified that the planters have been completed and rented out, but the ADA surfacing remains to be done.

Mr. Wood stated that he will recommend that LOEL have a CASp Inspection of the facility to include the garden and develop a plan and outline for addressing any deficiencies.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

- None

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS

- Mr. Juran asked about Brownfield Grant application. Mr. Wood stated that the application was submitted and that the timeline would have notification of grant awards in May or June. Mr. Juran asked if it was too late to provide a letter of support and Mr. Wood said yes.
- Ms. Rosado mentioned the next community meeting at CHD is on March 25th and both Mayor Mounce and Councilmember Mounce have committed to attend. The topic of the meeting is Immigration and Citizenship and will feature a few of their clientele that have gone through the process. In addition, a representative from California Rural Legal Assistance (CRLA) to answer any legal questions. Ms. Rosado also mentioned that she has been approached by the Pride Center to take part in their Advisory Board and a future Public Forum on LGBT issues on April 25th. That meeting will be at the CHD Offices. Finally, Ms. Rosado stated that CHD has a training center in Stockton and they have outgrown their site. They would like to combine the CHD WorkNet Center and the training center together in one location, preferably here in Lodi.
- Mr. Forkas mentioned a previous reference from Mr. Juran of a possibility of using Art in Public Places funds at the Main Street Fire Station/City Hall and wondered whether anything had been done about that? Mr. Juran clarified that he had suggested that Mr. Forkas inquire about that. Mr. Wood added that based upon the City's perspective of wanting to see the building go away, it was not likely that the "City" would support putting AIPP funding to use there.

NEW BUSINESS

Topics for Upcoming Meetings

A. Looking Ahead

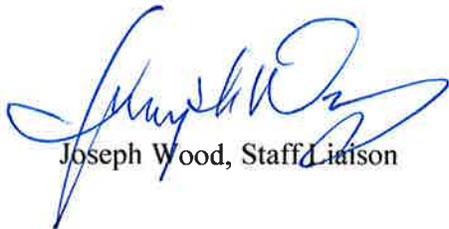
- April 14th – Election of Officers
 - It is not likely that the reappointments will be made by the April meeting. Mr. Yadav asked about the recently vacated position with Mr. Piazza's resignation and Mr. Wood informed that the vacancy would be posted for 30 days before an appointment could be made.
- May 12th Meeting will need to be cancelled and possibly rescheduled for the following week, May 19th due to a conference that Mr. Wood has to attend.

- If the Neighborhood Revitalization Strategy Area is pursued, the July 14th meeting would provide a good opportunity to kick that off.
- Mr. Wood mentioned that there still may be a need for a Homeless Forum in the near future, and that the LIC Meetings would be a good opportunity, whether that would be as early as April 14th meeting.

ADJOURNMENT

There being no further business before the Committee, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,



Joseph Wood, Staff Liaison