

LODI IMPROVEMENT COMMITTEE REGULAR MEETING MINUTES

June 9, 2015

6:00 P.M.
ROLL CALL

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

I. MINUTES

“April 14, 2015”

MOTION/VOTE:

The Minutes for the April 14, 2015 Regular Meeting are available for approval. Motion made by Member Forkas, seconded by Member Rosado to approve the Minutes from the April 14, 2015 Regular meeting as written.

The above motion carried by the following vote:

Ayes: Vice-Chair Juran, Mr. Forkas and Ms. Rosado
Noes: None
Absent: Chair Yadav
Abstain: Ms. Zaman

II. ANNOUNCEMENTS/PRESENTATIONS

A. Neighborhood Services Manager Joseph Wood reported that the appointment of Rehana Zaman to the LIC has filled the vacancy created by Terry Piazza’s resignation. She will be completing the two remaining years on that term. The same Council action that appointed Ms. Zaman also reappointed Mr. Fran Forkas, Mr. Curt Juran and Ms. Maria Rosado to new three-year terms.

B. Mr. Wood reported the City of Lodi was awarded the Brownfield Community-Wide Assessment Grant from EPA that we had applied for in December. We will be pulling together a Brownfield Advisory Committee made up of supporting agencies and organizations. The LIC should select a representative to serve on that Committee.

Vice Chair Juran asked if the nomination needed to be formal if it just required a volunteer. Mr. Wood stated that it doesn’t need to be formal. Vice Chair Juran volunteered to be a committee member. Ms. Rosado asked for clarification regarding any of the members attending the afternoon session. Mr. Wood stated that any committee member can attend the workshop.

C. Mr. Wood reported the City is currently in the process of updating Lodi’s Housing Element and developing a new Analysis of Impediments to Fair Housing Choice. A Stakeholder Session and a Public Meeting are being scheduled for Thursday, June 25th. The Stakeholder Session will run from 2:00-4:00 and the Public Meeting will run from

6:00-8:00. Both will be held in Carnegie Forum. Mr. Wood would like to have at least one representative from the LIC at that Stakeholder Session.

Mr. Wood added that the meeting has been moved to the Lodi Library Community room due to the heat in Carnegie Forum. Member Rosado stated that she would like to participate in both sessions.

III. AGENDA ITEMS

A. Water Conservation Issues

Mr. Wood reported that the Public Works Director Wally Sandelin made a presentation to the City Council at the June 3rd Council meeting, in which he detailed the City of Lodi's response to the Governor's Executive Order declaring a state of emergency due to the drought conditions. The Council Staff Report is attached for your review and comment. Public Works was invited to the meeting to address any of your questions, however staff had previous engagements.

Mr. Wood stated that he did receive a comment from Kat Garcia, Compliance Engineer. She reported that the City Council decided to hold off on moving forward with the rebate items for the time being.

Vice Chair Juran stated that he spoke with Kathy Grant, Watershed Program Coordinator, and she stated that Public Works is establishing a Water Conservation Taskforce and would like to see a member of the Lodi Improvement Committee on that taskforce. Mr. Wood stated he will contact Mr. Sandelin and Mr. Swimley asking to have a member from LIC assigned to the taskforce when it is established. Mr. Juran and Mr. Forkas both expressed interested in being a part of the taskforce.

Mr. Juran stated that the major water wasters are the landscape medians and boulevard strips according to the landscape architect that spoke at the last Master Gardeners training.

Ms. Rosado asked if Mr. Wood would attend the June 24, 2015 Eastside meeting to inform the members of the City's plan for water conservation.

Ms. Zaman asked how the new garden at the Loel Center is going to work with the new water regulations. Mr. Juran stated that the planters will continue to be watered and there will be methods used to show everyone how much water they are using and how they can conserve.

B. Nuisance Property – 400 East Locust Street

Mr. Wood reported that Vice Chair Juran brought this property to my attention as a nuisance due to the condition of the vacant, deteriorated residential structure that is boarded up and is frequented by homeless.

Mr. Wood added that he checked with Code Enforcement and they have established contact with the property owner and the owner is being responsive. The owner has stated that they will likely sell the property and I have asked Code Enforcement to provide me with the contact information as this property would be ideal for our partnership with Habitat for Humanity.

Mr. Juran asked if Habitat for Humanity will have the funds for that or do we need to wait for the funds to come available. Mr. Wood stated that we will have to wait until the funds become available, but they may have enough to place an option on the property which could tie it up allowing us to go through this process.

C. Follow up on Issues From Previous Meetings

Follow up on Goals for 2015/16

- Address Main Street Issues
 - Working with code enforcement to see how habitability, health and safety conditions have improved within the Golden Era Hotel, 18 S. Main Street.
 - Still looking to coordinate a meeting with the property owner.

Mr. Wood stated that there needs to be a long term commitment from the owners.

- Cherokee Lane
 - \$75,000 allocated to first phase of ADA improvements along Cherokee Lane.
- Habitat for Humanity
 - The City Council has included the Section 108 provision in our 2015/16 Annual Action Plan. Once the Action Plan is approved by HUD, we will look to bring an item back to Council to authorize the application to HUD for Section 108 funding for an Acquisition Rehab Program.

Mr. Wood added that staff will need to work a little harder make City Council understand how the program will work.

- Monitoring Alley Improvements
 - Waiting on word from Public Works as to what alley they will be working on next.

Mr. Forkas asked who is supposed to be getting back to us on this item. Mr. Wood stated that Mr. Swimley is the contact person for this program.

- Eastside Afterschool Programs and Activities
 - Junior Giants Program – The registration period for the Lodi Junior Giants Program runs through June 5th and with just two days remaining the registration total is up to 400 youth and 50 volunteer coaches, assistant coaches, managers and team parents and a total of 28 teams. In comparison, we started with 166 youth and 10 teams for 2014. The season begins June 13 and concludes August 14th.

- The Lodi Junior Giants Program received donations from the community through the World Series Trophy Tour (\$866), from Omega Nu Sorority (\$600) and from Andrew Rigopolous (\$500). These funds will be used to pay for facility use fees at Lodi Academy, and other incidental expenses throughout the season.

Mr. Wood would like to get a picture done of all of the participants to use as a thank you card to send to all of the people that have donated to the program. The donation help to offset the cost of the practice field and T-Ball playing field.

- Community Improvement Award/Community Service Award
 - Mr. Wood stated that Vice Chair Juran had recommended that the building across from the Forum, 300 West Pine Street and the property at the corner of Stockton and Pine Street (124 E. Pine St.) be considered for a Community Improvement Award. Mr. Wood would also recommend the property at the southeast corner of Elm Street and Hutchins (430 W. Elm St.) be considered.
 - 300 W. Pine Street – This commercial property was purchased in June of 2014 by Ford Construction Company and they have moved their business office there. They have subsequently made landscape/hardscape improvements along the front and side of the property and have contributed to the improvement of the area. Pictures are attached for your review.
 - 124 E. Pine Street – This residential building is actual a triplex and has been under the ownership and management of Edgar Beoshanz since 1994. Permit records indicate that the exterior stairs to the upstairs unit was recently rebuilt and it appears that the building has been repainted. Pictures are attached.
 - 430 W. Elm St. – This residential property was purchased by Keith and Maurie Jacinto in May of 2013. This property has been overgrown with trees and shrubbery for decades. The new owners have cleared all that away to reveal the dwelling's classic Craftsman architecture. With new paint, fencing and landscaping, it is a drastic improvement. Pictures are attached

Mr. Wood gave a brief background of each of the properties.

Vice Chair Juran stated that he likes what they have done with 300 W. Pine St., 430 W. Elm St and believes that the 124 E. Pine has shown a great deal of improvement, but isn't quite finished yet.

Mr. Forkas asked if 430 W. Elm St is residential. Mr. Wood stated that it is. He also added that there aren't restrictions on giving an award to

any property other than the lack of permits for any construction improvements.

Ms. Zaman asked if the property owners are aware of the possibility of the award. Mr. Wood stated that they are only notified if the award is given. Ms. Zaman stated that 430 W. Elm is beautiful.

Ms. Rosado stated that she likes 300 W. Pine and 430 W. Elm. She really likes that the 124 E. Pine Street is looking clean and would like to encourage the other owners on that corner and in the east side in general to do the same. Mr. Juran concurred with Ms. Rosado regarding 124 E. Pine.

Mr. Wood stated that the property directly across the street to the east has made some drastic changes for the better as well.

Ms. Rosado would like to know if we could do an honorable mention letter for the property. Mr. Juran would like to also see a letter go to the neighbors stating that they received an honorable mention.

MOTION/VOTE:

The Committee on the motion of Vice Chair Juran, seconded by Member Forkas approved an award for 300 W. Pine Street and 430 W. Elm Street and an honorable mention letter for the 124 E. Pine Street along with a letter to the editor of the Lodi News Sentinel.

The above motion carried by the following vote:

Ayes: Vice-Chair Juran, Mr. Forkas, Ms. Rosado and Ms. Zaman
Noes: None
Absent: Chair Yadav

- Lodi GRIP/Gang Problem
 - Our Youth Outreach Worker Ruben Guardiola has completed the transition from part-time to full-time. At this time the City Manager has chosen not to add an additional position in the 2015/16 budget, but will revisit the issue at the mid-year budget review.
 - Mr. Wood asked Mr. Guardiola to provide a list of youths that were graduating this year that he has worked with through their full high school term, and were not on a path to graduation when he started with them. Expecting a list of 10 to 15 youths, Mr. Wood was amazed when Mr. Guardiola provided a detailed list of 49 students from Lodi High's Class of 2015. These are kids that were either actively involved in gang activity, were associating with the gang crowd, or were heading down that path. All of them, a mix of boys and girls, were performing poorly if not failing several classes and had poor attendance, behavior and attitudes. This is truly remarkable.

Mr. Wood shared a couple of positive stories that are coming from the program and some of the obstacles that staff is facing.

Mr. Juran asked for clarification regarding the northerners not participating. Mr. Wood stated that it is a group of young adults that are hanging out in the neighborhoods and trying to influence the youngsters.

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

- None.

COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS

- Ms. Rosado stated that the California Community Development has been assisting people that have suffered a financial hardship with their utility bills and rent. The fund is going to be refunded with 1.5 million dollars. Mr. Wood asked if Ms. Rosado would mind attending a City Council meeting and sharing that information. Mr. Rosado stated that she would be available to share that information.

IV. NEW BUSINESS

Topics for Upcoming Meetings

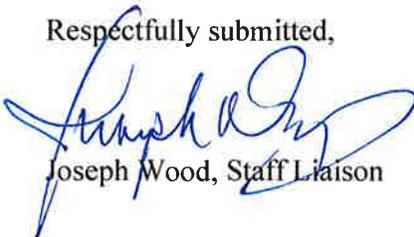
A. Looking Ahead

- **July 14 – Regular Meeting Cancelled**
- **July 21 – Special Meeting Scheduled**
 - *Election of Officers*
 - *Neighborhood Revitalization Strategy Area*
- **August 11 – Regular Meeting – possible reschedule to August 18th**
 - *Section 108*
 - *Housing Element/Analysis of Impediments to Fair Housing Choice*

ADJOURNMENT

There being no further business before the Committee, the meeting was adjourned at 6:51 p.m.

Respectfully submitted,



Joseph Wood, Staff Liaison