

# LODI IMPROVEMENT COMMITTEE REGULAR MEETING MINUTES

August 11, 2015

6:00 P.M.  
ROLL CALL

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

## **I. MINUTES**

“June 09, 2015”

### MOTION/VOTE:

The Minutes for the June 09, 2015 Regular Meeting are available for approval. Motion made by Member Juran, Forkas seconded to approve the Minutes from the June 09, 2015 Regular meeting as written.

The above motion carried by the following vote:

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

## **II. ANNOUNCEMENTS/PRESENTATIONS**

Mr. Wood stated that there are no announcements or presentations at this time.

## **III. AGENDA ITEMS**

### **A. Election of Officers**

Mr. Wood stated that the Lodi Improvement Committee By-Laws specify that the election of officers shall take place annually at the first meeting in April; however this Item has been tabled until all vacant positions on the Committee have been filled. The positions of Chair and Vice-Chair are up for nomination. Any LIC member is eligible for nomination. Mr. Wood stated that the By-Laws can be altered if the Committee feels it necessary to accommodate the posting of and appointment of new members.

Mr. Wood added that the process requires a motion and a second, and an opportunity for discussion before a call for the vote. A majority is needed to pass the motion. In the case where there is not a majority vote in support of the motion, the floor is open for a new motion for nomination.

### CHAIR NOMINATION/VOTE:

The Lodi Improvement Committee, on motion of Committee Member Yadav, Forkas second, approved the nomination of Curt Juran for the 2015/16 Lodi Improvement

Committee Chair position. There being no other nominations the motion carried by the following vote:

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

VICE CHAIR NOMINATION/VOTE:

The Lodi Improvement Committee, on motion of Committee Member Juran, Forkas second, approved the nomination of Maria Rosado for the 2015/16 Lodi Improvement Committee Vice Chair position. There being no other nominations the motion carried by the following vote:

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

**B. Neighborhood Revitalization Strategy Area**

Mr. Wood reported that the premise of a Neighborhood Revitalization Strategy Area (NRSA) is that a concentrated investment of resources in a limited impact area can have a substantial impact for a targeted revitalization area. The designation of a NRSA provides benefits for administering CDBG funding in the targeted area, encourages public and private investment in the community, and builds stronger relationships with neighborhood stakeholders including residents, businesses, nonprofit organizations, elected officials, law enforcement, and faith organizations that have a chance to find out that their individual interests often coincide.

Mr. Wood added that the LIC could play an integral part in the development of a NRSA, as there would be extensive outreach and engagement with the community, both in the development and the administration of the NRSA.

The HUD data regarding the low-income Census Tracts and the degree of poverty, unemployment and housing cost burden has been provided.

The purpose is to assist communities in identifying racially/ethnically-concentrated areas of poverty (RCAPs/ECAPs), HUD has developed a census tract based definition for RCAP/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: RCAP/ECAPs must have a non-white population of 50 percent or more. Neighborhoods of extreme poverty are defined as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are much lower in many parts of the country, we supplement this with an alternate criterion. Thus, a neighborhood can be an RCAP/ECAP if it has a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed RCAPs/ECAPs.

Chair Yadav asked for clarification on what kind of guideline is used to determine the poverty level. Mr. Wood confirmed that it is a Federal guideline.

Mr. Wood recommends that the LIC concentrate efforts on the census tract that falls south of Lockeford Street, West of Guild Ave, North of Lodi Avenue and East of the Railroad Tracks. He would not like to see too large of an area taken on for the first time out. Halfway through the project, which will last five years, another census tract can be added if things start to wind down in the first area. As much as Mr. Wood would like the LIC to take the lead he would like to get further direction from the City Attorney's office regarding the fact that there are two employees from the California Human Development Organization (CHDO) sitting on the committee. Staff would like to make sure that there won't be a conflict or the impression of a conflict with using both CHDO and LIC to administer the services. The area south of Kettleman Lane has been included in the low income census tract in past years, but was not identified this year which is good news.

Mr. Juran asked for links to do some research. Mr. Wood stated that he will forward that information.

Ms. Rosado also would like to know the reasons behind picking the California Human Development Organization to administer the project.

Mr. Juran asked what role CHDO would play. Mr. Wood stated that for the purpose of not counting the funds towards the CDBG service cap you need to have a Community based organization to run the program. Mr. Juran asked what the conflict of interest is if no profit is involved with the program. Mr. Wood stated that there will be some administrative costs that the organization will be able to recoup.

Mr. Juran asked how the funds will be separated from the day-to-day or other special project funds used by the City. Mr. Wood stated that it is handled like all other CDBG projects.

Mr. Wood encourages all of the committee members to look really closely at the maps and information. It is important to get this information out to the public as well.

### **C. Follow up on Issues From Previous Meetings**

#### Follow up on Goals for 2015/16

- Address Main Street Issues
  - Rather than developing a Neighborhood Improvement Strategy for that entire area, we will be looking to focus attention on the owners of the Golden Era and lay out a specific plan for them to follow in order to address the nuisance issues along that block.
  - Awaiting feedback from code enforcement as to the status of condition in and around the Golden Era.
- Cherokee Lane
  - \$75,000 allocated to first phase of ADA improvements along Cherokee Lane. No specific project site identified yet.

Mr. Forkas asked which Engineer is the contact for this project. Mr. Wood stated that there isn't one specific Engineer working on this.

- Habitat for Humanity
  - At the last meeting with Habitat for Humanity to start fine tuning the program that we intend to fund through the Section 108 Loan Guarantee Program, they shared that the market of available homes has dwindled. We are reevaluating the feasibility at this time.

Mr. Wood will maintain open communication with Habitat for Humanity.

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

Mr. Forkas asked which Engineer is working on this project. Mr. Wood stated that Mr. Swimley is the primary contact. Mr. Forkas is disappointed that the summer is almost over and the prime time period has passed us by and nothing has happened. Mr. Wood stated that the other problem is that there is a time limit for the funds to get used.

Ms. Rosado asked when the last time there was work on the alleys. Mr. Wood stated that it was three years ago. Mr. Forkas asked what Public Works is concentrating on if they are not working on the Cherokee Lane and Alleys. Mr. Wood stated that would be a better question for the Public Works Department.

- Eastside Afterschool Programs and Activities
  - Junior Giants Program – Program is wrapping up this week.

Mr. Wood stated that this hasn't been the smoothest year, but the children are having fun.

- 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 stated that the property owners have been contacted and staff is just waiting on a reply.

- Lodi GRIP/Gang Problem
  - Our Youth Outreach Worker Ruben Guardiola continues to work with youth at all high school and middle school campuses.

Mr. Wood stated that there has been some issues here and there now that

- Community Gardens
  - No new information to share
- Water Conservation Task Force

Mr Forkas asked for more information regarding a Task Force. Mr. Wood stated that he has not had any feedback from Public Works. Mr. Juran stated that there is a Task Force and they contacted Maria to be on the Committee. Ms. Rosado stated that they did contact her, but she was unable to attend the meeting.

#### **COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS**

- None.

#### **COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS**

- Ms. Rosado stated that assistance has started for those people that have been adversely affected by the draught. There are three programs two funded by the State and one by the Federal Government. One is to provide emergency assistance with rent, utilities and anything else they might need with a cap of \$3000 per household. Another is to provide training to people that have lost their job due to the draught. The last program is to provide employment for public benefit to twenty people. The last program will last for six months and they will be placed at a variety of government agencies. There were 124 people that showed up to participate in the program.
- Mr. Yadav asked about the new Committee Member. Ms. Rosado stated that she attended the meeting in June and would like Ms. Zaman to speak for herself.

#### IV. NEW BUSINESS

##### Topics for Upcoming Meetings

##### A. **Looking Ahead**

- **September 8 – Regular Meeting** – Mr. Forkas would like to have a more positive report on the alley improvements. Mr. Juran would like to have an invitation sent to Public Works to attend. Ms. Rosado mentioned that if Public Works is going to be here to report it would be a good idea to invite the public and the translators will be needed. Mr. Forkas would also like to ask them to report on the Water Conservation Task Force.
- **October 13** –
- **November 10** –

Mr. Wood would like to encourage the LIC Members to keep the maps handy and to make notes when driving around.

#### ADJOURNMENT

There being no further business before the Committee, the meeting was adjourned at 6:56 p.m.

Respectfully submitted,



Joseph Wood, Staff Liaison