

**REGULAR MEETING AGENDA  
LODI IMPROVEMENT COMMITTEE**

**April 14, 2009**

**6:00 P.M.**

**CARNEGIE FORUM – COUNCIL CHAMBERS  
305 W. PINE STREET  
Lodi, California**

For information regarding this Agenda please contact: JOSEPH WOOD TELEPHONE: (209) 333-6711
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**6:00 p.m. Regular Meeting**

**Roll Call**

**Minutes January 13, 2009 – Regular Meeting  
February 24, 2009 – Special Meeting  
March 10, 2009 – Regular Meeting**

**Treasurer's Report**

**Announcements/Presentations**

**Agenda Items:**

A. Election of Officers

**Department Reports**

- Community Development
  - Planning Commission
  - Neighborhood Services Division
- Police Department
  - District/Watch Commander
  - Community Improvement/Code Enforcement
- Public Works

**Comments by the Public on Non-Agenda Items (5 minute limit per speaker)**

**Comments from Boardmembers on Non-Agenda Items (5 minute limit per speaker)**

**New Business**

Topics for Upcoming Meetings

- Goal-Setting Session – April 18

**Adjournment**

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

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JOSEPH WOOD  
NEIGHBORHOOD SERVICES MANAGER

**LODI IMPROVEMENT COMMITTEE  
REGULAR MEETING MINUTES**

***DRAFT***

January 13, 2009

6:00 P.M.

ROLL CALL

<b>BOARD</b>		<b>STAFF</b>
<u>PRESENT</u>	<u>ABSENT</u>	
Fran Forkas (Chair)	Joe Spinelli	Joseph Wood, CDD
Sunil Yadav	Rosie Ortiz	Araseli del Castillo, CDD
Stephen Jarrett	Reyes Jaramillo	Lt. Steve Price, PD
Robert Takeuchi (Vice-Chair)		Jamie Aldred , CI
Eileen St. Yves		

**MINUTES**

November 11, 2008 – Regular Meeting

Mrs. St. Yves motioned to accept, Mr. Jarrett 2<sup>nd</sup> it.

Approved unanimously

**TREASURER’S REPORT**

Treasurer not present.

**ANNOUNCEMENTS/PRESENTATIONS**

Mr. Wood spoke about Project Connect – Lodi Homeless Count Event on Wednesday, January 28, 2009 from 8 a.m. – 2 p.m. at the Lodi Grape Festival. This is a county wide effort. This is something we engage every two years. It is required by the Federal Government for all agencies that are receiving federal funding. This is with the idea of eliminating homelessness over a period of time. They show up and receive public health services, counseling, goodies like coats, clothes, toiletries, etc. We take a survey of their needs and various issues.

Volunteer Training for Project Connect – Lodi Event on Wednesday, January 14, 2009 from 4 p.m. – 5 p.m. at the Ebenezer Congregational Church – 825 S. Central, Lodi

Homeless Veteran’s Stand-down is on Friday, January 30, 2009 at Stockton Shelter for the Homeless. Transportation will be provided to and from that event for Lodi area homeless veterans.

Mr. Jarrett asked who is in charge.

Mr. Wood replied it is being coordinated through the San Joaquin Community Development Dept. They are the central responsible party for receiving HUD funds. The City of Stockton is participating and assisting in this as well.

Mr. Wood mentioned that he was supposed to get something from the Committee to Mrs. St. Yves since she was not able to attend the Christmas dinner because she was going in for some surgery. He apologized for not having done that and then presented her with a plant.

## **AGENDA ITEMS**

### **A. Overview of Neighborhood Stabilization Program Funding**

Mr. Wood gave a power point presentation on a Public Hearing that was held before the City Council on January 7<sup>th</sup> regarding the Neighborhood Stabilization Program funding. This is all part of a required public information gathering activity that we need to solicit response from the council, the public, improvement committee regarding use of the funds.

In July 2008 the federal government created the Housing Economic Recovery Act. It was addressed to put 3.92 billion dollars towards the issues related to foreclosed properties and the adverse impacts that they have had across the United States.

The funding comes to the various communities in 2 ways. All 50 states received at least 19.6 million dollars. Because California was the one worst hit states we received 145 millions dollars. The San Joaquin County urban county received 9 million dollars to distribute amongst the participating cities. 25% of the money has to be set aside to service 50% of the AMI (Very low income) category. That is about 2.2 million dollars.

Lodi is looking at having an allocation of 1.4 million dollars to put out to the community. The key element is that the home is abandoned/foreclosed property. They must be able to put them back on the market or make them available for rental. Also to be able to demolish existing abandoned. It has to be in very poor condition. If there is an undeveloped property we are able to come back and another eligible use is to be able to rebuild on that property. Another is establishing land banks were we are able to pull a number of properties together and make a larger project.

Mrs. St. Yves asked Mr. Wood if it is residential would it have to be replaced with residential, commercial for commercial.

Mr. Wood replied: residential or if commercial it would have to be for multi-family. All activities must meet provide to low or moderate income households. Each activity must meet the criteria for the CDBG program as well.

Mr. Wood mentioned in regards to the HCD funding. They require we have two public hearings. One is when we bring back the application before the council for approval, that application will be based on the input received. The key issue is that a requirement is for the HCD funds and the Urban County Funds, the funds have to be used within 18 months after we have our agreement either with HUD or HCD. As soon as we allocate funds to

the non profit agency or organization that is considered obligated and that meets the criteria of 18 months.

Three other challenges are in the Urban County funding HUD regulations state that each individual property has to be purchased 5% below current market. With an aggregate, the total portfolio properties that you acquire have to be 15% below appraised value. For the State HCD funds, all properties must be acquired at a price 15% below the appraised price. It is more restrictive and could make things very difficult.

Mr. Wood mentioned that we are beginning to see movement in the resale market. These properties are being grabbed by private investors. Once they go to the realtors and they are open market we can't compete. The quickest way to use these funds is to focus initially on the acquisition repair of resale or rental of foreclosed properties. That is the quickest way we can get through the 18 month period. We can also focus on the specific blocks to use these funds.

Mr. Wood stated that the Community Development Department in the state of flux, we are looking at solidifying a Director position. Some of these things are going to be settled soon. We are going to have some people to have the expertise to be able to give appropriate direction and give us the capacity to do these ourselves. Mr. Wood is ready to put a proposal together if we think it is feasible.

## **DEPARTMENT REPORTS**

- **Community Development  
Planning Commission**

Mr. Wood brought up 2 properties: 39 & 41 Sacramento St. – Use Permit for type 48 alcohol license through ABC. Mojo's Bar is relocating from 114 N. Sacramento to a location to a former Moore's Karate on Sacramento St. The Planning Dept. has advised us that the Police Dept has provided us with a negative recommendation on this proposed application. The applicant is rethinking their idea. This item has not been scheduled for the Planning Commission.

Mr. Wood also mentioned 114 N. Sacramento St. We have a type 48 and live entertainment. The applicant wants to open a bar/dance club. They will operate from 7 p.m. – 2 a.m. daily. The review from the Police Dept. is still pending. This item is not scheduled for the Planning Commission meeting. It is likely that when we have comments back from the Police Dept. we will be able to bring before you with more detail.

Planning Commission past action:

Mr. Wood stated that 230 S. School St. for "The Hang Out" proposed a pool/dance club/arcade for teens. That application has been withdrawn by the applicant and the project has been abandoned. The signs have been removed.

In December the planning commission did review a request from the Cellar Door @ 21 N. School St. for a use permit for live entertainment. The applicant is looking at having some low impact live entertainment 4-6 days a month. That will not impact the current occupancy load and they assured that this will be low key. The application was approved by the Planning Commission in December.

### **Community Improvement/Housing Division**

Mr. Wood mentioned that Community Improvement Division or Housing Services Division, it has been settled and will be the Neighborhood Services Division.

Mr. Wood spoke about the Affordable Housing Project and stated the Railroad Ave. project has been dropped due to the current market. The focus of our CDBG funding we have dedicated to the Affordable Housing acquisition been moved to the Roget Park. We are looking at allocating those funds to a non-profit developer. They in turn will buy that land from the City in order to do a project.

- **Police Department  
District/Watch Commander  
Community Improvement/Code Enforcement**

Mrs. Aldred spoke about having over 800 open cases in August 2008. Currently there are 432 open cases. One of the biggest challenges is on foreclosed homes. Another challenge is we are doing an educational class for a real estate firm next week. I have noticed they are not as aware of resources that are available.

Mrs. Aldred mentioned that there are currently 150 residences in Lodi with no electric utilities that people are living in. Community Improvement does not have the time to address that diligently as we should.

Mr. Jarrett reaffirmed with Mrs. Aldred if there are 150 homes without electric utilities. Mr. Jarrett stated if there was a crisis in Lodi he would think this would be a crisis. He also mentioned if in the records Mrs. Aldred receives from finance it states if there are children living in these conditions.

Mrs. Aldred responded no. In most cases the landlord calls us before electric utilities just because the landlord wants us to do a welfare check.

Mr. Jarrett mentioned that there must be a process for the person who needs help for 3 months to leave their utilities on. Moving out of the house is not the best thing. I don't think the city population knows we have 150 families with their utilities turned off. Mr. Jarrett states that this angers him to have 150 families without power.

**COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS (5 minute limit per speaker)**

A guest asked if there is there a time limit on how long you can keep an abandoned car or boat on a property before it is hauled off.

Mrs. Aldred responded that as far as the car as soon as it is report the owner will be notified. They will have 10 days to address this issue. Regarding the boat is different issues because it is suppose to go mechanically o.k. across the water. We need to make sure that it can float in the water.

A guest asked what is the length of time given before they turn off the electric utilities.

Mrs. Aldred replied she does not know.

**COMMENTS FROM BOARD MEMBERS on Non-Agenda Items (5 minute limit per speaker)**

Mrs. St. Yves asked if anyone remembered Mr. Timothy from the Intimates. She reported seeing him at the shopping center next to Goodwill. She doesn't know if he is looking into renting at this location.

Mr. Jarrett mentioned Mr. Timothy will not be able to open an Adult Book Store any where on Kettleman Ln. from our ordinance.

Mr. Takeuchi mentioned that he went to the council meeting regarding the Wal-mart Super Center. He is aware that the committee voted against speaking regarding budget or finance but wants to mention about the 2009-2010 budget. To Mr. Takeuchi, it seems there is not much going on as far as addressing let alone resolving. I believe we as a committee we should reconsider going into these issues because they will be problematic for the people of this town.

Mr. Jarrett stated he is the co-chair for the Yes on W committee for the Chamber of Commerce. He mentioned that the City Manager and several others stated that several times this committee brought the redevelopment issue before us and we voted to endorse it. Mr. Jarrett does not recall doing that. The City Manager and others seem to think we should take a stand. I would like to move the next committee meeting be about the redevelopment issue and the ballot. Mr. Jarrett would like to get everybody here to fully explain to us and allow us to discuss it and to get a thumbs up or thumbs down on redevelopment.

Mr. Takeuchi asked Mr. Wood if he can put this together.

Mr. Wood replied yes.

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Mr. Takeuchi asked Mr. Jarrett who he would bring to be speakers.

Mr. Jarrett replied the City Manager, Pat Patrick from the Chamber, my co-chair and if we publicize it there might be some who are against it that will speak also.

### **NEW BUSINESS**

Topics for Upcoming Meetings

\* Measure W - February

### **ADJOURNMENT**

There being no further business before the Committee, it was, on motion duly made by Mr. Takeuchi and Mr. Jarrett seconded, adjourned at 7:51 p.m.

Respectfully submitted,

ARASELI DEL CASTILLO, Recording Secretary

**LODI IMPROVEMENT COMMITTEE  
SPECIAL MEETING MINUTES**

***DRAFT***

February 24, 2009

6:00 P.M.

ROLL CALL

<b>BOARD</b>		<b>STAFF</b>
<u>PRESENT</u>	<u>ABSENT</u>	
Fran Forkas (Chair)	Joe Spinelli	Joseph Wood, CDD
Robert Takeuchi (Vice-Chair)	Rosie Ortiz	Araseli del Castillo, CDD
Eileen St. Yves	Sunil Yadav	Blair King, City Manager
Stephen Jarrett		Rad Bartlam, CDD Manager
Reyes Jaramillo		
Tim Mustin		

**MINUTES**

None

**TREASURER'S REPORT**

None

**ANNOUNCEMENTS/PRESENTATIONS**

A member from the Public (Carol Williams) spoke about a letter she wrote to the City regarding some suggestions she has.

**AGENDA ITEMS**

**A. Discussion and Possible Action Regarding Measure W**

Mr. Wood introduced Mr. King who gave a presentation regarding Measure W. Mr. King mentioned that he originally spoke about this topic on March 4<sup>th</sup> and is going to go over the brief presentation.

Mr. King spoke about the Lodi Improvement Project which the City Council adopted in June of 2008. The public is allowed a 3 month period of time to obtain signatures to equal 10% of the voters, in order to have the issue placed on a ballot. That ballot proposition is before the public on March 3<sup>rd</sup>, next Tuesday.

Mr. King mentioned that the objective is to expand jobs, stimulate the business growth and create a strong economy. We also want to construct and reconstruct streets, sidewalks, alleys, storm drains, wastewater, water distribution systems and water meters. Also, we want to increase the appeal of East side of Lodi as a place to live through housing rehabilitation, as a place to shop with newer and improved stores. A place that has parks and that it was a safe place.

Mr. King stated that the law allows within every city and county of the state of California for a redevelopment agency to exist. Lodi activated its redevelopment agency sometime in late 1990's. For a limited period of time the growth of tax revenue can be collected by the redevelopment agency/city council to be reinvested within that area in order to

stimulate that area. Things such as improving housing, streets, storm drains are all part of that attraction of retaining that additional growth in property tax. It is not a property increase but a redistribution of taxes that will be paid.

Mr. King mentioned that the law requires that at least 20% of the increment collected go to affordable housing. One is senior housing. We can fund the rehabilitation of single and multi family residential units. We also know we need new public facilities. There is a desire to renovate the library, the grape bowl, community centers, and swimming pools. Many cities in California have used tax increment money to renovate, create facilities and locate them in areas with the hope and desire to stimulate the local area.

Mr. King mentioned that the City Council has more control over the taxes that are paid. The total budget on annual basis is around 200 millions dollars. This is broken down in different funds.

Mr. King spoke about blight. He stated there are two categories which are physical blight or economic blight. Physical blight can consist of irregular shape parcels or incompatible uses next to each other. It can consist of a dominance of adult businesses, etc. Economic blight consists of a variety of other factors you can't see.

Mr. King spoke about goals:

- \* Improve infrastructure
- \* Stimulate new construction
- \* Rehabilitate existing properties
- \* Make Eastside appealing
- \* Reduce crime and graffiti
- \* Create job opportunities
- \* Preserve historic buildings

Mr. Takeuchi mentioned to Mr. King that he was in favor of the redevelopment because among other things he had not heard what the other side was saying. Mr. Takeuchi stated you can't do anything without incurring debt. Are you risking non-payment of debt because we don't know how responsible City Council will be in the future?

Mr. King replied regarding the issue of money staying with the county. Mr. King mentioned he does not have a problem using tax money. Redevelopment agencies can issue bonds. The bonds they use are non-recourse bonds against the general fund which is a separate source of revenue. The law says you have to put a limit on the total bonded debt you incur. The law says you don't have to issue bonds either.

Mr. Forkas asked Mr. King regarding the redevelopment agency. He mentioned we are currently collecting fees for wastewater services on monthly basis. Will there be a time where those fees to all the citizens might start dropping off?

Mr. King replied it could. This is a third of the city. If redevelopment were used that infrastructure replacement account could be applied to two-third of the remaining city and that could be done sooner with the redevelopment money.

Mr. Forkas asked that Mr. King talked about several hundred redevelopment agencies around the state that have been established. To your knowledge are there any failures out there?

Mr. King replied he does not know any redevelopment bond that has failed in the state of California in the history of redevelopment.

Mr. Jarrett asked Mr. King to explain where the City gets its revenues and what does the City do with the revenues?

Mr. King replied that the general fund consist of a wide variety of revenue sources. Up until recently the principal revenue sources sales tax. Chrysler/Gewekee with recently closing we anticipate writing off next year about \$80,000 sales tax revenues with Plummer it may be a little higher. Property tax is a large segment of revenue which is about 9 million. Vehicle license fees are a major source. We receive about 6 million from Electric Utility (payment move taxes), we basically tax Electric Utility.

Mr. King explained that one of the objectives of redevelopment is to stimulate the tax base. You are going to look for projects to bring in more revenue. One piece of revenue that Lodi is not using enough is occupancy tax. We get under \$400,000 in TOT tax.

Mr. Takeuchi asked Mr. King if there was a main theme that the opponents of redevelopment have in terms of March election and not wanting to go along with redevelopment and if so what is your argument?

Mr. King replied he is a bad person to put their arguments forward. I think if you don't understand something it's something you don't trust.

A public speaker (Jason Wilkons) asked what those dollars are going to be used for if not for redevelopment. Is it going to affect my son's school?

Mr. King replied that school districts are equalized through Prop. 13. The state started taking more active role in equalizing the amount of property tax schools taxes got. Education is the responsibility of the state.

A public speaker (Larry Long) asked why now?

Mr. Bartlam replied that it is the exact same arguments you are hearing today seven years ago. The only difference is that the City Council in 2002 chose not to put the referendum on the ballot and so the voters did not have the opportunity to weigh in on the decision.

Mr. King stated that the redevelopment agencies file two annual reports. There is one to the State Controller and one to the Housing Community Development Department. Redevelopment agencies are the biggest source of affordable housing in the state. Some people say redevelopment agencies don't live up to their potential because they are not contributing the money that they need to for affordable housing.

Mr. Jarrett mentioned he would like to make a motion as a committee to adopt this resolution in supporting Measure W.

Mrs. St. Yves 2<sup>nd</sup> the motion.

Mr. Takeuchi mentioned that he personally is in favor of what Mr. Jarrett says but he does not know that this Lodi Improvement Committee should take a stand on something that the City is divided on and for that reason I will vote against it.

Mrs. St. Yves replied that Mr. Wood mentioned we are not in the conflict of interest if we vote on this. My personal opinion, I'm in favor of it. She stated the City needs to move forward.

Mr. Takeuchi asked Mr. Wood if he checked with the City Attorney's office regarding conflict of interest and that it is o.k. for us adopt this resolution.

Mr. Wood replied that there is no conflict per say.

Mr. King stated the Council has taken its action. The Council action is complete and the litigation is over. The public has a right on any ordinance that is adopted to qualify an ordinance for the referendum.

Mr. Forkas mentioned there is a motion and second to submit a resolution for the Lodi Improvement Committee in support of measure W. The motion was approved 5-1.

#### ADJOURNMENT

There being no further business before the Committee, it was, on motion duly made by Mr. Takeuchi and Mrs. St. Yves seconded, adjourned at 7:42 p.m.

Respectfully submitted,

ARASELI DEL CASTILLO, Recording Secretary

March 10, 2009  
Minutes will be taken  
to the May 12<sup>th</sup>  
Meeting for Approvals



**MEMORANDUM, City of Lodi, Community Development Department**

**To:** Lodi Improvement Committee  
**From:** Joseph Wood, Neighborhood Services Manager  
**Date:** April 7, 2009  
**Subject:** Staff Report for Regular Meeting of April 14, 2009

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**I. Announcements/Presentations**

**II. Agenda Items:**

**A. Election of Officers**

Lodi Improvement Committee By-Laws specify that the election of officers shall take place annually at the first meeting in April. The positions of Chair, Vice-Chair and Treasurer are up for nomination. Any LIC member is eligible for nomination.

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.

**III. Department Reports**

**A. Community Development Department**

**Planning Commission – Under Review**

1800S. Cherokee Lane – Request to Modify Use Permit

Wine Country Card Room and Restaurant, which is operated by Lodi Cardroom, Inc. has requested the modification of three of their current Use Permit conditions to allow for more gaming tables, longer operating hours and an expansion of the type of card games allowed to be played at the facility.

The specifics of those requested amendments are as follows:

1. The card room is currently restricted to no more than eight (8) tables. Their request is to allow up to eleven (11) tables.
2. The card room's hours are currently restricted to open no earlier than 10am, and may remain open until 2 a.m., Monday – Friday mornings, and 4 a.m. on Saturday and Sunday mornings. Their request is to be allowed to open as early as 8 a.m. and to close at 4 a.m., seven days a week.

3. The card room is currently limited to play lowball, draw poker, without variations as defined by Hoyle, pinochle, pangini, rummy, and Texas Hold'Em.  
Their request is to be allowed to play all games approved and defined by the California Department of Justice, Bureau of Gambling Control.

In addition to these requested amendments, the card room is proposing the removal of an existing 42" Pony Wall from within the gaming area to accommodate the three additional tables requested in their first amendment.

On April 1, 2009, the Lodi City Council did approve with a vote of 3-2 to amend our Lodi Municipal Code ordinance to allow these changes.

#### **Planning Commission – Past Action**

None

#### **Neighborhood Services Division**

##### 2009/10 CDBG Funding – Entitlement Process

On April 1, 2009, the Lodi City Council did approve the draft plan for CDBG allocations for 2009/10.

Within the list of City projects approved that night, the Alley Drainage Improvement Project is of special interest to the Improvement Committee. This project entails the complete rebuild of one block of alley and will include storm drainage and repaving in concrete.

I would like to see the LIC play the lead role in determining the short list of targeted alleys, as I believe that a survey of Eastside alleys has already been done by Chair Fran Forkas. The selection of the initial target alley will need to be done relatively soon to allow for the preliminary engineering to be started to allow this project to be started in the Spring of 2010.

- B. Police Department**
  - **District/Watch Commander**
  - **Community Improvement Unit/Code Enforcement**
- C. Public Works**

#### **IV. New Business**

- A. Issues for discussion at future meetings.**
  - i. Is there any specific material or information that you want to have available for the April 18<sup>th</sup> meeting?**