

**LODI IMPROVEMENT COMMITTEE
REGULAR MEETING MINUTES**

March 10, 2009

6:00 P.M.

ROLL CALL

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

MINUTES

Mr. Wood stated that the minutes you need to approve are January 13th so what is on the agenda is not correct. Mr. Wood would like to carry the approval of the minutes to next meeting so it listed appropriately so it is documented on the agenda..

TREASURER'S REPORT

Ending balance is \$843.93

Mr. Takeuchi motioned to accept, Mrs. St. Yves 2nd it.
Approved unanimously

ANNOUNCEMENTS/PRESENTATIONS

Mr. Wood spoke about the Community Development Block Grant Consolidated Plan process. He stated they are separating from the Urban County for CDBG funds rather than getting them from the Urban County. We will be our own entitlement community dealing directly with HUD. Part of that process is to establish this Consolidated Plan which lays out goals for where those funds are to be used over a five year period. Another part of this Consolidated Plan process is public involvement in establishing those goals and objectives and seeing how those funds are used each year. We are scheduling specific public meetings or workshops through the Community Partnership for Families with the Hispanic Community and Pakistani Community. The Hispanic Community is gathering at Joe Serna School at 5:30 p.m. on Thurs. March 19th. The following Thursday we are having a gathering for the Pakistani Community who may want to participate in this.

Mr. Jarrett asked Mr. Wood if he is doing CDBG funding different than the past years.

Mr. Wood replied yes. Since 1985 we have participated in Urban County. That is basically San Joaquin and all the incorporated cities with the exception of Stockton participate and make up this Urban County group and CDBG and HOME Program funds

were allocated to that Urban County and then to the participating jurisdictions accordingly. Any city that has a population of 50,000 can deal directly with HUD as an entitlement community for CDBG funds. We are seeing a 7% increase in CDBG allocation this year.

Mr. Jarrett asked Mr. Wood if he sees a change in the disbursements of funds.

Mr. Wood replied yes. The way it was the City of Lodi would pay a sub-recipient. The City would then submit those expenses to the County for reimbursement. What happened over a period of time the County would find there is an insufficient documentation so they would hold back on reimbursements until that documentation was supplied. When it was reimbursed it was credited incorrectly so there was a constant imbalance between the City's books and the County's books. At one point it got to be a \$700-800,000 difference. Most of that got clarified but in the mean time we have stopped that process.

Mr. Jarrett asked if the process of who is going to get the funds is that going to change.

Mr. Wood replied no. Tomorrow is the deadline for the application process. We will go through the same process that we have in the past of reviewing applications, doing follow up with the applicants and eventually making recommendations to the City Manager and Council.

AGENDA ITEMS

A. Arbor Day/Great American Cleanup Events & Activities for 2009

Mr. Wood introduced Parks Superintendent Steve Dutra will be assisting with a presentation regarding the upcoming Arbor Day, April 4th and Great American Clean-up Events that are scheduled for the Spring of 2009.

Mr. Dutra spoke that Arbor Day which will be held typically the first Saturday of April every year with an exception. If we partner with the school district and have the event at a school site on a first Friday of April. This year it will be held on Saturday, April 4th at Henry Graves Park located at 2206 Oxford Way from 10 a.m. – 1 p.m.

Mr. Dutra mentioned inviting the commission to attend. The brown act requires you to post if all of you are there. You can't have a representative without posting.

Mr. Dutra mentioned we are shooting for 250 people to attend. The partners this year is Public Works, Parks & Recreation, Community Development, The Lodi Improvement Committee, EUD, Waste Management, Tree Lodi, Lodi Unified, West Coast Arborist, Wal-Mart, A & W Root Beer, St. Peters Church, Vineyard Christian Middle School, Lodi Arts Commission, Boston Market, Keeping California Beautiful, Lodi/Tokay Rotary.

Mr. Takeuchi asked Mr. Dutra why the partners were not listed on the flyer.

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Mr. Dutra replied there was too many to list and with a limited budget. We have a zero budget for this event so without our partners we would not have this event. At the event there will be a poster listing all partners.

Mr. Forkas asked Mr. Dutra regarding South Church St. from Kettleman towards Lodi Ave. The trees there are loaded with mistletoe. What's being done to address that problem?

Mr. Dutra replied that Tree Lodi proposed to Public Works today a partnership to knock on the door of that resident ahead of time to do a public outreach. If you have a tree on your property that has mistletoe, they will provide you educational information including a website.

Mr. Wood mentioned that every year they do a Great American Clean-up campaign with Waste Management. This year it starts off March 28th with a city wide yard sale. The Lodi News Sentinel will advertise for free and in the past they also provide participants with a map so you can chart out the yard sales for the day.

The following weekend, April 4th is free electronic/universal waste drop off at their transfer station on Turner Rd. On April 11th is Dollar Diversion Day. The cost is \$1.00 per truck load. The week of the 13th is Residential Curb Side pick-up. You will be able to put six containers out for collection. Following that is clean your files week.

B. Affordable Housing Opportunities

Mr. Wood spoke about Railroad Avenue Project. The concept of this project was to put affordable housing at this site. There was some resistance regarding putting in a senior complex on the east side. The contractor and I think this is a viable site for that project. Unfortunately, the financial market has bottomed up by eliminating any of the capital needed for those types of projects. The developer came to us and said it is not feasible at this time. We have these community development blocks grant funds that we need to use soon we have to look at other locations. Roget Park project is something sitting on the back burner for some time. Also there is a donated parcel on Tienda Dr. east of Target who was donated by Dr. Roget several years ago. Mr. Wood mentioned we could allocate the funds to a non profit developer who then would acquire the site with those funds. The site is City owned so we can't buy it from ourselves but we can allocate the funds to a non-profit developer who would acquire the site. Mr. Wood mentioned in late December they put out an RFQ (Request for Qualifications) to see who has the best qualifications. We had two respondents, Eden Housing and Domus Development. After review it became relevant that Eden Housing was the most qualified and most established. The recommendation that will be taken to the City Council is for them to authorize us to enter an exclusive agreement with Eden Housing. That will allow Eden Housing to pursue their review to a point to where they are willing to acquire it. We will allocate the funds to them and we will do a development and disposition agreement. Mr. Wood mentioned that will use our Block Grant funds and off the books. That will also take care of HUD for a while.

Mr. Wood spoke of other opportunities:

Rashid's – 27 37 S. Sacramento St.

Two small parcels located across from the Transit Station on South Sacramento St. and approximately one-third acre in size. Owner is interested in a mixed-use retail/residential development. I have been unable to attract any interest from affordable housing developers for such a small project.

Mr. Wood also spoke about E. Pine St. /Stockton St.

The owners at 211 E. Pine St. and 207 E. Pine St. are interested in developing the southeast and southwest corners of Stockton and Pine St. They are interested in mixed-use project on the southeast corner and a residential complex on the southwest corner. The residential at those properties would most likely be developed as multi-family rental units with either a mix of affordable/market rate or one-hundred percent affordable units.

Lockeford/Sacramento St.

The owner of these parcels totaling less than one and one-half acre, approached the City to inquire about mixed-use, residential/commercial development at this site. It is located directly adjacent to the UPRR tracks that present a significant challenge to pursuing any type of residential development, much less affordable housing. We are continuing to talk to the owner.

Anderson St.

This Union Pacific Railroad-owned land, comprised of two parcels totaling 8.64 acres, is a good candidate for an affordable housing development. While it does run adjacent to the UPRR line, there is sufficient area to allow for some sound barriers to mitigate the noise and vibration. Location nearby supportive services and amenities, as well as land price is two concerns for development at this site.

Mr. Takeuchi mentioned that there is a considerable community interest in subject of Senior Housing and Affordable Housing in Lodi. The people at Eden Housing were also involved in the Railroad Ave. project. They came in third out of three groups. Mr. Takeuchi asked if Eden Housing did the RFQ process that Eden would of came in higher on Railroad as well?

Mr. Wood replied that the location at Railroad was the main reason that location was chosen. Another key issue that came up mid stream in the Railroad Ave. project is someone asked about Article 34. Mr. Wood stated he has no idea what Article 34 was. It is a State Constitution that deals with affordable housing in communities. Before a city can develop affordable housing there needs to be an initiative from the voters authorizing. If the City only required no more than forty-nine percent of the units to be affordable, then at that point you are free of the Article 34 issue.

DEPARTMENT REPORTS

A. Community Development

39-41, Sacramento St. – Use Permit for ABC Type 48

Mojo's Bar is relocating from 114 N. Sacramento St. This location was formerly the Moore's Karate studio. Planning advises that the LPD has provided a negative recommendation to this application and the application may be rethinking their application.

An exercise to determine the impact that amplified music took place on February 10th. Sound level measurements were taken in the adjacent residential hotel while a DJ played music within the area proposed for this nightclub. The applicant was given clear direction on what they needed to do to maintain sound levels that would not violate out Noise Regulations. Most recently, the applicant appears to be withdrawing their application.

Planning Commission – Past Action

None

Community Improvement/Housing Division

**B. Police Department
District/Watch Commander**

Community Improvement/Code Enforcement

Mrs. Aldred gave an update. During the month of February we focused on properties that did not have utilities. Mrs. Aldred did meet with EUD and they modified their criteria. Now if you fifty-five days behind, they turn your power off. We try to work with people as much as possible. Currently we have 244 active cases. We closed 332 cases in February alone. Mrs. Aldred mentioned they had a workshop on March 3rd and had about 50 code enforcement officers from surrounding areas come.

Mrs. St. Yves asked Mrs. Aldred if she has been by the Lodi Hotel.

Mrs. Aldred replied yes a couple of times.

Mrs. St. Yves states they hang out in the front of the hotel and after having a couple drink from the bar next door they are a nuisance when you walk or drive by. They have a courtyard in the back.

Mrs. Aldred replied that she will approach them and encourages them to utilize the courtyard.

C. Public Works

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

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

Mr. Forkas made a comment that Measure W failed.

NEW BUSINESS

Topics for Upcoming Meetings

- * Election of Officers/Schedule Goal Setting Session – April 18th, 9-1 p.m.

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 7:24 p.m.

Respectfully submitted,

ARASELI DEL CASTILLO, Recording Secretary