

**Redevelopment Agency  
of the City of Fresno**

**Recommended  
FY 07/08 Budget**

# **Redevelopment Agency of the City of Fresno**

**Recommended Budget**  
For the Fiscal Year  
July 1, 2007 to June 30, 2008

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# Redevelopment Agency of the City of Fresno

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# Redevelopment Agency of the City of Fresno

## INTRODUCTION

### Mission Statement

To remove blight and encourage growth, vitality, renewal and rehabilitation of deteriorated areas beset by adverse social, physical, environmental and economic conditions.

### Purpose of Redevelopment

Redevelopment was created by state law to revitalize communities, encourage new development, create jobs, increase housing stock, provide infrastructure and generate tax revenues in declining urbanized areas through partnerships developed between local governments and private entities.

Without the initial investment from redevelopment agencies, many important community projects simply would not happen, leaving communities to suffer from deterioration, crime, and poor economic and social conditions.

The Fresno Redevelopment Agency's work program focuses on bringing about major and targeted projects as well as neighborhood improvements that will have a positive effect on the shape and future of Fresno's downtown, inner city neighborhoods and industrial areas.

### Redevelopment Agency Budget

The Redevelopment Agency is required by Section 33606 of the California Health and Safety Code to adopt an annual budget.

The Redevelopment Agency Budget is presented in Capital Improvement Program format by redevelopment areas. The format includes: Actual Sources and Uses of Funds for FY 05/06; the FY 06/07 Approved Budget; FY 06/07 Year-to-Date; the estimated amount of sources and uses of funds for FY 06/07; and the FY 07/08 budget request for each of the Agency's project areas. This budget includes: Highlights of FY 06/07 Accomplishments; Debt Service Payments; Administrative and Management Summary; Project Area Budgets proposed for FY 07/08; Housing Program Budget; and a proposed Resolution for adoption of the FY 07/08 Budget.

### Revenue Estimates

Incremental property taxes are the single largest revenue source of the Redevelopment Agency. In general, FY 07/08 incremental property tax revenue estimates are projected to be 5% above the FY 06/07 revenues received in February 2007. The Agency's policy and practice is to conservatively estimate tax increment revenues to ensure adequate financing sources for the budgeted uses.

The Sources section of the project area budgets reflects negative amounts for Pass-

Through Payments, County Administration Fees, Housing Set-Aside and Education Augmentation Revenue Funds (ERAF). These amounts are shown as an offset to Sources of Funds since these amounts are mandatory and not available to use at the Agency's discretion. No funds are budgeted for ERAF payments in FY 07/08 as the Agency's mandatory ERAF contribution to the State ended in FY 05/06.

# Redevelopment Agency of the City of Fresno

## HIGHLIGHTS OF FY 06/07 ACCOMPLISHMENTS

### General Administration

Public Information and Marketing - Website - In FY 06/07, a state of the art, high quality website was developed that attractively provides information on Agency programs and projects. The website provides visitors with highlights of current and future projects, collaborative partnerships and maps of redevelopment area boundaries.

The Redevelopment Agency in cooperation with the City of Fresno jointly promoted Fresno for the third consecutive year at the Spring International Council of Shopping Centers (ICSC) Conference in Las Vegas. The conference, which highlights retail real estate, registered over 45,000 attendees for the May 20 - 23, 2007 exhibition. Due to the large conference attendance and demand for additional exhibitor space, ICSC expanded the show's exhibitor space to 2 million square feet. With the additional space, Fresno was highlighted from an expanded and redesigned 600' square foot exhibit area.

The Agency updated and produced a flash drive featuring "Fresno, Come Join Our World" for distribution at the conference and at other events. In addition to the media presentation, updated newsletters and other informational items were prepared and distributed.

In January 2007, the Agency hosted the California Redevelopment Association Regional Meeting drawing redevelopment professionals from Bakersfield to Sacramento. The meeting was followed by a tour of new federal courthouse given by its namesake, Judge Robert Coyle.

Audit Services Contract - In August 2006, the Agency Board approved a five year contract with Brown Armstrong Paulden McCown Starbuck Thornburgh & Keeter Accountancy Corporation (Brown Armstrong CPAs) for independent audit and related State Controller's Report preparation services. California Community Redevelopment Law (CCRL) requires redevelopment agencies to employ a public accountant who shall perform an independent audit of the agency's books, public records, inventories and reports. A Request for Proposals (RFP) was sent to 13 Certified Public Accounting firms and the Agency received responses from three firms. An audit review committee comprised of three Agency and three City staff analyzed the proposals. Based upon the firm's qualifications, knowledge, experience and effective hourly rate, the Agency Board approved Brown Armstrong CPA's RFP to perform audit and related services for the Agency.

RDA Comprehensive Annual Financial Report (CAFR) for FY 04/05 - The Certificate of Achievement for Excellence in Financial Reporting was awarded to the Redevelopment Agency of the City of Fresno by the Government Finance Officers Association of the United States and Canada (GFOA) for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ending June 30, 2005. A CAFR is an expansion of the Agency's annual audited basic financial statements required under California Community Redevelopment Law. The Certificate of Achievement is the highest form of recognition in the area of

governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management. In addition, an Award of Financial Reporting Achievement was awarded to the Financial Officer of the Redevelopment Agency, as the individual primarily responsible for preparing the award-winning CAFR. These awards were of particular importance in that this was the first year the Agency prepared and submitted a CAFR.

RDA 2<sup>nd</sup> Comprehensive Annual Financial Report (CAFR) for FY 05/06 - The Council received the Annual Report of the Redevelopment Agency for FY 05/06, in which Brown Armstrong Paulden McCown Starbuck Thornburgh & Keeter, Certified Public Accountants (Brown Armstrong CPAs) stated in its Independent Auditors Report that the Agency's financial statements presented fairly, in all material respects, the financial position of the Agency as of June 30, 2006, and the results of its operations for the fiscal year then ended, in conformity with generally accepted accounting principles. The results of their tests of the Agency's compliance with certain provisions of laws, regulations, contracts and grants, disclosed no instances of non-compliance or other matters. In addition to the required basic financial statements, staff also worked with Brown Armstrong CPAs to prepare a 2<sup>nd</sup> Comprehensive Annual Financial Report for FY 05/06, which was submitted in December 2006 to the Government Finance Officers Association (GFOA) for consideration for the Certificate of Achievement in Financial Reporting Award.

Professional Training and Development - The Agency encourages professional employee training and development. In FY 06/07, the Agency staff received further redevelopment and technical training through a contracted computer mapping workshop, the California Redevelopment Association's Redevelopment Institute and other workshops.

#### **General Redevelopment Plan Implementation**

Commercial Storefront Rehabilitation Loan Program - The Agency approved twenty commercial storefront rehabilitation loans. Ten storefront improvements were completed in FY06/07 with ten underway. The ten completed storefronts were facilitated by the Agency's funding of approximately \$31,000 that generated \$3,468,176 in privately funded improvements. The law firm of Marderosian Runyon Cercone Lehman & Armo invested \$3 million to remodel their 20,000 square foot, nearly century old Fulton Mall Building representing the largest private match. In addition, the Agency provided program assistance for improvements to the Cosmopolitan Tavern located in Chinatown on Fresno Street, a major entryway leading from Freeway 99 to downtown.

The Commercial Storefront Rehabilitation Program is experiencing increasing receptiveness from small business owners seeking to improve their storefronts, thereby benefiting commercial neighborhoods.

Review of Development Entitlements within Redevelopment Project Areas - Between July 1, 2006, and May 10, 2007, staff reviewed and made recommendations on 41 Site Plan Review Applications, 53 Conditional Use Permit Applications, 7 Alcoholic Beverage Conditional Use Permit Applications, 16 Rezoning Applications, 12 Tentative Parcel Map Reviews, 6 Amendments Reviews, 131 Plan Review and Sign Offs, and 7 Variance Applications. The review of these 273 entitlements by staff and the Agency's citizen committees helps guide development in accordance with plan goals and design guidelines.

Business Attraction and Retention - The Agency is participating in partnership with the City of Fresno by providing a \$50,000 Competitive Grant to a new business which locates and becomes "Fresno Based". The Grant is contingent upon receipt of matching funds from the private sector and compliance with all redevelopment agency laws. Advertisement and competition is being facilitated through the California State University, Fresno Foundation. Allocation of the \$50,000 was previously approved in the FY 06/07 and will be carried over to the FY 07/08 Budget to be awarded to the winning business recipient.

Prospective Business and Industrial Development - The Agency worked with a number of developers, businesses and industries to attract new development to the area and to foster retention and expansion of existing businesses through assistance with development needs such as site selection or assembly.

Senate Bill 53 - Adoption of Ordinance - Pursuant to California Health and Safety Code Section 33342.7, added by the State Legislature through adoption of Senate Bill 53, the Agency completed and adopted an ordinance relative to the Agency's program to acquire real property by eminent domain, including any prohibitions on acquiring by eminent domain specified types of property or property within specified locations of redevelopment project areas. The ordinance applies to all the Agency's existing project areas except Fresno Air Terminal Redevelopment Area (FATRA).

#### **Central Business District**

Business Attraction and Retention - The Agency worked with the owners to facilitate the sale of the long vacant hotel on Van Ness Avenue across from Courthouse Park. In November 2006, the new owner showcased upcoming renovation plans for the nine story, 190 room downtown property estimated at \$7 to \$10 million in value. Now well underway, the renovation will bring a new full-service Holiday Inn that will provide jobs and additional room accommodations for visitors to Fresno.

#### **Chinatown**

Chinatown Mixed-Use Development - The Exclusive Negotiation Agreement (ENA) with Historic Chinatown, LLC for a proposed mixed-use housing, retail/commercial and public facilities development emphasizes participation by existing property owners and businesses. Following the May 2006 Agency Board approval of 35 owner participation candidates, Agency staff met with the selected candidates, negotiated and completed terms of Owner Participation Agreements (OPA) including schedules and descriptions of the improvements for 28 of the designated properties. The California Environmental Quality Act (CEQA) process for the OPA is underway.

The Chinatown site south of Ventura Street to San Benito Street between the BNSF Railroad and Freeway 99 was identified as the preferred location for a public safety building. The Agency obtained appraisals for properties within the project footprint. Further, the Agency and Developer began discussions with the Poverello House for its potential relocation and obtained appraisals for the site identified by Poverello House. In support of Council action to provide a temporary homeless encampment, the Agency obtained appraisals and secured purchase agreements for a vacant parcel south of Freeway 41 proximate to available services.



Hobbs-Parsons Project - The Agency negotiated a Disposition and Development Agreement (DDA) for the adaptive reuse of the historic Hobbs-Parsons Warehouse. The Hobbs-Parsons project includes parking and landscape improvements that will additionally benefit the evolving Stadium and Chinatown area.

The Agency assisted the developer in identifying an office tenant that is expected to take occupancy by December 2007. The tenant's relocation to the Hobbs-Parsons building from its Old Armenian Town project site has the additional benefit of assisting the Armenian Town Project meet its goals and schedule.

Ventura Widening and Downtown Entryway Beautification Project - To advance the Ventura Widening Beautification Project, the Agency obtained appraisals for designated properties between the BNSF Railroad and Freeway 99. To further advance the project, the Agency purchased one of the most blighted properties in the future right-of-way.

### **Convention Center**

Old Armenian Town - Properties in the Phase 1A area, bounded by "O" Street, Ventura Street, "N" Street and Freeway 41 were acquired and cleared for construction. The Agency has begun the process to acquire the necessary properties for Phase 1B and, in April 2007, deposited funds for the purchase of 505 and 525 "N" Street.

The construction of the \$24 million, 60,000 square foot, three-story 5<sup>th</sup> District Court of Appeal building in Phase 1A is underway and expected to be completed by the fall of this year.

The Agency is nearing completion of substantial infrastructure to support the Courthouse and the overall project. These improvements include installing the surface parking lot on the south side of Santa Clara Street between "O" and "N" Streets, a water main along "O" Street south of Ventura Street, curbs, gutters and sidewalk from "N" to "O" Streets, a storm drain, communication lines and utilities.

The courthouse and surrounding improvements have significantly advanced the goals of the project and enhanced a major entryway into downtown Fresno from Freeway 41. In connection with this major project, the Agency and Master Developer negotiated an amendment to the Old Armenian Town Master Disposition and Development Agreement approved on December 6, 2006. The first amendment to the DDA provides for a contingent reimbursement related to timing of property conveyance.

Old Armenian Town Historic Properties - The Agency has maintained and followed the guidelines from the Secretary of the Interior for the maintenance of five historic homes identified through the CEQA process. In FY 06/07, the Agency retained an architect to prepare an historic resources assessment report and an updated storage maintenance plan to further ensure maintenance efforts. Agency staff has compiled a complete record of maintenance activities with supporting documentation which is continuously updated.

During the year, the Agency worked with the City and outside counsel to address litigation relating to the environmental impact report and historic homes. The Agency, through its consultants, is preparing a Subsequent Environmental Impact Report (SEIR), Receiver Sites Assessment Study and Economic Feasibility Study. These studies will provide an

assessment of potential sites within the boundary of the Old Armenian Town Settlement Area to identify the best "Final Receiver Site" for the historic homes; evaluate the feasibility of adaptively reusing the historic houses and impact on adjacent uses; and the potential impact of utilizing off-site parking on the marketability of office space being proposed in the Old Armenian Town Project.

South Stadium Project - On December 12, 2006, the Agency Board approved Amendment No. 2 to the Exclusive Negotiating Agreement (ENA) with Forest City Development, extending the negotiating period to January 2008. This action was partly in recognition of the delay in the project schedule resulting from Proposition 90. The amendment included a revised approach, due to market research, which replaces a retail destination center with a project focused on housing with associated retail uses. The ENA was further modified to acknowledge the City's desire to develop a river walk feature. The Developer engaged Peter Calthorpe, a renowned urbanist, to prepare a "river walk" design and an alternative "district of fountains" design option. In an Agency sponsored design "charrette" held on April 16, 2007, a consensus on the river alignment was reached by city staff. Both design plans reflect the revised focus on housing. The current design also incorporates a "pocket tank park" at the southwest quadrant of the Inyo-Fulton intersection that will accommodate a 2-million gallon underground water tank and associated park designed to connect with the proposed river. Agency staff obtained appraisals of the effected properties. In addition to preparing modifications to the plan, Forest City has initiated an historic resources inventory analysis and utilities study.

#### **Jefferson/Mariposa**

Community Medical Center Project - The Agency and Community Medical Center (CMC) completed negotiations and finalized a second amendment to the 1995 Development Agreement and Land Sale Contract. The amendment fixed the project funding, the land sale price and term of the agreement to ten additional years. This amendment provided year to year funding consistency enabling improved financial planning for both parties. The remaining 15 parcels acquired by the Agency were conveyed to CMC, completing land assembly for Phase II. The Agency's work enabled CMC to meet its April 2007 deadline to relocate University Medical Center (UMC) Trauma and Emergency facilities to the CMC Campus, a major objective of the 1995 Agreement.

Community Medical Center Project - Nottoli - To address their growing needs, the Agency negotiated an agreement to rent additional space to Sequoia Health in the CMC Office Complex. The lease achieved full occupancy of the office building.

Community Medical Center Project - Office Building - Agency staff worked with CMC through a Request for Proposals (RFP) process to select a developer for a Class "A" Medical Office Building. The selected developer has completed architectural plans for a \$30 million, 100,000 square foot office building to be located between the UCSF Education Building and the existing physician's building that is planned for construction in 2008.

#### **South Van Ness**

Final Receiver Site - The Agency purchased the third of six parcels required for the relocation of five historic structures from the Old Armenian Town project to the south side of Freeway 41 in the South Van Ness Industrial Project Area.

The final receiver site is part of the conceptual plan for an attractive mixed-use environment incorporating existing and relocated structures on the receiver site.

Foundry Park - The Agency, through a community facilities district, facilitated Valley Foundry Industrial Development. The project continues to grow with the construction of a new 32,000 square foot retail sales and service facility.

### **Southwest Fresno**

Real Property Acquisition and Blight Removal - A blighted property purchased by the Agency in the Kearney Palms Shopping Center area was demolished in April 2007 making way for continued redevelopment. The property located at 1260 "A" Street attracted loiterers to the area, generated neighborhood complaints and was considered a significant contributor to blight.

California Avenue Improvements and Land Acquisition - The Agency commitment of \$600,000 for California widening enabled HOPE VI to proceed with site plan approvals for the Yosemite Village on the south side of California between West and Fruit Avenues.

HOPE VI - The Agency is supporting the \$20 million HOPE VI grant fund award through multi-year contributions that include: assembly of approximately 16 acres for a mixed-use project (between California, Church, Walnut and Plumas); financial assistance for development of an Aquatic Center and parking facility; and various street improvements.

The Agency completed the Disposition and Development Agreement draft for the proposed mixed-use element within the HOPE VI project that includes a government one-stop center for various social services. The Developer has completed the site plan, elevations and floor plans for the County's One-Stop Center of approximately 40,000 square feet currently under review by the County of Fresno.

With the purchase of two additional parcels in FY 06/07, the Agency has acquired 19 of the 20 parcels needed for the mixed-use area development and assisted the residents in relocating to improved housing.

In addition, the Agency purchased two parcels in the HOPE VI area predominately planned for housing between California, Church, West and Walnut for infill housing development.

Park Development/Improvements - In furtherance of the Hope VI Project, the Agency purchased a 7.94 acre vacant parcel at 146 E. Florence Avenue located within the Hope VI project area. Acquisition of this parcel was essential to provide for the realignment of Walnut Avenue and aquatic center planned for the project.

Sequoia Community Health Center (SCHC) - In 1993 the Agency, entered into a Disposition and Development Agreement (DDA) with Sequoia Community Health Center (SCHC) to assemble and convey ten acres of land for expanded health care services to low and moderate income persons. Due to changing medical service trends and funding, SCHC was unable to complete the required conditions. The Agency has negotiated a draft DDA in which the remaining 7.5 acres of undeveloped land is returned to the Agency in exchange for a one acre parcel to be developed as a dental center by SCHC through an approved state grant. The Agency plans to issue a Request for Proposals (RFP) for

affordable housing on the 7.5 acres.

Streetscape and Street Improvements - Implementation of the West Fresno Community Vision Plan moved forward in FY 06/07 with the award of a bid for construction of two landscaped median islands for Tulare Street on "B" and "C" Streets. The West Fresno Community Vision Plan with over 300 community participants was prepared for the Council of Fresno County Governments (COG), Fresno West Coalition for Economic Development and Local Government Commission and adopted by the City Council.

#### **Airport Area Revitalization**

Street and Infrastructure Improvements - In FY 06/07, the Agency arranged and funded the construction of San Joaquin Railroad grade crossing improvements at Cedar, Maple, Chestnut and Shields Avenues generally along the Floradora Avenue alignment. The improvements addressed traffic and safety issues and enhanced the visual quality of the project area.

Streetscape - Airport Beautification Project - McKinley/Peach to Clovis - Engineering and landscape plans for the Airport Beautification Project were completed and the bid awarded in FY 06/07. The project, designed to enhance Fresno's gateway between the Airport and central area, has two components. The first component provides for an extensive greenbelt on the south side of McKinley Avenue along Mill Ditch between Peach and Clovis Avenues. The second component includes new wrought iron fencing and landscaping consisting of trees, shrubs and ground cover near the intersection of McKinley and Clovis Avenue frontages. The project will also include a new monument sign for Fresno Yosemite International Airport (FYI) at the corner of Clovis and McKinley Avenues and new landscaping in the median island in Clovis Avenue to match the new landscape proposed for the east side of Clovis Avenue.

In addition, the Agency is providing for a right turn lane at the northwest corner of McKinley and Clovis Avenues to improve the safety and flow of traffic that is part of the City's future planned reconstruction of Clovis Avenue. The Agency has advanced construction timing of the turn lane to be included within the scope of this project in order to prevent the need to remove and replace landscaping and other improvements during the future planned project.

#### **Central City Commercial Revitalization**

Street and Infrastructure Improvements - Belmont area businesses and residents, in a series of community meetings, identified street light improvements along Belmont as their number one priority. This project was set out in two phases based upon available funding. In FY 06/07, the Agency completed engineering and design plans for the first phase of the project to upgrade and add lighting along Belmont Avenue from Freeway 41 to Cedar Avenue. The contract for the improvements is expected to be awarded before the end of the fiscal year. The project will remove sporadic, unsightly overhead feed and wood pole installations and install new underground lines to City standards on both sides of Belmont Avenue. The second phase will extend along Belmont from Cedar to Chestnut Avenues.

Streetscape - Design plans have been prepared for the landscaping median islands in both Blackstone and Belmont Avenues and will be put out to bid for construction in FY 07/08.

### **Freeway 99/Golden State Boulevard Corridor**

Real Property Acquisition and Blight Removal - In FY 06/07, the Agency purchased a boarded-up property at the northeast corner of Olive and Weber Avenues and also secured a purchase agreement for the adjacent property to remove blight and provide for development of a maintenance facility for the Parks, Recreation and Community Service Department.

Golden State Boulevard Improvements - Preparation of engineering and design plans are nearing completion for the reconstruction of Golden State Boulevard between Ashlan and Shaw Avenues. This is a multi-year project with the first phase anticipated to go out to bid in August 2007. The proposed street improvements will consist of curbs, gutters, paving, street lights, street trees, bike lanes and traffic signals. Additional improvements will include the extension of water, sewer and storm drains.

### **Fresno Air Terminal (FATRA)**

Environmental Cleanup - Environmental clean-up activity for the airport area continues to be a priority and the majority of the project area resources are allocated to this purpose or debt service. Agency staff provided extensive assistance to the City in response to the Federal Aviation Administration's (FAA) audit of the airport.

### **Roeding Business Park**

Infrastructure and Improvements - Infrastructure improvements have helped stimulate and attract business development.

The Agency helped facilitate the relocation of Helados La Tapitia, an ice cream maker, from its 8,800 square foot plant to a four acre site in the Roeding Business Park on West Avenue south of Nielsen Avenue. The company will construct a 20,000 square foot facility and employ up to 100 people.

New businesses in the Roeding Business Park in FY 06/07 include:

- Right-Now-Couriers constructed a 20,000 square foot building at 188 West Avenue;
- Delta Rubber Products, a wholesale-distributor of rubber products, recently purchased and moved into a 25,860 foot building within the West Commerce Center at the northwest corner of West Avenue and Dan Ronquillo Drive;
- Woodworking Specialties, a cabinet and millwork operation, recently moved into the existing 18,992 square foot building located at 411 S. West Avenue adjacent to Freeway 180 West;
- Specialty Branded Products, a premium meat processor, purchased a vacant 6-acre parcel for the construction of a 100,000 square foot concrete tilt-up building at the southwest corner of Nielsen and Hughes Avenues;

Additional new business development, expansion of existing businesses or relocations since formation of the project area through June 30, 2006 include:

- Horizon Enterprises constructed two 25,860 square foot office-warehouse buildings at the northwest corner of West Avenue and Dan Ronquillo Drive with additional construction planned for future phases of development;
- Central Sanitary Supply Company constructed a 50,000 square foot building at 1149 Nielsen Avenue;
- Pleasant Mattress, Inc. completed construction of its new 102,000 square foot manufacturing plant consisting of a tilt-up masonry building with extensive landscaping on the east side of West Avenue at Dan Ronquillo Drive;
- Certified Ad Services added 30,000 square feet in warehouses to its existing plant located at 909 West Nielsen Avenue;
- The Central California SPCA constructed a new 10,676 square foot animal shelter, 2,400 square foot barn and free standing snack bar on the 11 acre site located at 103 South Hughes Avenue;
- MVP Hydratech, located at 1331 South West Avenue, added 10,700 square foot of floor area to the existing 34,498 square foot building for assembly operations and storage;
- Lorena Restaurant added a new kitchen and scullery to the existing restaurant and a 410 square foot patio cover to an existing outdoor dining area. The restaurant is located at 435 West Belmont Avenue;
- Cliff Hangers, Ltd, constructed an approximately \$2 million, 81,300 square foot aircraft hanger which accommodates 66 aircraft at the Fresno-Chandler Downtown Airport;
- The Whirlwind Car Wash, located at 225 North "H" Street expanded and remodeled its facilities. The exterior of the existing carwash was remodeled to match the new mini-mart and pump island canopy. A new canopy providing for the staging and vacuuming area and a new office and mini-mart facility were added;
- Calaveras Materials Inc., located at 410 West Thorne Avenue, replaced an existing batch plant with a new 90-foot high batch plant;
- The Sprint Corporation added 3,000 square feet of floor area to its fiber optics transmission center at 233 West Voorman Avenue;
- Producers Dairy located at 144 West Belmont added a new office building at the southwest of Palm and Belmont. Producers also added a 925 square foot orange off loading station, a 2,000 square foot milk off loading station, a 10,960 square foot bottle warehouse and a 12,375 square foot cold storage building;
- La Tapatia Tortillera, expanded into an existing building to the west of its existing plant located at 102 East Belmont Avenue. The site was expanded with the vacation of Harrison Avenue to consolidate the existing plant and the added building. La Tapatia has also made new facade improvements to integrate the design and enhance the appearance of the buildings;
- A 20,169 square foot office building constructed for the California State Department of Corrections at 405 East Divisadero;
- American Paper Conversions constructed a 19,960 square foot warehouse at 2290 G just north of Nielsen Avenue;
- U.S. Food Service Distribution Company (formerly Hestbecks), located in the old Rykoff warehouse added a 37,790 square foot cold storage unit to the existing facilities located at 302 North Thorne Avenue. Approximately 50 new jobs were created by this business;
- Mygrant Glass constructed a new warehouse-distribution center at 485 West Nielsen;

- Patton Air Conditioning expanded its facilities located at 272 Palm Avenue adding 2,557 square feet and a parking lot for employees and customers;
- Level (3) Communications, a Fiber Optics Internet Service Provider, renovated an existing 72,000 square foot building at 310 West Napa to house an unmanned switching station with an estimated cost of improvements and equipment between \$2 to \$3 million.

### **South Fresno Industrial Revitalization**

Orange/99 Improvements - The Agency Board awarded the contract for the reconstruction of Orange Avenue between North Avenue and Freeway 99. The scope of work includes curbs, gutters, sidewalks, paving, street lights, street trees, extension of water and sewer mains and a storm line. Construction began March 26, 2007 and is anticipated to be completed by June 30, 2007.

The Orange/99 Improvements served to induce East Bay Tire's site selection for its expansion. The ten acre site at the northeast corner of North and Orange Avenues satisfied the company's need for frontage on and access to Freeway 99. East Bay Tire's groundbreaking ceremony on June 7, 2007 celebrated the first phase of development consisting of the construction of an 83,174 square foot concrete building of which 45,538 square feet will be occupied by East Bay Tire. East Bay Tire will employ approximately 20 employees. Additional future development may include a 31,000 square foot warehouse, restaurants, a coffee house and a mini mart and gas station. This project will improve an extremely blighted parcel of land.

### **Southeast Fresno**

California-Orange Project - The California-Orange Housing Project was completed in FY 06/07. The Redevelopment Agency partnered with Spradling Construction, Inc. to assemble land for a 35 unit neighborhood of new single family homes, nine of which are affordable for low-to-moderate income families. The energy efficient homes include features such as 6,000 square foot fully landscaped lots with sprinklers and backyard fencing, dual pane windows, granite countertops, ceiling fans, oak cabinets and roll up garage doors.

Street and Infrastructure Improvements - In August 2006, the installation of traffic signals and a protected left turn lane at Peach and Jensen Avenues was completed. In addition, the installation of traffic signal modifications providing for protected left hand turns at the Cedar and Jensen Bypass was completed in January 2007.

Commercial Neighborhood Center Revitalization - The Agency completed site assembly for the proposed police substation on the southwest corner of Kings Canyon and Backer including the relocation of businesses and the demolition of three buildings. Kings Canyon Development LLC (Developer) made substantial progress in preparing a preliminary site plan and performing its due diligence in accordance with the June 2005 Exclusive Negotiating Agreement (ENA). Following Agency Board authorization in December 2006, staff completed a draft Development and Disposition Agreement (DDA) for the project.

Kings Canyon Street Improvements - The installation of street lights along Kings Canyon between Maple and Willow was completed in November 2006. This project eliminates

blight through the undergrounding of overhead power lines and the replacement of wooden poles. The Agency's \$365,000 contribution to this project leveraged a \$2 million investment by PG&E.

### Housing

Community Housing Partnership - Major and minor rehabilitation program - During FY 06/07, the Community Housing Partnership Program (CHPP) processed and completed rehabilitation of 165 homes for low income families. An additional 33 applications have been reviewed and approved and are in the process of bid development or construction. As of June 30, 2007, 1,455 homes will have been rehabilitated for low-income families since the inception of the program.

Housing Authorities - Boarded Up/Lot Purchase Program/Infill Housing - The first "green" home was completed on an infill lot. The vacant lot at 2254 S. Lotus Avenue, purchased through the CHPP in FY 05/06, now features a 1,681 square foot, four bedroom, two bath home with a 1 car detached garage. The home includes solar panels and service box, energy efficient high performance low "e" dual pane vinyl windows, all wool carpeting to discourage bacterial growth, exterior walls and flooring of structural insulated panels (SIPs), low flow shower heads, faucets and toilets. Front yard landscaping consists of drought resistant plants native to the Central Valley's climate.

Through the Agency's housing program, Community Housing Partnership Program (CHPP) completed the purchase of four boarded up homes at 3404 N. Woodson, 1046 E. Calwa, 1235 E. Calwa and 4629 E. Nevada for rehabilitation in FY 06/07.

A vacant lot in the 300 block of North Valeria, purchased in FY 05/06 for the construction of a four-bedroom, two-bath home, was completed in FY 06/07 and is currently on the market. Another large vacant property at 1500 "B" Street in Southwest Fresno, also purchased in FY 05/06, was re-parceled into two lots and construction of the two homes will commence in July 2007.

California Triangle - The Agency, through its Community Housing Partnership Program with the Housing Authority, has completed the acquisition of 11 of the 13 properties for the California Triangle project located along California Avenue between Kern Street and Waterman Avenue. Eleven families within the project boundaries were relocated to improved housing. This project will provide approximately 15 new affordable single family homes.

Casa San Miguel - The Agency negotiated completion of the Casa San Miguel project and amended its contract with the Farmworker's Service Center for the construction of three new affordable homes on the remaining parcels. The financing plan providing construction loan funding was coordinated by the Agency. This completed project provides 44 new affordable homes and helps implement the Agency's replacement housing goals.

Downtown Housing and Mixed-Use Development - In FY 06/07, the Agency directed substantial resources to further the goal of downtown housing development. In the past year, approximately 219 units have been completed, are underway or planned with the assistance of the Agency. Downtown housing projects are highlighted below:



Berkeley Building - To facilitate new mixed use development at the south end of the Fulton Mall, the Agency purchased a key property at 887 Fulton Mall. The property, located at the southwest corner of Fulton Mall and Kern Street, is a key component for several proposed projects.

Fulton Park Plaza - The Agency purchased four properties completing site assembly for the Fulton Park Plaza. The Agency completed a Disposition and Development Agreement (DDA) with the Developer for a \$10 million mixed-use development consisting of 80 residential units and 16,000 square feet of commercial/professional office space. Sixteen units will have 55 year affordable housing covenants. The Agency coordinated funding commitments from various sources including the Agency, City of Fresno, Better Opportunities Builder, Inc. and Developer. In addition to providing mixed income infill housing, the project helps revitalize the Divisadero/Fulton entryway into the Uptown area.

"H" Street Lofts - The Agency completed an Owner Participation Agreement (OPA) with Pyramid A-One, LLC for the development of a \$3.5 million project with 26 residential units in a live/work lofts concept at 1830 "H" Street, complementing the adjacent Vagabond Lofts. Six of the units will be affordable housing secured by covenants. The Agency's participation will leverage private and non-profit funding sources.

Next Generation Group, LLC - In FY 06/07, the Agency Board approved an Exclusive Negotiation Agreement (ENA) between the Redevelopment Agency of the City of Fresno and the Next Generation Group, LLC which will lead to the development of a mixed use housing and commercial development in the Fulton Redevelopment Project Area Uptown Arts District. The agreement represents the culmination of many months of Agency discussions with the various property stakeholders to find creative approaches for improving the neighborhood and further the development of much needed housing for the downtown area.

HOPE VI Infill Housing - The Agency purchased two parcels in the HOPE VI area predominately planned for housing between California, Church, West and Walnut for infill housing development.

Martin Luther King Square Rehabilitation Project - The Agency's Disposition and Development Agreement (DDA) with A.F. Evans provided funding for acquisition and rehabilitation of the Martin Luther King Square Apartments, a 92-unit family rental property located at 816 East Florence Avenue in Southwest Fresno. The developer completed upgrades to the property including extensive renovations to the exteriors and interiors of each unit. Exterior improvements included replacement of all asphalt parking lots, landscape upgrades, replacement/repair of all exterior fencing and gates, construction of two laundry facilities, installation of children's play area surrounded by picnic areas and complete renovation of the multi-purpose room to function as a computer lab, community center and management and leasing offices. The Agency provided matching funds along with the City to finance a portion of the \$8.4 million needed for the project.

South Clara and West North Housing Project - The Agency approved an OPA to provide funding for a ponding basin and public improvements enabling development of a \$2.4 million 11 unit single family home project at Santa Clara and North Avenue. The project provides for 45 year affordability covenants on all of the homes.

Recommended Budget

for

FY 07/08

# Redevelopment Agency of the City of Fresno

## DEBT SERVICE PAYMENTS

Funds budgeted for debt service payments from all project areas are shown in this section of the budget. These payments are for bond obligations and land acquisition as well as payments to the City per various repayment agreements.

During FY 07/08, funds have been budgeted for various debt service payments or contributions as follows:

### **Merger 1**

|   |           |
|---|-----------|
| Central Business District Payment to City on \$1,500,000 loan for stadium project   | \$140,381 |
| Central Business District Agency contribution to the City's Stadium Bond  | \$200,000 |
| Convention Center Project Area Repayment to the City for Conference Center/Selland Arena Expansion Debt-Certificates of Participation | \$250,000 |
| Fulton Payment to City on \$1,500,000 loan for streetscape project  | \$140,381 |
| Mariposa Project Area 2003 Tax Allocation Bonds, Series A (Civic Center Square/Kern Street Improvements)                              | \$426,798 |

### **Merger 2**

|  |           |
|--|-----------|
| Southwest Fresno \$10,000,000 2001 Tax Allocation Bond | \$883,428 |
|--|-----------|

### **Roeding Business Park**

|   |           |
|---|-----------|
| \$2,118,000 loan from California Infrastructure & Economic Development Bank | \$117,048 |
|---|-----------|

# Redevelopment Agency of the City of Fresno

## ADMINISTRATIVE AND MANAGEMENT SUMMARY

The administration and management costs identified in this budget section are allocated across all project areas.

Salary and Benefit Changes - The FY 07/08 Proposed Budget funds anticipated increases to pay rates and related benefits comparable to adopted City MOUs effective July 1, 2006.

Intern Program - The Agency has an intern program intended to provide a professional training opportunity and experience for students and recent graduates while meeting the Agency's staffing needs for short-term assignments in specialized areas. The intern program is limited to 900 hours per intern per fiscal year. The costs are allocated to specific project capital accounts.

Capital Equipment - The Agency is implementing final phase of the document imaging and storage program in FY 07/08. When the program is completed the Agency will have more efficient access to redevelopment records and documents. A cost savings will be realized by reduction of physical storage area.

The FY 07/08 Budget also includes funds for annual upgrading of old and obsolete computer equipment.

Grant - The Agency is participating in partnership with the City of Fresno Economic Development Department to provide \$50,000 in matching funds towards a \$250,000 grant to a new business which will become "Fresno based". The grant is contingent upon receipt of matching funds from the private sector and compliance with all redevelopment agency laws. An allocation of \$50,000 from Agency funds was approved in the FY 06/07 Budget and will be carried over to the FY 07/08 Budget.

Public Information/Exhibits and Travel/Training - The FY 07/08 Budget continues to include funding for staff training at the California Redevelopment Association Institute and other workshops. The budget also includes funding for ICSC participation as well as various marketing and promotional materials in furtherance of Agency goals to attract new investment.

## Redevelopment Agency of the City of Fresno

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### ADMINISTRATIVE and MANAGEMENT SUMMARY

|   | FY07      | FY08      |
|---|-----------|-----------|
| <b>Program Appropriations</b>               |           |           |
| <b>Personnel Services</b>                   |           |           |
| Permanent Salaries                          | 1,210,054 | 1,251,494 |
| Fringe                                      | 340,470   | 358,920   |
| Employee Leave Payoff                       | 16,800    | 17,000    |
| Non-Permanent Salaries                      | 25,000    | 0         |
| Gen Serv Pens Oblig Bnd Dbt Serv            | 12,800    | 10,600    |
| Recurring Vehicle Allowance                 | 3,600     | 3,600     |
|   | 1,608,724 | 1,641,615 |
| Total                                       | 1,608,724 | 1,641,615 |
| Financial/Accounting/General Consultants    | 40,000    | 40,000    |
| <b>Operations/Maintenance</b>               |           |           |
| Rent  | 98,364    | 98,364    |
| Capital Equipment                           | 30,000    | 20,000    |
| Copier Lease                                | 25,500    | 25,500    |
| Computer Services                           | 29,900    | 35,100    |
| Computer Software - Microsoft Migration     | 0         | 11,300    |
| Dues/Subscriptions/Publications             | 15,000    | 15,000    |
| Grant - Entrepreneur USA Business Plan      | 0         | 50,000    |
| Office Supplies                             | 20,000    | 20,000    |
| Office Equipment                            | 7,000     | 7,000     |
| Postage                                     | 6,000     | 6,000     |
| Public Information/Exhibits                 | 20,000    | 20,000    |
| Telephone - Service                         | 15,000    | 18,600    |
| Travel/Training                             | 15,000    | 20,000    |
| Interdepartmental Charges to City of Fresno | 49,200    | 34,400    |
|   | 330,964   | 381,264   |
|   | 1,979,688 | 2,062,879 |

## Redevelopment Agency of the City of Fresno

### ADMINISTRATIVE and MANAGEMENT SUMMARY

|  | <u>Budgeted<br/>Positions<br/>FY07</u> | <u>Budgeted<br/>Positions<br/>FY08</u> |
|--|--|--|
| <b><u>Full Time Employee Positions</u></b> |  |  |
| Engineer/Professional Engineer             | 1                                      | 1                                      |
| Executive Director                         | 1                                      | 1                                      |
| Executive Secretary                        | 1                                      | 1                                      |
| File Clerk/Administrative Assistant        | 1                                      | 1                                      |
| Financial Officer                          | 1                                      | 1                                      |
| Grant Writer                               | 1                                      | 0                                      |
| Planning Illustrator II                    | 0                                      | 0                                      |
| Project Coordinator                        | 2                                      | 3                                      |
| Project Manager/MA                         | 4                                      | 5                                      |
| Receptionist/Senior Secretary              | 1                                      | 1                                      |
| Redevelopment Administrator                | 1                                      | 1                                      |
| Senior Project Coordinator                 | 3                                      | 3                                      |
| Supervising Redevelopment Planner          | 1                                      | 0                                      |
|  | <u>18</u>                              | <u>18</u>                              |

# Redevelopment Agency of the City of Fresno

## MERGER 1—DOWNTOWN FRESNO

Plan Implementation/Merger and Plan Amendment - In order to further proceed with the revitalization of downtown Fresno and consider major development projects such as Old Armenian Town, South Stadium, Historic Chinatown and the Uptown Area, plan limits of the ten redevelopment project areas within Merger 1 need to be updated to address the financial strategies necessary to implement the Agency's work program.

### Central Business District

The Agency continues to work with the existing and potential businesses, tenants and private developers to facilitate optimum use and occupancy of office, commercial and residential space including remodeling and new construction in the CBD. In addition, the Agency will continue to pursue options to improve the mall environment in conjunction with existing and major new development. Downtown housing and mixed use development continues to be a major priority in FY 07/08.

### Chinatown

Plan Development/Amendments/Chinatown Mixed-Use - Under the terms of the proposed extended Exclusive Negotiation Agreement (ENA), the Developer, Historic Chinatown LLC, is expected to refine the master plan and prepare a related financial pro forma, market study, environmental reports, project description and conceptual deal points for the project study area. Included within the ENA boundaries, the area south of Ventura to San Benito between the Union Pacific Railroad and Freeway 99 has been identified as the preferred location for a public safety building. The Developer is working with the results of the City's Needs Assessments Study to provide a conceptual design and estimated project costs for the proposed facility. In addition, the Agency is working with the Developer for potential office development on the north side of Ventura Street generally between "F" Street and the Union Pacific Railroad.

Agency staff will continue working with the 35 candidates selected by the Agency Board in May 2006 to finalize the Owner Participation Agreements (OPA) and prepare a scope of work and performance schedule with the owner participant candidates. Development by Historic Chinatown LLC and the 35 owner participants will proceed in phases and involve a combination of new construction on infill sites, expansion of existing buildings and rehabilitation of existing buildings that will be compatible with the historic and cultural aspects of the Chinatown area. The FY 07/08 budget provides for environmental studies and various project related costs.

Real Property Acquisition and Disposition/Blight Removal - Work continues toward the potential site assembly for a major mixed use complex on the south side of Ventura Street between Freeway 99 and the Union Pacific Railroad tracks, including work with the Poverello House and Developer for a potential replacement site. In addition, the Agency will continue to identify other targets of opportunity for acquisition in the project area, including a potential office development site along the north side of

Ventura Street between "F" Street and the Union Pacific Railroad.

Streetscape/Street Improvements - Work continues on the acquisition, relocation and site clearance for the Ventura Widening and Downtown Entryway Beautification Project located generally between Freeway 99 and "H" Street. It is anticipated that Measure "C" funds will assist the project.

### **Convention Center**

Real Property Acquisition and Disposition/Blight Removal - The budget provides funds for potential property acquisition consistent with Agency goals to remove blight and facilitate new investment.

Haron Motors - Haron Motors and the Agency continue their discussions on Haron's proposed expansion west of "L" Street. Both parties are working towards a formal Disposition and Development Agreement (DDA) in the coming year. The budget provides for preparation of a DDA, environmental studies and potential infrastructure improvements and land assembly. It is expected that Agency land assembly costs would be offset by developer's purchase of the property.

Old Armenian Town - Ventura/41 - Street Improvements - The Agency will continue its role in the coordination and development of the approximately ten acre Old Armenian Town Development Project which contains the 2.85 acre site for the new State 5<sup>th</sup> Appellate District Court of Appeal and parking lot. In April 2007, the Agency deposited funds for the purchase of 505 and 525 "N" Street and is working with Caltrans for their relocation to an alternative site.

Agency is proceeding with preacquisition and preconstruction processing of properties in Phase 2 of the Old Armenian Town Project. Agency is required under the Master Development Agreement (MDA) to identify available funds to cover various costs including land acquisition.

Funds have been budgeted for the completion of a supplemental environmental impact report and an economic feasibility study pursuant to legal proceedings related to the development of the project. In addition, funds have been set aside for the maintenance of the historic homes at the temporary site. Costs for the relocation of five historic homes including land acquisition, moving, relocation, reestablishment costs and street improvements at the Final Receiver Site are shown in the South Van Ness Project Area in Merger 1.

"O/P" Street Diagonal - Office Building/Lodging Facility Project - Staff has continued to work with Chamlian and other developers on their preliminary conceptual plan to incorporate an office building and lodging facility with shared parking in the area south of Ventura Street and east of "O" Street. The budget includes funding for Disposition and Development Agreement (DDA) preparation and environmental, traffic and related studies. It is anticipated that Agency land assembly costs would be offset by developer's purchase of the property.

Parking Lot Improvements (Central Valley Incubator) - The FY 07/08 Budget provides funding for developing and improving the parking lot at the corner of Van Ness Avenue and



Inyo Street.

South Stadium Project - The mixed use South Stadium Project focuses on housing with supporting retail uses in a six block area between "H" Street, Van Ness Avenue, Ventura Street and Inyo Street. The master developer is working to prepare deal points, financial pro-forma, revised project design and related studies, including environmental and traffic reports leading to an Environmental Impact Report (EIR) and negotiations for a Disposition and Development Agreement (DDA). Agency staff will continue with project coordination including identification of any additional plan amendments and related work as may be required. It is projected that expenses during the budget year will be generally limited to appraisal and project coordination services for Phase 1 of the project.

### **Jefferson**

Regional Medical Center - Nottoli - Pursuant to a settlement agreement, the Agency entered into a financing lease with Nottoli C.M.C. to purchase an office complex located at 2021-2045 Divisadero and a 6-unit apartment complex located at 161 N. Clark as part of land assembly for the Regional Medical Center project. The Agency makes monthly lease payments to Nottoli C.M.C. and receives offsetting income.

### **Mariposa**

The Agency continues to work with existing and potential businesses to facilitate office/commercial leasing and development in the area. In addition, the Agency continues to monitor projects in the area for compliance with existing development agreements.

### **South Van Ness**

Streetscape/Street Improvements - The FY 07/08 budget provides for Florence Avenue improvements consisting of engineering and design, curbs, gutters, street paving, street lights, street trees and a 30" storm drain. The improvement project will enhance the physical quality of the neighborhood, eliminate flooding that occurs along Florence Avenue and encourage business development and expansion.

Historic Structures Final Receiver Site - The Agency is prepared to proceed with assembly and site preparation of the final receiver site for the five historic homes from the Old Armenian Town project. The budget includes land acquisition costs for the remaining parcels and related street improvements. The project envisions the future sale of the historic structures with proceeds contributing to offset land assembly and reestablishment costs.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

|   | FY 06<br>ACTUAL  | FY07<br>APPROVED | FY 07<br>YTD     | FY 07<br>ESTIMATE | FY 08<br>REQUEST |
|---|------------------|------------------|------------------|-------------------|------------------|
| <b>Merger 1 - Downtown Fresno *</b>                   |                  |                  |                  |                   |                  |
| <i>Sources of Funds:</i>                              |                  |                  |                  |                   |                  |
| Carryover   | (1,650,787)      | (507,158)        | (614,800)        | (614,800)         | (527,501)        |
| Tax Increment - Gross                                 | 4,735,595        | 4,951,926        | 2,709,246        | 5,418,492         | 5,960,341        |
| Pass-Through Payments                                 | (96,299)         | (105,556)        | (66,943)         | (133,886)         | (179,649)        |
| County Administration Fee                             | (82,416)         | (137,022)        | 0                | (146,299)         | (158,384)        |
| Housing Set-Aside                                     | (947,119)        | (990,385)        | (541,849)        | (1,083,698)       | (1,192,068)      |
| ERAF  | (267,301)        | 0                | 0                | 0                 | 0                |
| Bond Proceeds   | 0                | 0                | 0                | 0                 | 0                |
| Loan Proceeds   | 0                | 0                | 0                | 0                 | 0                |
| Developer Proceeds                                    | 0                | 245,500          | 0                | 0                 | 0                |
| Note Receivable Proceeds                              | 30,335           | 0                | 0                | 0                 | 0                |
| Sale of Land and Buildings - 41/Ventura               | 0                | 407,000          | 0                | 407,000           | 0                |
| Leases and Rentals                                    | 321,478          | 370,000          | 201,822          | 287,733           | 290,000          |
| Interest  | 27,748           | 36,475           | 79,142           | 89,037            | 92,459           |
| Other - Due from City of Fresno for Ground Lease Pmts | 0                | 245,837          | 0                | 0                 | 245,837          |
| <b>Total Sources of Funds</b>                         | <b>2,071,234</b> | <b>4,516,616</b> | <b>1,766,618</b> | <b>4,223,579</b>  | <b>4,531,033</b> |

*Uses of Funds:*

|  |         |         |         |         |         |
|--|---------|---------|---------|---------|---------|
| <b>Debt Service</b>                                      |         |         |         |         |         |
| 1993 Tax Allocation Bonds - Mariposa                     | 327,361 | 424,811 | 424,811 | 424,811 | 426,798 |
| Alchian Family Trust - Stadium Property - CBD            | 33,326  | 0       | 0       | 0       | 0       |
| Debt Service - Stadium Bond                              | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Debt Service - Stadium / Uptown                          | 283,562 | 282,263 | 0       | 282,262 | 280,762 |
| Debt Service Paid to City - Conv Center                  | 250,000 | 250,000 | 0       | 250,000 | 250,000 |
| Administration (Planning, Legal, O & M, Etc.)            | 219,239 | 260,000 | 228,233 | 256,608 | 260,000 |
| FRC  | 1,500   | 750     | 563     | 750     | 750     |
| Commercial Rehabilitation                                | 9,267   | 25,000  | 9,250   | 9,250   | 25,000  |
| Plan Implementation / Merger                             | 47,979  | 130,000 | 11,501  | 13,001  | 130,000 |
| Real Property Acquisition and Disposition/Blight Removal | 6,950   | 2,000   | 41,390  | 41,390  | 2,000   |
| Contingency  | 0       | 700     | 0       | 0       | 18      |

|  | FY 06<br>ACTUAL  | FY07<br>APPROVED | FY 07<br>YTD     | FY 07<br>ESTIMATE | FY 08<br>REQUEST |
|--|------------------|------------------|------------------|-------------------|------------------|
| <b>Uses of Funds (con't):</b>                            |                  |                  |                  |                   |                  |
| <b>Central Business District</b>                         |                  |                  |                  |                   |                  |
| Mail Planning/Engineering/Revitalization                 | 1,500            | 1,500            | 1,611            | 1,986             | 1,500            |
| Street Improvements/Streetscape/Parking                  | 6,424            | 1,000            | 3,819            | 50,819            | 1,000            |
| <b>Chinatown</b>   |                  |                  |                  |                   |                  |
| Chinatown Association                                    | 37,500           | 37,500           | 28,125           | 37,500            | 37,500           |
| Commercial Rehabilitation/Rehab Standards                | 5,850            | 40,000           | 2,250            | 21,250            | 40,000           |
| Plan Development/Amendments/Chinatown Mixed-Use          | 262,143          | 265,000          | 110,814          | 139,531           | 50,000           |
| Real Property Acquisition and Disposition/Blight Removal | 2,500            | 150,000          | 3,533            | 6,333             | 150,000          |
| Streetscape/Street Improvements                          | 9,952            | 50,000           | 65,217           | 262,517           | 100,000          |
| <b>Convention Center</b>                                 |                  |                  |                  |                   |                  |
| Real Property Acquisition and Disposition/Blight Removal | 0                | 0                | 0                | 33,000            | 50,000           |
| Haron Motors   | 3,525            | 100,000          | 625              | 625               | 50,000           |
| Parking Lot Improvements (Central Valley Incubator)      | 4,524            | 5,000            | 3,109            | 3,859             | 60,000           |
| Old Armenian Town - Ventura/41 - Street Improvements     | 531,821          | 665,000          | 513,568          | 2,311,326         | 854,000          |
| "O/P" Street Diagonal Project                            | 10,195           | 80,000           | 8,400            | 8,400             | 50,000           |
| South Stadium Project                                    | 204,170          | 525,000          | 65,533           | 161,519           | 150,000          |
| Streetscape/Street Improvements                          | 0                | 25,000           | 0                | 20,000            | 2,500            |
| <b>Fulton/Uptown</b>                                     |                  |                  |                  |                   |                  |
| Land Acquisition   | 4,036            | 5,000            | 2,250            | 2,575             | 5,000            |
| Streetscape/Parking/Implementation Activities            | 1,575            | 5,000            | 1,500            | 2,000             | 5,000            |
| <b>Jefferson</b>   |                  |                  |                  |                   |                  |
| Real Property Acquisition and Disposition/Blight Removal | 0                | 10,000           | 0                | 0                 | 5,000            |
| Streetscape/Street Improvements                          | 500              | 3,000            | 275              | 275               | 3,000            |
| Hauter   | 4,381            | 0                | 0                | 0                 | 0                |
| Community Medical Center - Nottoli                       | 44,489           | 7,092            | 38,820           | 47,764            | 13,205           |
| Community Medical Center - Phase 2                       | 9,397            | 10,000           | 31,591           | 33,091            | 5,000            |
| <b>Mariposa</b>  |                  |                  |                  |                   |                  |
| Civic Center Square                                      | 2,000            | 0                | 0                | 0                 | 0                |
| <b>South Van Ness</b>                                    |                  |                  |                  |                   |                  |
| Streetscape/Street Improvements                          | 500              | 1,000            | 250              | 350               | 700,000          |
| Historic Structures Final Receiver Site                  | 124,222          | 925,000          | 73,288           | 75,788            | 593,000          |
| Valley Foundry Infrastructure                            | 35,646           | 30,000           | 2,500            | 52,500            | 30,000           |
| <b>Total Uses of Funds</b>                               | <b>2,686,034</b> | <b>4,516,616</b> | <b>1,872,826</b> | <b>4,751,080</b>  | <b>4,531,033</b> |
| <b>Balance of Fund</b>                                   | <b>(614,800)</b> | <b>0</b>         | <b>(106,208)</b> | <b>(527,501)</b>  | <b>0</b>         |

\* Consists of: Mariposa, Jefferson, Central Business District, West Fresno One, West Fresno Two and Three, Convention Center, Chinatown, Fulton/Uptown, and South Van Ness Project Areas.

# Redevelopment Agency of the City of Fresno

## MERGER 2—SOUTHWEST FRESNO/FRUIT CHURCH

Real Property Acquisition and Disposition/Blight Removal - The budget provides funds for potential property acquisition consistent with Agency goals to remove blight, improve the neighborhood adjacent to the Kearney Palms Shopping Center and leverage existing investment. This budget category also includes general blight removal, clean up and weed abatement on Agency owned properties.

California Avenue Improvements and Land Acquisition - Development of California Triangle Housing and the HOPE VI mixed-use projects will require improvements of California Avenue from Martin Luther King Boulevard to West Avenue and a new Walnut Avenue alignment. Improvements include land acquisition, installation of median islands with planters and streetscape in keeping with an overall design theme for California Avenue.

HOPE VI Project - The Agency is assisting in efforts to revitalize the HOPE VI project area between California, Church, West and Walnut Avenues through assembly of approximately 16 acres of land necessary for the project in conjunction with the Master Revitalization Plan funded by a \$20 million HOPE VI Federal Grant.

The Agency has completed the Disposition and Development Agreement draft for the proposed mixed-use element within the HOPE VI project that includes a government one-stop center (with a library component) to provide various social services. The Developer has completed the site plan, elevations and floor plans for the County's One-Stop Center of approximately 40,000 square feet currently under review by the County of Fresno. In addition, the Developer is working to include an education and health services facility of approximately 40,000 square feet with an additional 10,000 square feet of retail. The project entails a new Walnut Avenue alignment that may be assisted by proceeds from the sale of property.

Park Development/Improvements - The Agency is setting aside funds annually to provide assistance for land, street improvements and development of an Aquatic Center and parking lot as part of the Agency's multi-year commitment to the HOPE VI project.

Streetscape/Street Improvements - San Joaquin & "B" Street Public Improvements - The Agency is facilitating development of 16 affordable homes through alleyway improvements in the area bounded by San Joaquin, "A", Trinity, "B" and Amador Streets on property left vacant since the late 1960's after demolition of a city community center. The Agency is constructing a new alley at this location through the Agency's alley improvement program. The alley improvement program, initiated in 2003, provided for alleyway improvements in a 120 square block area in Southwest Fresno. All existing alleyways were paved or resurfaced and improvements to future planned alleyways were deferred until necessitated by new development.

Nearby school and new housing development in this area further necessitates construction of missing curb, gutter and sidewalk to provide for safe pedestrian walkways. The City of

Fresno has scheduled the No Neighborhood Left Behind (NNLB) street construction for this area in the summer of 2007. The Agency will partner with the City and provide \$150,000 of missing curb, gutter and sidewalk not included in the NNLB project.

Whites Bridge Road Planning and Development - The Agency is in partnership with the City of Fresno Public Works Department to significantly improve this key roadway in southwest Fresno in proximity to the Roeding Business Park. The project consists of installation of curbs, gutters, sidewalks, ADA ramps, streetlights and cold recycling pavement on Whites Bridge Avenue, Amador, "A", "B", Stanislaus and Tuolumne Streets between Teilman Avenue and Highway 99 in the Southwest GNRA and west of Teilman Avenue in the Roeding Business Park Project Area.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

|  | FY 06<br>ACTUAL  | FY07<br>APPROVED | FY 07<br>YTD     | FY 07<br>ESTIMATE | FY 08<br>REQUEST |
|--|------------------|------------------|------------------|-------------------|------------------|
| <b>Merger 2 - Southwest Fresno/Fruit Church</b>          |                  |                  |                  |                   |                  |
| <i>Sources of Funds:</i>                                 |                  |                  |                  |                   |                  |
| Carryover  | 5,300,499        | 3,920,750        | 3,833,359        | 3,833,359         | 3,846,169        |
| Tax Increment  | 2,878,182        | 2,999,914        | 1,671,383        | 3,342,766         | 3,497,263        |
| Pass-Through Payments                                    | (40,533)         | (41,443)         | (23,367)         | (46,734)          | (48,299)         |
| County Administration Fee                                | (50,038)         | (80,998)         | 0                | (90,255)          | (94,426)         |
| Housing Set-Aside  | (575,636)        | (599,983)        | (334,277)        | (668,553)         | (699,453)        |
| ERAF   | (206,587)        | 0                | 0                | 0                 | 0                |
| Loan Proceeds  | 283,562          | 282,263          | 0                | 282,262           | 280,762          |
| EDI Grant Proceeds                                       | 0                | 0                | 0                | 0                 | 72,168           |
| Sale of Land and Buildings                               | 0                | 2,172,500        | 0                | 0                 | 0                |
| Leases and Rentals - Police Substation                   | 115,106          | 105,000          | 29,064           | 121,522           | 122,000          |
| Interest   | 141,752          | 87,790           | 111,552          | 148,737           | 148,643          |
| <b>Total Sources of Funds</b>                            | <b>7,846,307</b> | <b>8,845,794</b> | <b>5,287,714</b> | <b>6,923,103</b>  | <b>7,124,827</b> |
| <i>Uses of Funds:</i>                                    |                  |                  |                  |                   |                  |
| Debt Service   |                  |                  |                  |                   |                  |
| 2001 Tax Allocation Bonds - Southwest Fresno             | 889,327          | 884,228          | 884,228          | 884,228           | 883,428          |
| Administration (Planning, Legal, O & M, Etc.)            | 327,105          | 335,000          | 299,286          | 339,236           | 350,000          |
| FRC  | 1,500            | 750              | 563              | 750               | 750              |
| Commercial Rehabilitation                                | 2,500            | 5,000            | 1,500            | 1,500             | 5,000            |
| Plan Implementation/Amendments                           | 36,866           | 40,000           | 32,000           | 43,000            | 40,000           |
| Real Property Acquisition and Disposition/Blight Removal | 439,300          | 300,000          | 124,978          | 130,169           | 150,000          |
| California and "C" Streets Area Improvements             | 0                | 160,000          | 0                | 0                 | 10,000           |
| California Ave Improvements and Land Acquisition         | 23,973           | 1,900,000        | 46,167           | 49,167            | 1,900,000        |
| Elm/North/Jensen/Anadale Ave Improvements                | 1,011,834        | 45,000           | 63,394           | 67,394            | 25,000           |
| Hope VI Project  | 1,178,271        | 525,000          | 293,470          | 313,470           | 320,000          |
| Park Development/Improvements                            | 0                | 2,400,000        | 785,154          | 785,154           | 2,815,000        |
| Professional Office Center                               | 16,750           | 1,100,000        | 15,000           | 16,750            | 0                |
| Sequoia Health   | 0                | 0                | 8,809            | 11,809            | 10,000           |
| Shopping Center Neighborhood Improvements                | 20,117           | 175,000          | 18,000           | 20,750            | 10,000           |
| Streetscape/Street Improvements                          | 59,405           | 300,000          | 58,007           | 409,007           | 150,000          |
| Whites Bridge Road Planning and Development              | 6,000            | 675,000          | 2,750            | 4,550             | 455,000          |
| Contingency  | 0                | 816              | 0                | 0                 | 649              |
| <b>Total Uses of Funds</b>                               | <b>4,012,948</b> | <b>8,845,794</b> | <b>2,631,306</b> | <b>3,076,934</b>  | <b>7,124,827</b> |
| Balance of Fund  | 3,833,359        | 0                | 2,656,409        | 3,846,169         | 0                |

\* Consists of: Southwest Fresno GNRA and Fruit/Church Project Areas

# Redevelopment Agency of the City of Fresno

## AIRPORT AREA REVITALIZATION

Plan Implementation/Merger and Plan Amendment - Work continues on the Agency Board directed plan amendments to merge multiple project areas for optimal use of Agency resources. The FY 07/08 Budget also provides for a feasibility study to analyze potential benefits of expanding the project area.

Real Property Acquisition and Disposition/Blight Removal - The Agency has budgeted funds in FY 07/08 for the potential acquisition of land and street right-of-ways for blight removal and to encourage economic development.

Industrial/Business Park Development - The Agency expects to continue its planning for business and industrial development opportunities at suitable sites within the project area. The FY 07/08 Budget allows for potential infrastructure improvements to encourage and stimulate business and industrial growth in areas near the airport.

Street and Infrastructure Improvements - The Agency will proceed with the reconstruction of Carmen Avenue between Sierra Vista and Chestnut Avenues. Improvements will include curbs, gutters, and street paving. The FY 07/08 Budget also provides for the improvement of Floradora, Whitney and Dearing Avenues. This project is intended to help eliminate blight and encourage the expansion of new development in the area. Future planning for street related improvements may also include areas: near Turner Elementary School; near the intersection of Clovis and Shields Avenue; and near Aircorp Way.

The City Department of Public Works has requested that the Agency fund the railroad crossing improvements on Clovis Avenue just south of McKinley Avenue which would be constructed in conjunction with the City's Clovis Avenue project. The Clovis Avenue project is funded by a Federal Grant and matching city funds. However, the grant and available matching funds do not provide sufficient funding to cover the cost of the railroad crossing improvements. The reconstruction of the crossing with concrete planks and new rails and wooden ties will help complete the planned reconstruction of Clovis Avenue between McKinley Avenue and Kings Canyon Road. The improvements will also remove dangerous conditions and provide a smooth safe crossing thereby improving traffic flow and circulation. Future planning for railroad planking may also include the area near Clinton and Larkin.

Streetscape - Airport Beautification Project - McKinley/Peach to Clovis - Work on the Airport Beautification Project is expected to commence in July 2007 and take 90 days to complete. The project includes new wrought iron fencing and landscaping consisting of trees, shrubs and ground cover along McKinley and Clovis Avenue frontages and a greenbelt on the south side of McKinley Avenue along Mill Ditch between Peach and Clovis Avenues. The landscaping and fencing will extend approximately 600 feet from the point of the existing wrought iron fence along McKinley Avenue and along Clovis Avenue north of McKinley approximately 1350 feet. The project will also include a new monument sign for Fresno Yosemite International Airport (FYI) at the corner of Clovis and McKinley and landscaping in the median island along Clovis Avenue frontage to match the new landscape proposed for the east side of Clovis Avenue.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

|  | FY 06<br>ACTUAL  | FY07<br>APPROVED | FY 07<br>YTD     | FY 07<br>ESTIMATE | FY 08<br>REQUEST |
|--|------------------|------------------|------------------|-------------------|------------------|
| <b>Airport Area Revitalization</b>                       |                  |                  |                  |                   |                  |
| <i>Sources of Funds</i>                                  |                  |                  |                  |                   |                  |
| Carryover  | 1,286,225        | 766,226          | 1,358,930        | 1,358,930         | 1,995,711        |
| Tax Increment  | 2,055,486        | 2,095,980        | 1,114,783        | 2,229,566         | 2,274,157        |
| Pass-Through Payments                                    | (413,466)        | (400,123)        | (207,473)        | (414,946)         | (434,137)        |
| County Administration Fee                                | (28,934)         | (62,879)         | 0                | (60,198)          | (68,225)         |
| Housing Set-Aside  | (411,097)        | (419,196)        | (222,957)        | (445,913)         | (454,831)        |
| ERAF   | (199,367)        | 0                | 0                | 0                 | 0                |
| Loan Proceeds  | 0                | 0                | 0                | 0                 | 0                |
| Intergovernmental Revenue                                | 0                | 0                | 0                | 100,000           | 0                |
| Interest   | 32,337           | 9,900            | 31,134           | 41,512            | 49,690           |
| Other  | 0                | 0                | 0                | 0                 | 0                |
| <b>Total Sources of Funds</b>                            | <b>2,321,184</b> | <b>1,989,908</b> | <b>2,074,417</b> | <b>2,808,950</b>  | <b>3,362,366</b> |
| <i>Uses of Funds</i>                                     |                  |                  |                  |                   |                  |
| Debt Service   | 0                | 0                | 0                | 0                 | 0                |
| Administration (Planning, Legal, O & M, Etc.)            | 91,815           | 75,000           | 67,194           | 94,694            | 75,000           |
| FRC  | 6,000            | 3,000            | 2,250            | 3,000             | 3,000            |
| Commercial Rehabilitation                                | 2,000            | 30,000           | 1,500            | 1,500             | 30,000           |
| Plan Implementation/Merger and Plan Amendment            | 58,194           | 120,000          | 25,500           | 45,500            | 275,000          |
| Real Property Acquisition and Disposition/Blight Removal | 670,214          | 300,000          | 12,750           | 15,250            | 350,000          |
| Industrial/Business Park Development                     | 20,260           | 200,000          | 13,725           | 23,360            | 225,000          |
| Street and Infrastructure Improvements                   | 52,834           | 500,000          | 187,181          | 441,464           | 1,100,000        |
| Streetscape  | 60,937           | 760,000          | 125,575          | 188,471           | 1,300,000        |
| Contingency  | 0                | 1,908            | 0                | 0                 | 4,366            |
| <b>Total Uses of Funds</b>                               | <b>962,254</b>   | <b>1,989,908</b> | <b>435,675</b>   | <b>813,239</b>    | <b>3,362,366</b> |
| <b>Balance of Fund</b>                                   | <b>1,358,930</b> | <b>0</b>         | <b>1,638,742</b> | <b>1,995,711</b>  | <b>0</b>         |



# Redevelopment Agency of the City of Fresno

## CENTRAL CITY COMMERCIAL REVITALIZATION

Commercial Rehabilitation - In its efforts to revitalize the project area, Agency staff will proactively market the Commercial Rehabilitation Loan Program to property owners along Blackstone Avenue.

Real Property Acquisition and Disposition/Blight Removal - The Agency has budgeted funds in FY 07/08 for the potential acquisition of land and street right-of-ways for blight removal and to encourage economic development.

The Agency is working with the private sector to attract redevelopment activity along Blackstone Avenue. The budget provides for potential land assembly activities for development in connection with a mixed-use Blackstone Avenue conceptual plan.

Street and Infrastructure Improvements - The FY 07/08 budget provides for installation of upgraded and additional street lights to city standards on Belmont Avenue from Freeway 41 to Cedar Avenue. In furtherance of the project, funds have been budgeted for engineering and design plans for Phase 2 lighting improvements on Belmont Avenue from Cedar to Chestnut Avenues. This multi-year project responds to the needs expressed by Belmont businesses and property owners and facilitates the planned undergrounding of utilities.

The budget also provides funding needed to complete Hidalgo School Area infrastructure improvements required in conjunction with the Safe Route to School Grant.

The Central City Commercial Revitalization area contains major routes that are blighted and in need of improvement. The Agency will continue to pursue opportunities for improvements and clean-up to major corridors such as Belmont, Tulare, and Blackstone Avenues.

Streetscape - Funds have been budgeted for potential streetscape activities to enhance the visual quality of the project area and attract business and development. In follow up to planning activities for Blackstone and Belmont Avenues, the budget provides for landscape improvements in a multi-year project.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

|  | FY 06<br>ACTUAL | FY07<br>APPROVED | FY 07<br>YTD   | FY 07<br>ESTIMATE | FY 08<br>REQUEST |
|--|-----------------|------------------|----------------|-------------------|------------------|
| <b>Central City Commercial Revitalization</b>            |                 |                  |                |                   |                  |
| <i>Sources of Funds</i>                                  |                 |                  |                |                   |                  |
| Carryover  | 172,592         | 183,050          | 353,392        | 353,392           | 673,912          |
| Tax Increment  | 485,000         | 509,250          | 346,379        | 692,758           | 727,396          |
| Pass-Through Payments                                    | (69,007)        | (101,850)        | (49,323)       | (98,646)          | (145,479)        |
| County Administration Fee                                | (7,266)         | (13,750)         | 0              | (18,704)          | (19,640)         |
| Housing Set-Aside  | (97,000)        | (101,850)        | (69,276)       | (138,552)         | (145,479)        |
| ERAF   | (24,888)        | 0                | 0              | 0                 | 0                |
| Loan Proceeds  | 0               | 0                | 0              | 0                 | 0                |
| City Proceeds  | 0               | 80,000           | 0              | 0                 | 0                |
| Interest   | 6,430           | 2,374            | 8,890          | 11,854            | 16,361           |
| Other  | 0               | 0                | 0              | 0                 | 0                |
| <b>Total Sources of Funds</b>                            | <b>465,861</b>  | <b>557,224</b>   | <b>590,062</b> | <b>802,102</b>    | <b>1,107,070</b> |
| <i>Uses of Funds</i>                                     |                 |                  |                |                   |                  |
| Debt Service   | 0               | 0                | 0              | 0                 | 0                |
| Administration (Planning, Legal, O & M, Etc.)            | 21,595          | 25,000           | 21,001         | 24,306            | 25,000           |
| FRC  | 0               | 0                | 0              | 0                 | 0                |
| Commercial Rehabilitation                                | 4,225           | 10,000           | 1,500          | 1,500             | 25,000           |
| Plan Implementation                                      | 2,850           | 10,000           | 3,750          | 4,100             | 10,000           |
| Real Property Acquisition and Disposition/Blight Removal | 14,200          | 100,000          | 5,500          | 6,450             | 100,000          |
| Street and Infrastructure Improvements                   | 14,504          | 250,000          | 38,629         | 41,129            | 850,000          |
| Streetscape  | 55,095          | 160,000          | 27,680         | 50,705            | 95,000           |
| Contingency  | 0               | 2,224            | 0              | 0                 | 2,070            |
| <b>Total Uses of Funds</b>                               | <b>112,469</b>  | <b>557,224</b>   | <b>98,060</b>  | <b>128,190</b>    | <b>1,107,070</b> |
| <b>Balance of Fund</b>                                   | <b>353,392</b>  | <b>0</b>         | <b>492,002</b> | <b>673,912</b>    | <b>0</b>         |

# Redevelopment Agency of the City of Fresno

## FREEWAY 99 / GOLDEN STATE BOULEVARD CORRIDOR

Real Property Acquisition and Disposition/Blight Removal - The Agency is working with the City to assemble an expanded site for development of a parks maintenance facility at this location. The budget provides for Agency participation in land assembly and related costs.

Street and Infrastructure Improvements - The FY07/08 Budget provides for street and infrastructure improvements described as follows:

McKinley Avenue Widening/Improvements - McKinley Avenue from Freeway 99 west to Marks Avenue has become the gateway to the rapid housing growth in the Fresno West area. Development on McKinley Avenue in this corridor is a mixture of residential housing and commercial businesses.

Through private development, the south side of McKinley Avenue has been improved with sidewalks, curbs and gutters while the north side remains unimproved. Due to the lack of completed infrastructure the area floods severely causing traffic hazards, property and street damage. In addition to drainage issues, sidewalk improvements are needed to provide school children with safe and clean pathways to Jane Addams School.

The Agency continues to work with the City of Fresno and other agencies to find funding sources to fund improvements (acquisition of right of way, curb, gutter, median island and road construction) for the north side of McKinley from Freeway 99 to Marks Avenue. In this budget year, the Agency has provided funds for engineering estimates and design for the needed improvements.

As part of this larger project, construction funds are budgeted for street improvements at the northeast corner of McKinley and Woodson Avenues consisting of curbs, gutters, sidewalks and paving to help improve conditions for students at Jane Addams School and facilitate a 12,400 square foot office/warehouse development.

Herndon Townsite - The Agency is working with new housing developers to maximize the effect of their required infrastructure improvements near the Herndon Townsite Neighborhood, reduce blight and obtain affordable housing covenants. The budget provides for the reconstruction of curbs, gutters and paving at Elgin, Weber and Farrington Avenues in exchange for affordability covenants for seven units in the new housing subdivision.

Northwest Circulation - To reduce blight, improve traffic safety and encourage new investment, the Agency will pursue opportunities to leverage City planned street and infrastructure improvements at and around major intersections such as Ashlan Avenue and Freeway 99, and Dakota and Marks Avenues.

Golden State Boulevard Improvements - The reconstruction of Golden State Boulevard between Ashlan and Shaw Avenues was established in the FY05/06 Budget. Preparation of engineering and design plans are nearing completion for the reconstruction of Golden

State Boulevard between Ashlan and Shaw Avenues. This is a multi-year project with the first phase anticipated to go out to bid in August 2007. The proposed street improvements will consist of curbs, gutters, paving, street lights, street trees, bike lanes and traffic signals. Additional improvements will include the extension of water, sewer and storm drains. Construction work will be phased as funds are available.

The project is intended to further the plan goals for the elimination of blight and economic stagnation in the project area, address traffic and safety issues and create an attractive environment for potential business expansions and new businesses.

Infrastructure/Bankside Trail - The Agency, in conjunction with the City of Fresno, will work to facilitate the creation of a bankside trail to remove blight and enhance the environment. The Agency has budgeted funds for a trail head rest stop near West and Ashlan Avenues in cooperation with area businesses.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

|  | FY 06<br>ACTUAL | FY07<br>APPROVED | FY 07<br>YTD     | FY 07<br>ESTIMATE | FY 08<br>REQUEST |
|--|-----------------|------------------|------------------|-------------------|------------------|
| <b>Freeway 99/Golden State Boulevard Corridor</b>        |                 |                  |                  |                   |                  |
| <i>Sources of Funds</i>                                  |                 |                  |                  |                   |                  |
| Carryover  | 137,075         | 784,184          | 833,068          | 833,068           | 1,080,896        |
| Tax Increment  | 1,182,064       | 1,417,908        | 946,752          | 1,893,504         | 2,272,205        |
| Pass-Through Payments                                    | (171,866)       | (283,582)        | (137,609)        | (275,218)         | (454,441)        |
| County Administration Fee                                | (17,901)        | (38,284)         | 0                | (51,125)          | (61,350)         |
| Housing Set-Aside  | (236,413)       | (283,582)        | (189,350)        | (378,701)         | (454,441)        |
| ERAF   | 0               | 0                | 0                | 0                 | 0                |
| Loan Proceeds  | 0               | 0                | 0                | 0                 | 0                |
| Sale of Land   | 0               | 0                | 0                | 0                 | 0                |
| Interest   | 11,860          | 7,983            | 22,742           | 30,323            | 35,743           |
| Other  | 0               | 0                | 0                | 0                 | 0                |
| <b>Total Sources of Funds</b>                            | <b>904,819</b>  | <b>1,604,628</b> | <b>1,475,603</b> | <b>2,051,852</b>  | <b>2,418,612</b> |
| <i>Uses of Funds</i>                                     |                 |                  |                  |                   |                  |
| Debt Service   | 0               | 0                | 0                | 0                 | 0                |
| Administration (Planning, Legal, O & M, Etc.)            | 23,750          | 25,000           | 21,895           | 24,545            | 30,000           |
| FRC  | 0               | 0                | 0                | 0                 | 0                |
| Commercial Rehabilitation                                | 2,192           | 0                | 1,500            | 1,500             | 0                |
| Plan Adoption / Implementation                           | 5,636           | 10,000           | 5,500            | 6,500             | 5,000            |
| Real Property Acquisition and Disposition/Blight Removal | 8,050           | 425,000          | 189,798          | 557,298           | 56,000           |
| Street and Infrastructure Improvements                   | 0               | 50,000           | 5,500            | 7,000             | 1,055,500        |
| Golden State Blvd Improvements                           | 28,120          | 994,500          | 122,298          | 369,613           | 1,220,000        |
| Infrastructure/Bankside Trail                            | 4,003           | 100,000          | 4,000            | 4,500             | 50,000           |
| Contingency  | 0               | 128              | 0                | 0                 | 2,112            |
| <b>Total Uses of Funds</b>                               | <b>71,751</b>   | <b>1,604,628</b> | <b>350,491</b>   | <b>970,956</b>    | <b>2,418,612</b> |
| <b>Balance of Fund</b>                                   | <b>833,068</b>  | <b>0</b>         | <b>1,125,112</b> | <b>1,080,896</b>  | <b>0</b>         |

## **Redevelopment Agency of the City of Fresno**

### **FRESNO AIR TERMINAL (FATRA)**

Environmental Cleanup Project - Ongoing environmental clean up continues in the Fresno Air Terminal Redevelopment Project Area. Based on an agreement between the City of Fresno and the Agency, the Airport Department is responsible for the administration of the environmental program. Reimbursements for eligible environmental cleanup expenses or debt service payments are provided by the Agency from available funds.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

|  | <i>FY 06</i><br><i>ACTUAL</i> | <i>FY07</i><br><i>APPROVED</i> | <i>FY 07</i><br><i>YTD</i> | <i>FY 07</i><br><i>ESTIMATE</i> | <i>FY 08</i><br><i>REQUEST</i> |
|--|-------------------------------|--------------------------------|----------------------------|---------------------------------|--------------------------------|
| <b>Fresno Air Terminal (FATRA)</b>                       |                               |                                |                            |                                 |                                |
| <i>Sources of Funds</i>                                  |                               |                                |                            |                                 |                                |
| Carryover  | 264,529                       | (61,482)                       | (64,584)                   | (64,584)                        | (13,634)                       |
| Tax Increment  | 250,590                       | 254,886                        | 68,451                     | 136,902                         | 139,640                        |
| Pass-Through Payments                                    | (85,669)                      | (84,673)                       | (25,128)                   | (50,256)                        | (46,388)                       |
| County Administration Fee                                | (2,829)                       | (6,882)                        | 0                          | (3,696)                         | (3,770)                        |
| Housing Set-Aside  | (50,118)                      | (50,977)                       | (13,690)                   | (27,380)                        | (27,928)                       |
| ERAF   | (38,054)                      | 0                              | 0                          | 0                               | 0                              |
| Loan Proceeds  | 0                             | 0                              | 0                          | 0                               | 0                              |
| Interest   | 3,130                         | 254                            | (101)                      | (135)                           | 719                            |
| Other  |                               |                                |                            |                                 |                                |
| <b>Total Sources of Funds</b>                            | <b>341,579</b>                | <b>51,126</b>                  | <b>(35,053)</b>            | <b>(9,150)</b>                  | <b>48,638</b>                  |
| <i>Uses of Funds</i>                                     |                               |                                |                            |                                 |                                |
| Debt Service/Environmental Cleanup Project               | 0                             | 0                              | 0                          | 0                               | 43,638                         |
| Administration (Planning, Legal, O & M, Etc.)            | 19,239                        | 10,000                         | 3,500                      | 4,484                           | 5,000                          |
| FRC  | 0                             | 0                              | 0                          | 0                               | 0                              |
| Real Property Acquisition and Disposition/Blight Removal | 0                             | 0                              | 0                          | 0                               | 0                              |
| Environmental Cleanup Project                            | 386,924                       | 41,126                         | 0                          | 0                               | 0                              |
| Environmental Program - Staff                            | 0                             | 0                              | 0                          | 0                               | 0                              |
| Contingency  | 0                             | 0                              | 0                          | 0                               | 0                              |
| <b>Total Uses of Funds</b>                               | <b>406,163</b>                | <b>51,126</b>                  | <b>3,500</b>               | <b>4,484</b>                    | <b>48,638</b>                  |
| <b>Balance of Fund</b>                                   | <b>(64,584)</b>               | <b>0</b>                       | <b>(38,553)</b>            | <b>(13,634)</b>                 | <b>0</b>                       |

## Redevelopment Agency of the City of Fresno

### ROEDING BUSINESS PARK

Infrastructure and Improvements - Staff continues to work with City of Fresno Public Works Department on the reconstruction for Whites Bridge Road between Teilman Avenue and Roeding Drive. This project will be constructed in conjunction with the City's reconstruction of Amador/Whites Bridge between Freeway 99 and Teilman Avenue. Engineering and design plans for the project have been completed. Construction is tentatively scheduled to start in August 2007.

An additional EDI Grant was earmarked for the installation of conduit for the extension of telephone and power lines along Dan Ronquillo Drive to serve the Core Area and enhance marketability. HUD granted the release of funds for the project during the past fiscal year. Agency staff is working to obtain an engineering consultant to prepare the design plans in consultation with AT&T/SBC and PG&E.

180 West Frontage Connector - Agency staff is working with the Economic Development Corporation (EDC) to seek federal funding for the construction of a connector road to tie the existing 180 West frontage road to the proposed extension of the frontage to be constructed between Hughes and Marks Avenues with the construction of the second phase of Freeway 180 West. Construction will include water and fire hydrants, sewer and storm drain lines and street improvements consisting of curbs, gutters, paving, street lights, street trees and traffic signals.

Plan Implementation/Prospective Industrial Development - The Agency is working with the current owners of 15 acres just east of the SPCA between Nielsen Avenue and Dan Ronquillo Drive. A potential buyer plans to construct an office-warehouse complex on the property. The project involves a lot line adjustment to accommodate the ultimate alignment of Dan Ronquillo Drive to provide the connection with the future Freeway 180 frontage between Hughes and Marks Avenues thereby creating a direct route to the Marks/Freeway 180 West interchange.



REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

|  | <i>FY 06</i><br><i>ACTUAL</i> | <i>FY07</i><br><i>APPROVED</i> | <i>FY 07</i><br><i>YTD</i> | <i>FY 07</i><br><i>ESTIMATE</i> | <i>FY 08</i><br><i>REQUEST</i> |
|--|-------------------------------|--------------------------------|----------------------------|---------------------------------|--------------------------------|
| <b>Roeding Business Park</b>                             |                               |                                |                            |                                 |                                |
| <i>Sources of Funds</i>                                  |                               |                                |                            |                                 |                                |
| Carryover  | (3,188,175)                   | (1,263,576)                    | (1,308,384)                | (1,308,384)                     | (551,567)                      |
| Tax Increment  | 515,018                       | 540,494                        | 362,364                    | 724,728                         | 797,201                        |
| Pass-Through Payments                                    | (72,525)                      | (68,589)                       | (52,894)                   | (105,388)                       | (101,165)                      |
| Pass-Through Payments - Second Tier AB 1290              | 0                             | 0                              | 0                          | 0                               | (12,175)                       |
| County Administration Fee                                | (7,844)                       | (14,593)                       | 0                          | (19,568)                        | (21,524)                       |
| Housing Set-Aside  | (103,004)                     | (108,099)                      | (72,473)                   | (144,946)                       | (159,440)                      |
| ERAF   | (32,561)                      | 0                              | 0                          | 0                               | 0                              |
| Loan Proceeds - City of Fresno                           | 28,593                        | 831,192                        | 0                          | 504,065                         | 0                              |
| Loan Proceeds - California Infrastructure Bank           | 210,000                       | 0                              | 0                          | 0                               | 0                              |
| Intergovernmental Revenue                                | 1,666,397                     | 0                              | 0                          | 0                               | 0                              |
| EDI Grant  | 0                             | 944,125                        | 0                          | 0                               | 944,125                        |
| Interest   | (49,463)                      | 4,305                          | (3,932)                    | (5,242)                         | 13,432                         |
| Other  | 0                             | 0                              | 0                          | 0                               | 0                              |
| <b>Total Sources of Funds</b>                            | <b>(1,033,564)</b>            | <b>865,259</b>                 | <b>(1,075,118)</b>         | <b>(354,734)</b>                | <b>908,886</b>                 |
| <i>Uses of Funds</i>                                     |                               |                                |                            |                                 |                                |
| Debt Service   | 117,103                       | 117,076                        | 117,076                    | 117,076                         | 117,048                        |
| Administration (Planning, Legal, O & M, Etc.)            | 38,337                        | 40,000                         | 29,254                     | 31,804                          | 35,000                         |
| FRC  | 0                             | 0                              | 0                          | 0                               | 0                              |
| Commercial Rehabilitation                                | 500                           | 500                            | 500                        | 500                             | 500                            |
| Plan Implementation / Amendments                         | 6,425                         | 1,000                          | 2,950                      | 14,250                          | 4,500                          |
| Real Property Acquisition and Disposition/Blight Removal | 12,700                        | 25,000                         | 3,500                      | 5,550                           | 1,500                          |
| Infrastructure and Improvements                          | 87,366                        | 681,500                        | 25,153                     | 27,653                          | 750,000                        |
| EDA Grant Implementation - Phase III                     | 12,389                        | 0                              | 0                          | 0                               | 0                              |
| Contingency  | 0                             | 183                            | 0                          | 0                               | 338                            |
| <b>Total Uses of Funds</b>                               | <b>274,820</b>                | <b>865,259</b>                 | <b>178,433</b>             | <b>196,833</b>                  | <b>908,886</b>                 |
| <b>Balance of Fund</b>                                   | <b>(1,308,384)</b>            | <b>0</b>                       | <b>(1,253,551)</b>         | <b>(551,567)</b>                | <b>0</b>                       |

# Redevelopment Agency of the City of Fresno

## SOUTH FRESNO INDUSTRIAL REVITALIZATION

Real Property Acquisition and Disposition/Blight Removal - The proposed budget for FY 07/08 includes acquisition and assembly of land to provide market ready sites for new industrial development. This activity addresses goals for business attraction of new industry and retention of expanding industry seeking immediate availability of sites.

Street and Infrastructure Improvements -To improve traffic and safety issues, funds are budgeted in FY 07/08 for street improvements consisting of asphalt concrete paving at the northwest corner of North and Cedar Avenues. To facilitate ongoing expansion of existing businesses and eliminate a major flooding problem in the area generally bound by Freeway 41, Cherry, Annadale and Date Avenues, the budget provides for design of a storm drain line along the east side of Freeway 41. The Agency will work with Fresno Metropolitan Flood Control District to negotiate a reimbursement agreement for this project. In addition, funds have been budgeted for engineering and design plans for proposed improvements of East Avenue from Jensen to North Avenues. The proposed improvements include paving, curbs and gutters and extending water, sewer and storm drain lines.

Cedar Avenue Water Main Extension Project - The water main extension is proposed to facilitate the development of potential industrial development in the vicinity of Cedar and Central Avenues on approximately 230 acres. The proposed project is a part of the Agency's on going plan implementation effort to eliminate blight, reverse economic stagnation and improve public infrastructure as an incentive for the retention and expansion of existing businesses and new business investment.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

|  | FY 06<br>ACTUAL | FY07<br>APPROVED | FY 07<br>YTD   | FY 07<br>ESTIMATE | FY 08<br>REQUEST |
|--|-----------------|------------------|----------------|-------------------|------------------|
| <b>South Fresno Industrial Revitalization</b>            |                 |                  |                |                   |                  |
| <i>Sources of Funds</i>                                  |                 |                  |                |                   |                  |
| Carryover  | 85,395          | 482,458          | 426,618        | 426,618           | 439,884          |
| Tax Increment  | 910,022         | 955,273          | 553,634        | 1,107,268         | 1,162,631        |
| Pass-Through Payments                                    | (184,334)       | (191,055)        | (112,156)      | (224,312)         | (232,526)        |
| County Administration Fee                                | (12,786)        | (25,792)         | 0              | (29,896)          | (31,391)         |
| Housing Set-Aside  | (182,004)       | (191,055)        | (110,727)      | (221,454)         | (232,526)        |
| ERAF   | (37,085)        | 0                | 0              | 0                 | 0                |
| Loan Proceeds - Elm Avenue                               | 0               | 0                | 0              | 66,765            | 0                |
| Loan Proceeds - Street Improvements                      | 220,000         | 0                | 0              | 0                 | 0                |
| EDI Grant Proceeds                                       | 0               | 72,168           | 0              | 0                 | 0                |
| Interest   | 6,260           | 5,510            | 12,856         | 16,875            | 16,591           |
| Other  | 0               | 0                | 0              | 0                 | 0                |
| <b>Total Sources of Funds</b>                            | <b>805,488</b>  | <b>1,107,507</b> | <b>770,025</b> | <b>1,141,864</b>  | <b>1,122,662</b> |
| <i>Uses of Funds</i>                                     |                 |                  |                |                   |                  |
| Debt Service   | 0               | 0                | 0              | 0                 | 0                |
| Administration (Planning, Legal, O & M, Etc.)            | 14,355          | 15,000           | 12,500         | 14,525            | 35,000           |
| FRC  | 0               | 0                | 0              | 0                 | 0                |
| Plan Implementation                                      | 5,750           | 2,000            | 950            | 1,575             | 25,000           |
| Real Property Acquisition and Disposition/Blight Removal | 167,009         | 200,000          | 10,713         | 10,713            | 135,000          |
| Elm Avenue Infrastructure Improvements                   | 149,341         | 10,000           | 9,529          | 9,529             | 2,500            |
| Orange/99 Improvements                                   | 42,415          | 880,000          | 105,172        | 665,638           | 45,000           |
| Street and Infrastructure Improvements                   | 0               | 0                | 0              | 0                 | 880,000          |
| Contingency  | 0               | 507              | 0              | 0                 | 162              |
| <b>Total Uses of Funds</b>                               | <b>378,870</b>  | <b>1,107,507</b> | <b>138,864</b> | <b>701,980</b>    | <b>1,122,662</b> |
| <b>Balance of Fund</b>                                   | <b>426,618</b>  | <b>0</b>         | <b>631,161</b> | <b>439,884</b>    | <b>0</b>         |

# Redevelopment Agency of the City of Fresno

## SOUTHEAST FRESNO COMMERCIAL AND INDUSTRIAL REVITALIZATION

Plan Implementation/Merger and Plan Amendment - In order to address blight and effectively continue revitalization efforts in Southeast Fresno, the FY 07/08 Budget provides for a feasibility study to analyze potential benefits of expanding the project area.

Real Property Acquisition and Disposition/Blight Removal - The FY 07/08 Budget provides for potential acquisition of land for targets of opportunity, blight removal and to facilitate new investment in areas such as the Kings Canyon corridor.

Street and Infrastructure Improvements - Funds are allocated for potential improvements for Cedar and Chestnut railroad crossings to remove blight and facilitate redevelopment.

Streetscape - The budget provides for the design and installation of a monument sign to enhance the entryway to the Kings Canyon Corridor. Funds are also provided to address traffic and pedestrian safety near First and Tulare Streets.

Commercial Neighborhood Center Revitalization - The Agency has set aside funds for the acquisition of a blighted parcel at the southwest corner of Ventura and 7<sup>th</sup> Streets for a residential mixed-use project in partnership with the City. The City is purchasing the adjacent parcel from Fresno Unified School District that will provide for a major mixed-use residential development. In addition, the budget provides for final land assembly costs on the south side of Kings Canyon between Maple and Backer for a mixed-use development that includes a proposed police facility as part of the Exclusive Negotiation Agreement (ENA) with Kings Canyon LLC. The budget anticipates proceeds from the sale of the Southeast Police Substation site to the Developer at the appraised value.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

|  | FY 06<br>ACTUAL  | FY07<br>APPROVED | FY 07<br>YTD     | FY 07<br>ESTIMATE | FY 08<br>REQUEST |
|--|------------------|------------------|------------------|-------------------|------------------|
| <b>Southeast Fresno Commercial and Industrial Revitalization</b> |                  |                  |                  |                   |                  |
| <i>Sources of Funds</i>  |                  |                  |                  |                   |                  |
| Carryover  | 424,880          | (671,361)        | (554,966)        | (554,966)         | 10,089           |
| Tax Increment  | 1,756,954        | 1,831,576        | 1,001,126        | 2,002,252         | 2,202,477        |
| Pass-Through Payments  | (361,742)        | (386,315)        | (206,173)        | (412,346)         | (440,495)        |
| County Administration Fee  | (24,564)         | (52,153)         | 0                | (54,061)          | (59,467)         |
| Housing Set-Aside  | (351,391)        | (386,315)        | (200,225)        | (400,450)         | (440,495)        |
| ERAF   | (143,626)        | 0                | 0                | 0                 | 0                |
| Loan Proceeds - Kings Canyon                                     | 0                | 0                | 0                | 214,085           | 0                |
| UGM Fee Refund   | 0                | 100,000          | 354,945          | 354,945           | 0                |
| Sale of Property   | 0                | 700,000          | 0                | 0                 | 550,000          |
| Rent Income  | 0                | 0                | 0                | 0                 | 0                |
| Interest   | (1,590)          | 2,177            | 8,938            | 11,918            | 19,082           |
| Other  | 0                | 0                | 0                | 0                 | 0                |
| <b>Total Sources of Funds</b>                                    | <b>1,298,921</b> | <b>1,237,609</b> | <b>403,645</b>   | <b>1,161,377</b>  | <b>1,841,190</b> |
| <i>Uses of Funds</i>   |                  |                  |                  |                   |                  |
| Debt Service   | 0                | 0                | 0                | 0                 | 0                |
| Administration (Planning, Legal, O & M, Etc.)                    | 22,979           | 35,000           | 16,190           | 22,540            | 49,950           |
| FRC  | 0                | 0                | 0                | 0                 | 0                |
| Commercial Rehabilitation/Façade                                 | 500              | 5,000            | 1,000            | 1,000             | 10,000           |
| Plan Implementation  | 1,500            | 5,000            | 3,629            | 16,129            | 120,000          |
| Real Property Acquisition and Disposition/Blight Removal         | 3,533            | 50,000           | 8,785            | 269,285           | 560,000          |
| Street and Infrastructure Improvements                           | 540,104          | 510,000          | 389,706          | 440,706           | 100,000          |
| Streetscape  | 0                | 0                | 0                | 0                 | 325,000          |
| Commercial Neighborhood Center Revitalization                    | 833,696          | 630,000          | 196,755          | 232,755           | 675,000          |
| Kings Canyon Street Improvements                                 | 451,575          | 0                | 168,873          | 168,873           | 0                |
| Contingency  | 0                | 2,609            | 0                | 0                 | 1,240            |
| <b>Total Uses of Funds</b>                                       | <b>1,853,887</b> | <b>1,237,609</b> | <b>784,938</b>   | <b>1,151,288</b>  | <b>1,841,190</b> |
| <b>Balance of Fund</b>   | <b>(554,966)</b> | <b>0</b>         | <b>(381,293)</b> | <b>10,089</b>     | <b>0</b>         |

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

|  | FY 06<br>ACTUAL | FY07<br>APPROVED | FY 07<br>YTD  | FY 07<br>ESTIMATE | FY 08<br>REQUEST |
|--|-----------------|------------------|---------------|-------------------|------------------|
| <b>Litigation Reserve</b>                              |                 |                  |               |                   |                  |
| <i>Sources of Funds</i>                                |                 |                  |               |                   |                  |
| Carryover  | 43,010          | 38,866           | 44,075        | 44,075            | 45,397           |
| Revenue Transfer                                       | 0               | 0                | 0             | 0                 | 0                |
| Interest   | 1,065           | 78               | 992           | 1,322             | 1,362            |
| Other  | 0               | 0                | 0             | 0                 | 0                |
| <b>Total Sources of Funds</b>                          | <b>44,075</b>   | <b>38,944</b>    | <b>45,067</b> | <b>45,397</b>     | <b>46,759</b>    |
| <i>Uses of Funds</i>                                   |                 |                  |               |                   |                  |
| Administration (Planning, Legal, O & M, Etc.)          | 0               | 0                | 0             | 0                 | 0                |
| Plan Implementation                                    | 0               | 0                | 0             | 0                 | 0                |
| Real Estate Acquisition / Disposition / Blight Removal | 0               | 0                | 0             | 0                 | 0                |
| Legal Proceedings & Consultation                       | 0               | 38,944           | 0             | 0                 | 46,759           |
| Contingency  | 0               | 0                | 0             | 0                 | 0                |
| <b>Total Uses of Funds</b>                             | <b>0</b>        | <b>38,944</b>    | <b>0</b>      | <b>0</b>          | <b>46,759</b>    |
| <b>Balance of Fund</b>                                 | <b>44,075</b>   | <b>0</b>         | <b>45,067</b> | <b>45,397</b>     | <b>0</b>         |

# Redevelopment Agency of the City of Fresno

## HOUSING SET-ASIDE FUNDS

### Background

Redevelopment Law requires that at least 20% of the annual tax increments from a project area be "set-aside" into a Low and Moderate Income Housing Fund, for the purpose of increasing, improving, and preserving the community's supply of low and moderate income housing. These funds may only be used outside of a Project Area if the City Council and Redevelopment Agency Board have made the necessary findings that to do so would benefit the project area.

The Fresno RDA has 19 project areas. For 16 of the project areas, the agency has adopted findings that:

- Allow the use of set-aside outside the project area;
- Restrict set-aside to certain CDBG areas;
- Place a priority on the use of set-aside from certain project areas to be used either within or adjacent to the central area or certain project areas.

The 16 project areas are combined in the "general" housing budget category that consists of their respective 20% Housing Set-Aside deposits:

- Airport Area Revitalization, Central Business District, Central City Commercial, Chinatown, Convention Center, Freeway 99/Golden State Boulevard Corridor, Fruit/Church, Fulton, Mariposa, Roeding Business Park, South Fresno Industrial, South Van Ness Industrial, Southeast Fresno, West Fresno I, West Fresno II and West Fresno III.

The Housing Set-Aside generated by Southwest Fresno (GNRA) and Jefferson must be utilized in their respective areas. The FATRA Housing Set-Aside funds have been applied to the FATRA - adjacent area. Hence, the budget shows a separate category for Southwest Fresno (GNRA), Jefferson and FATRA respectively.

### Housing Authority Contract and Administration/Community Housing Partnership Program (CHPP)

In July 2000, the Agency entered into a multi-year Community Housing Partnership Program (CHPP) agreement with the Housing Authorities of the City and County of Fresno to administer the majority of the Agency's 20% Housing Set-Aside funds. The CHPP provides for minor, major and infill housing in designated target areas of the City. Several contract amendments have expanded target areas and increased the funding for aggressive programs to attack blight caused by boarded-up houses and neglected vacant land.

The Agency has budgeted \$2.7 million for the CHPP including planning and administrative expenses that are necessary for the production, improvement, or preservation of low- and moderate-income housing. Since July 2000, 1,455 homes have been rehabilitated and approximately 21 homes have been built or reconstructed to provide infill housing. In FY

07/08, it is expected that approximately 150-180 homes will be rehabilitated.

In addition to the Housing Authority contract work, the Agency has a number of other housing projects that are planned, underway or have been completed. These projects are individually identified in the budget and described below:

California Triangle - The Agency, through the CHPP, will continue to assemble the site located along California Avenue between Kern Street and Waterman Avenue for development of 15 single family affordable homes. The budget provides for completion of land assembly and site clearance.

Casa San Miguel - The Agency amended its contract with the National Farm Workers Service Center to construct three new affordable homes on the remaining vacant parcels to complete this 44 unit single family home development located on California west of "B" Street. Included in the final phase is a sound wall along Ventura Street. The Agency will monitor the progress of the construction of the new homes. Financing coordinated by the Agency provides for construction loan funds through the CHPP to be repaid upon sale of the homes.

Downtown Infill Housing - The Agency has budgeted funds to support the development of mixed-use residential infill in the Downtown Merger I area:

Berkeley Block (Real Property Acquisition/Blight Removal) - The Berkeley Block on the Westside of the Fulton Mall between Kern and Inyo is a key crossroad location connecting the Mall, Chukchansi Park, proposed Sportstown and South Stadium Project. The Agency owns approximately 60% of the half block and proposes to acquire the remaining half block area for a predominately residential mixed use development.

Fulton Park Plaza - The approved agreement with Fulton Park Plaza, LLC provides for land assembly and financial support of the project located in the Uptown Arts District near Broadway, Fulton and Divisadero Streets. The budget provides assistance for the development of the residential/commercial mixed use project consisting of 16 town houses, 16 flats and 48 live/work loft units for a total of 80 rental residential units and 16,000 square feet of commercial/professional office space. Sixteen of the 80 housing units will have affordable housing covenants. The project includes private courtyards, open space amenities and on and off site parking.

Fulton Village - The Agency will continue to work with Next Generation Group, LLC for additional mixed-use commercial/residential projects along Broadway under an Exclusive Negotiation Agreement (ENA) to plan, design and develop new residential and commercial uses for the Fulton Redevelopment Cultural Arts District. The budget provides for land assembly activities.

"H" Street Project - The "H" Street Loft Project will create 26 live/work lofts adjacent to the new 38 unit \$10 million Vagabond Loft Project. Six of the "H" Street loft units will be designated as affordable to low income families through covenants. The budget provides for a loan of \$300,000 to help finance the \$3.5 million construction of the "H" Street Project.

Elm/Southwest Fresno Infill Housing - Santa Clara Estates - The Agency, through an OPA,



is providing funding for a ponding basin and public improvements enabling development of a \$2.4 million 11 unit single family home project at Clara Street and North Avenue. The project provides for 45 year affordability covenants on all of the homes.

Sequoia Community Health Center (SCHC) - The Agency has negotiated a draft Disposition and Development Agreement (DDA) with Sequoia Community Health Center (SCHC) in which 7.5 acres of undeveloped land will be returned to the Agency. The Agency plans to issue a Request for Proposals (RFP) for affordable housing on the site.

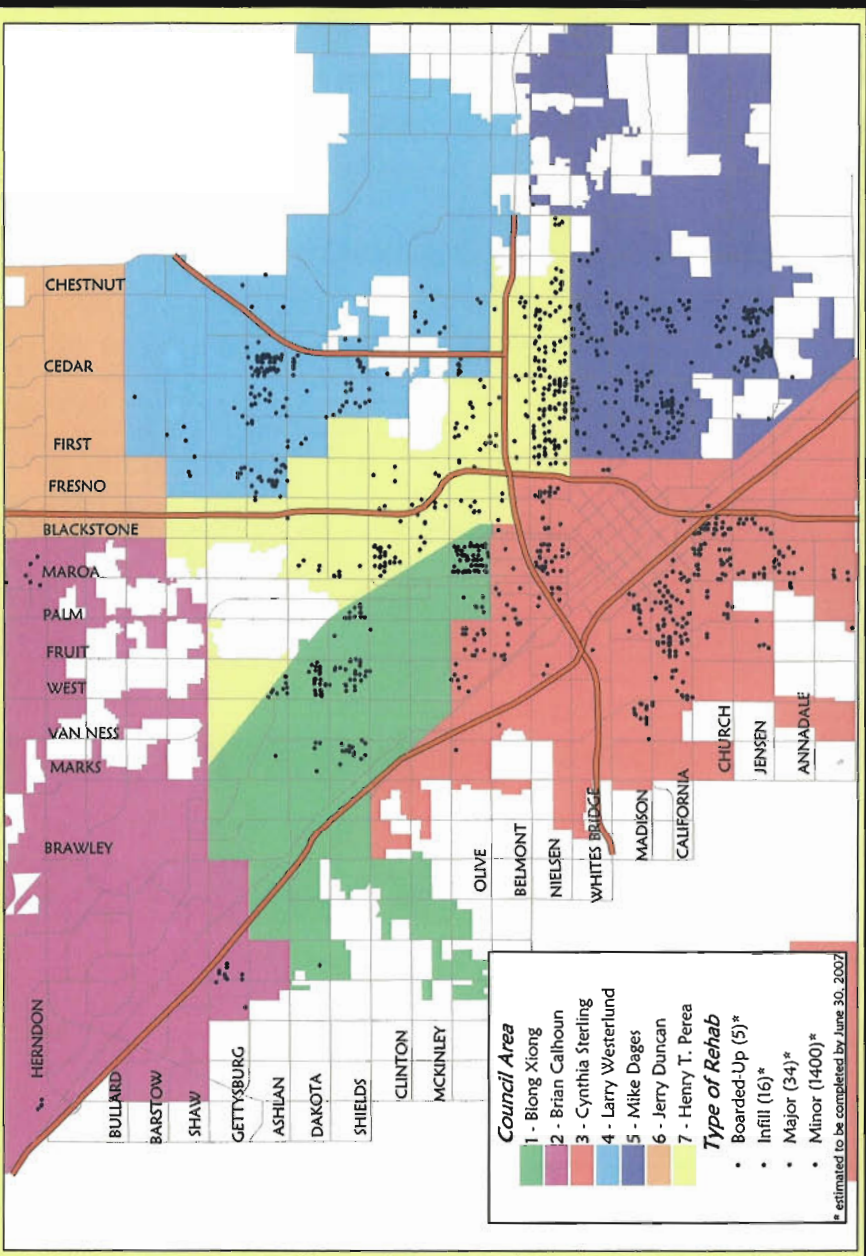
San Benito Elm Crossing - The Agency will continue to work with Better Opportunities Builder, Inc. a non-profit public benefit corporation to build the "San Benito Elm Crossing" a project comprised of 39 housing units along Elm Avenue and S. Geneva and the northeast corner of "B" Street and San Benito Avenue. The project will serve low-income families with an income of 35-60% of the area median income. The Developer has applied for tax credit financing and will be notified in June 2007 if they were successful. The Developer has developed alternative financing plans for the project should the 9% tax credit allocation not materialize.

The Commons at Annadale - The Agency has received a request to assist in the potential development of Annadale Village, a 76 unit complex for low income families. The project may be considered dependent upon future Agency funding availability and public benefit as demonstrated by pro-forma feasibility, leverage of public and private investment and other criteria.

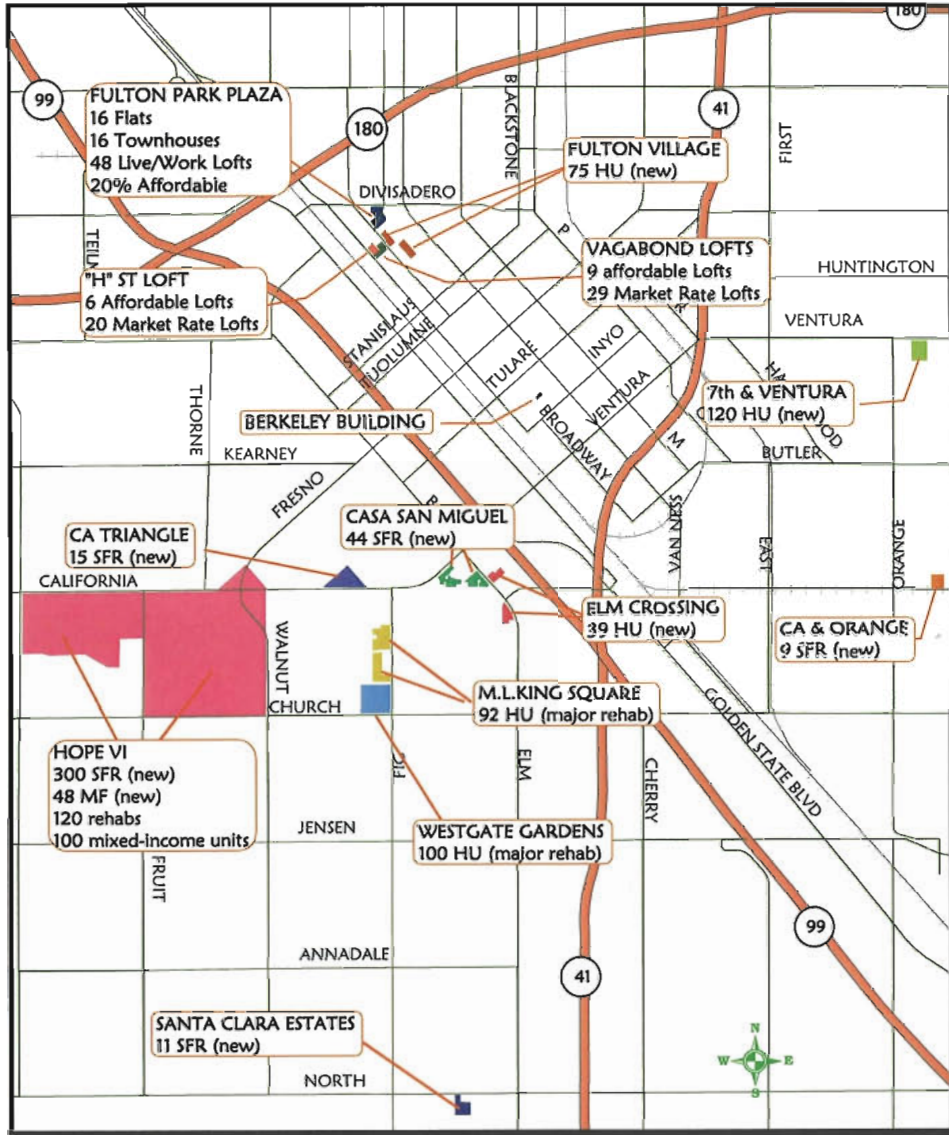
HOPE VI/California and Walnut - The Agency is completing land assembly and site clearance to facilitate a mixed-use residential/commercial project south of California Avenue between Walnut and Plumas Avenues in support of the HOPE VI project. The Agency will continue to work with the selected developer to plan and design the commercial and residential project on the property at California and Walnut Avenues. The first phase of this project is the proposed County of Fresno One-Stop Service Center and affordable housing units.

Oak Park Senior Villas - The Agency has received a request to assist in the potential development of Oak Park Senior Villas, a 65 unit complex low income senior rental units. The project may be considered dependent upon future Agency funding availability and public benefit as demonstrated by pro-forma feasibility, leverage of public and private investment and other criteria.

RDA / Housing Authority - Community Housing Partnership Program



Redevelopment Agency  
 Low & Moderate Income Housing Projects



REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

|  | <i>FY 06</i><br><i>ACTUAL</i> | <i>FY07</i><br><i>ACT BUDGET</i> | <i>FY 07</i><br><i>YTD</i> | <i>FY 07</i><br><i>ESTIMATE</i> | <i>FY 08</i><br><i>REQUEST</i> |
|--|-------------------------------|----------------------------------|----------------------------|---------------------------------|--------------------------------|
| <b>Housing Set Aside</b>                                   |                               |                                  |                            |                                 |                                |
| <i>Sources of Funds</i>                                    |                               |                                  |                            |                                 |                                |
| Carryover  | 7,211,955                     | 7,129,102                        | 6,090,071                  | 6,090,071                       | 2,599,829                      |
| Tax Increment  | 0                             | 0                                | 0                          | 0                               | 0                              |
| Pass-Through Payments                                      | 0                             | 0                                | 0                          | 0                               | 0                              |
| County Administration Fee                                  | 0                             | 0                                | 0                          | 0                               | 0                              |
| Housing Set-Aside  | 2,953,782                     | 2,696,422                        | 1,754,823                  | 3,509,646                       | 3,806,662                      |
| ERAF   | 0                             | 0                                | 0                          | 0                               | 0                              |
| Loan Proceeds  | 0                             | 0                                | 0                          | 0                               | 0                              |
| Sale of Land   | (2,512)                       | 1,072,500                        | 0                          | 0                               | 500,000                        |
| Sale of Boarded Up/Infill Properties                       | 0                             | 0                                | 0                          | 0                               | 725,000                        |
| Loan Repayments - Housing Authorities                      | 550,591                       | 141,000                          | 179,221                    | 238,961                         | 225,000                        |
| Loan Repayments  | 502,301                       | 225,500                          | 159,570                    | 319,570                         | 250,000                        |
| Rent / Lease Income  |                               |                                  | 4,359                      | 6,159                           | 0                              |
| Interest   | 144,170                       | 112,417                          | 76,187                     | 101,582                         | 81,065                         |
| Other  | 0                             | 0                                | 1,104                      | 1,104                           | 0                              |
| <b>Total Sources of Funds</b>                              | <b>11,360,287</b>             | <b>11,376,941</b>                | <b>8,265,335</b>           | <b>10,267,094</b>               | <b>8,187,556</b>               |
| <i>Uses of Funds</i>                                       |                               |                                  |                            |                                 |                                |
| Debt Service   | 0                             | 0                                | 0                          | 0                               | 0                              |
| Administration (Planning, Legal, O & M, Etc.)              | 98,336                        | 105,000                          | 44,324                     | 80,531                          | 95,000                         |
| Plan Adoption / Implementation                             | 0                             | 0                                | 0                          | 0                               | 0                              |
| Real Property Acquisition / Blight Removal / Berkeley Bldg | 0                             | 2,000,000                        | 1,455,578                  | 1,455,578                       | 2,000,000                      |
| Housing Authority Contract and Administration              | 2,392,550                     | 3,600,000                        | 2,352,278                  | 3,511,910                       | 2,700,000                      |
| Boarded Up Home Rehab / Lot Purchase Program               | 0                             | 400,000                          | 0                          | 0                               | 0                              |
| California Triangle  | 462,972                       | 1,000,000                        | 1,385,535                  | 1,585,535                       | 500,000                        |
| Casa San Miguel  | 0                             | 0                                | 0                          | 0                               | 500,000                        |
| Downtown Housing Infill                                    | 121,609                       | 2,000,000                        | 341,156                    | 891,156                         | 1,750,000                      |
| Elm / Southwest Fresno Infill Housing                      | 47,235                        | 250,000                          | 4,435                      | 8,435                           | 375,000                        |
| Hope VI Project / Other California / Walnut                | 1,514,180                     | 1,000,000                        | 134,120                    | 134,120                         | 265,000                        |
| Housing Tax Credit Matching Funds Program                  | 0                             | 500,000                          | 0                          | 0                               | 0                              |
| Martin Luther King Square Rehabilitation Project           | 500,000                       | 500,000                          | 0                          | 0                               | 0                              |
| Vagabond   | 133,334                       | 0                                | 0                          | 0                               | 0                              |
| Contingency  | 0                             | 21,941                           | 0                          | 0                               | 2,556                          |
| <b>Total Uses of Funds</b>                                 | <b>5,270,216</b>              | <b>11,376,941</b>                | <b>5,717,426</b>           | <b>7,667,265</b>                | <b>8,187,556</b>               |
| <b>Balance of Fund</b>                                     | <b>6,090,071</b>              | <b>0</b>                         | <b>2,547,909</b>           | <b>2,599,829</b>                | <b>0</b>                       |

RESOLUTION No. \_\_\_\_\_

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO APPROPRIATING THE FY 07/08 BUDGET, TO THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO IN THE AMOUNTS SET FORTH HEREIN FOR APPROVED PROJECTS, ACTIVITIES, AND OTHER SUCH PURPOSES AND EXPENDITURES AS MAY BE BUDGETED BY THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

Part I. General Provisions

Section 1. APPROPRIATIONS FOR FY 07/08. In accordance with approved budgets as adopted, there are appropriated for FY 07/08 certain redevelopment projects of the Redevelopment Agency of the City of Fresno the amounts set forth in Exhibit "A" for such other purposes and expenditures as may be budgeted by the Redevelopment Agency of the City of Fresno.

Section 2. CONTRADICTORY PROVISIONS OF PREVIOUS RESOLUTIONS. Any other Resolution or provision thereof, of the Redevelopment Agency of the City of Fresno respecting the appropriation and administration of redevelopment projects contained in the Resolution which is in contradiction with this Resolution is hereby superseded.

Part II. Administration

The Executive Director or designee, shall maintain and administer all changes to this Resolution and shall cause to be filed with the Ex-Officio Clerk a copy of, and subsequent amendments to, this Resolution following adoption of the Redevelopment Agency of the City of Fresno. The Executive Director may establish guidelines for the proper accounting and expenditure of these appropriations.

Part III. Appropriations

That the sums listed in Exhibit "A" are appropriated as separate appropriations for approved redevelopment projects and such other purposes and expenditures as may be budgeted by the Redevelopment Agency of the City of Fresno.

**CLERK'S CERTIFICATION**

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, REBECCA E. KLISCH, Clerk Ex-Officio of the Redevelopment Agency of the City of Fresno, certify that the foregoing Resolution was adopted by the Redevelopment Agency of the City of Fresno, California, at a regular meeting thereof, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

REBECCA E. KLISCH  
Clerk Ex-Officio

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**EXHIBIT A**

|  | <u>DEPARTMENT<br/>APPROPRIATION</u> |
|--|-------------------------------------|
| <b>MERGER ONE PROJECT DEBT SERVICE FUND</b>                            | 1,157,560                           |
| TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO<br>DEBT SERVICE         |                                     |
| <b>MERGER ONE PROJECT CAPITAL FUND</b>                                 | 3,373,473                           |
| TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO<br>CAPITAL IMPROVEMENTS |                                     |
| <b>MERGER TWO DEBT SERVICE FUND</b>                                    | 883,428                             |
| TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO<br>DEBT SERVICE         |                                     |
| <b>MERGER TWO PROJECT CAPITAL FUND</b>                                 | 6,241,399                           |
| TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO<br>CAPITAL IMPROVEMENTS |                                     |
| <b>AIRPORT AREA REVITALIZATION CAPITAL FUND</b>                        | 3,362,366                           |
| TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO<br>CAPITAL IMPROVEMENTS |                                     |
| <b>CENTRAL CITY COMMERCIAL REVITALIZATION CAPITAL FUND</b>             | 1,107,070                           |
| TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO<br>CAPITAL IMPROVEMENTS |                                     |
| <b>FREEWAY 99/ GOLDEN STATE BOULEVARD CORRIDOR CAPITAL FUND</b>        | 2,418,612                           |
| TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO<br>CAPITAL IMPROVEMENTS |                                     |
| <b>FRESNO AIRPORT TERMINAL PROJECT CAPITAL FUND</b>                    | 48,638                              |
| TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO<br>CAPITAL IMPROVEMENTS |                                     |
| <b>ROEDING BUSINESS PARK DEBT SERVICE FUND</b>                         | 117,048                             |
| TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO<br>DEBT SERVICE         |                                     |
| <b>ROEDING BUSINESS PARK CAPITAL FUND</b>                              | 791,838                             |
| TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO<br>CAPITAL IMPROVEMENTS |                                     |

|   | <u>DEPARTMENT<br/>APPROPRIATION</u> |
|---|-------------------------------------|
| <b>SOUTH FRESNO INDUSTRIAL REVITALIZATION CAPITAL FUND</b>                      | 1,122,662                           |
| TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO<br>CAPITAL IMPROVEMENTS          |                                     |
| <b>SOUTHEAST FRESNO COMMERCIAL &amp; INDUSTRIAL REVITALIZATION CAPITAL FUND</b> | 1,841,190                           |
| TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO<br>CAPITAL IMPROVEMENTS          |                                     |
| <b>LITIGATION RESERVE CAPITAL FUND</b>  | 46,759                              |
| TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO<br>CAPITAL IMPROVEMENTS          |                                     |
| <b>HOUSING SET ASIDE FUND</b>   | 8,187,556                           |
| TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO                                  |                                     |
| <b>REDEVELOPMENT AGENCY TOTAL</b>   | <u>30,699,600</u>                   |