



REDEVELOPMENT AGENCY

OF THE CITY OF FRESNO

RECOMMENDED FY 09/10 BUDGET



Redevelopment Agency of the City of Fresno

Recommended Budget
For the Fiscal Year
July 1, 2009 to June 30, 2010

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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 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 public 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 facilitating public and private investment that will reverse blight, stimulate growth in value and positively effect the shape and future of Fresno's downtown, inner city neighborhoods, older commercial corridors 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 by individual redevelopment areas and prepared in accordance with the requirements of California Redevelopment Law. The format includes: Actual Sources and Uses of Funds for FY 07/08, the FY 08/09 Approved Budget, FY 08/09 Year-to-Date, through March 31, 2009; the Total Estimated Amount of Sources and Uses of Funds for FY 08/09, through June 30, 2009; and the FY 09/10 Budget request for each of the Agency's project areas. This budget includes Highlights of FY 08/09 Accomplishments, Debt Service and Contributions, Administrative and Management Summary, Project Area and Housing Program Budgets proposed for FY 09/10; and a proposed Resolution for adoption of the FY 09/10 Budget.

Revenue Estimates

Incremental property taxes are the single largest revenue source of the Redevelopment Agency. The FY 09/10 incremental property tax revenue estimates are projected to remain constant for all project areas except for Merger 1 which is projected to be 5% less

than the FY 08/09 revenues. The FY 09/10 estimate is based upon the decline in property values, historical trends and the type of properties in redevelopment areas. The Agency's redevelopment areas consist primarily of commercial and industrial properties and as such, the effect on Agency revenues to date from the decline in housing market values has been moderated. The Agency's policy and practice is to conservatively estimate tax increment revenues to help ensure adequate funding 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 Revenue Augmentation Funds (ERAF). These amounts are shown as an offset to Sources of Funds since these costs are mandatory and not available for use at the Agency's discretion.

On September 15, 2008, AB 1389 was amended to require that by October 1, 2008, for each project area (a) adopted on or after January 1, 1994, or (b) amended to add area on or after January 1, 1994, each agency shall submit a report to the county auditor and each affected taxing entity describing each project area including its location, purpose, date established, date or dates amended, and statutory and contractual pass-through requirements. The new reporting requirement is in response to the state's concerns that pass through payments have not been properly calculated. In some counties, the pass through payments are calculated by the redevelopment agencies. In Fresno County, the County Auditor-Controller's Office calculates the pass through payments the Agency is required to make from gross tax increment receipts and notifies the Agency of the specific amount due to taxing entities. Therefore, to comply with AB 1389, the Agency, using the County provided pass through amounts, prepared the State's report and submitted it to the County. Pursuant to AB 1389, the County may review its prior calculations to reconfirm whether pass through payments could potentially be due.

Subsequent to the adoption of the Agency's Budget for FY 08/09, the State passed its budget requiring a \$350 million ERAF contribution from redevelopment agencies to be paid by May 10, 2009. The Agency's share of the ERAF contribution was determined to be \$1,385,523. Pursuant to a lawsuit filed by the California Redevelopment Association and the redevelopment agencies of the Cities of Moreno Valley and Madera, Judge Lloyd Connelly of the Sacramento Superior Court ruled on April 30, 2009 that State's take of ERAF funds from redevelopment agencies is unconstitutional per Health and Safety Code Section 33685. (Sacramento Superior Court Case No. 34-2008-00028334-CU-WM-GDS.) Judgment was entered on May 7, 2009, forbidding any of the defendants from taking any actions to carry out or enforce any of the payment requirements in Health and Safety Code Sections 33685 through 33689, the sections of the Community Redevelopment Law requiring redevelopment agencies to make payments to county auditors for deposit in the county ERAF for fiscal year 2008-2009. The Agency is currently reserving its \$1,385,523 ERAF contribution pending the outcome of any appeals. At this time, there is no proposed ERAF take for FY 09/10.

Redevelopment Agency of the City of Fresno

HIGHLIGHTS OF FY 08/09 ACCOMPLISHMENTS

General Administration

3rd Comprehensive Annual Financial Report (CAFR) for FY 06/07 - For the third year in a row, 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, 2007. 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.

Annual Report/4th Comprehensive Annual Financial Report (CAFR) for FY 07/08

The Council received the Annual Report of the Redevelopment Agency for Fiscal Year 2007-2008, 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, 2008, 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 4th Comprehensive Annual Financial Report for FY 07/08, which was submitted in December 2008 to the Government Finance Officers Association (GFOA) for consideration for the Certificate of Achievement in Financial Reporting Award.

Professional Training and Development/Employee Retention - The Agency encourages professional employee training and development. In FY 08/09, the Agency staff received redevelopment and technical training through the California Redevelopment Association's Redevelopment Institute and other redevelopment related workshops.

Employee Benefits - Consistent with benefits provided to City employees, the Agency will offer life and long term disability insurance for its employees beginning July 1, 2009.

Public Information and Marketing - The Agency advanced outreach in a variety of ways: Co-Sponsored Billion Dollar Tour with major role in content preparation for brochure and tour narrative; initiated a major update of the website, strengthened communication and inter-agency coordination through ongoing Cooperation Task Force; Co-Sponsored Lowell

Community Meeting and information exhibit, provided staff services for 22 Southwest Fresno community meetings: Co-Sponsored and hosted an exhibit booth at the 2009 Real Estate Forecast; Gold Sponsor of the 1st Annual HyeFest; Mogul Sponsor of the CVBI Central Valley Stock Exchange, Platinum Sponsor of the EDC Annual Investor Luncheon and Fresno County Economic Profile, Table Sponsor of the Fresno Area Hispanic Chamber of Commerce's 7th Annual Developing Hispanic Leaders Gala, Table Sponsor Marjaree Mason Center's Top Ten Professional Women Luncheon, Table Sponsor 10th Annual Downtown Art Gala; Table Sponsor 2009 State of the City; Co- placement in the Fresno County 2009 Real Estate Forecast magazine, placement in the Fresno County Chamber of Commerce Community Guide, presented at the 2009 Annual Chamber of Commerce Planning Conference.

General Redevelopment Plan Implementation

Storefront Improvement Program - In FY 08/09, the Agency provided financial assistance to 71 commercial storefronts in the amount of \$164,222 that generated \$344,191 in privately funded improvements.

The Agency has actively marketed the Storefront Improvement Program through a new marketing brochure to serve all project areas, informational workshops and architectural design assistance to property owners and tenants. In addition, the Agency is working with Council District staff, Downtown Association, Chinatown Revitalization Inc., Belmont Merchants Association and other groups to identify opportunities to increase participation in the program.

The Storefront Improvement Program continues to grow and benefit individual property and business owners as well as older commercial districts and corridors.

Review of Development Entitlements within Redevelopment Project Areas Between July 1, 2008 and May 27, 2009, staff reviewed and made recommendations on 142 entitlements comprised of: Site Plan Review Applications (15), Conditional Use Permit Applications (33), Alcoholic Beverage Conditional Use Permit Applications (10), Rezoning Applications (4), Tentative Parcel Map Reviews (6), Amendment Reviews (4), Variance Applications (3) and Plan Review and Sign Offs (67). Review of these entitlements has helped ensure their consistency and development in accordance with all adopted plan goals and design guidelines of both the Redevelopment Agency and the City of Fresno. Also, in association with the entitlement review process, staff addressed over 450 public inquiries and reviewed 44 applications through the Development Partnership Center

Business Retention and Attraction - The Agency participated in partnership with the City of Fresno and others by providing a \$50,000 Competitive Grant to a new business. A Kick-Off reception was held on May 15, 2008 with the release of a website inviting entrepreneurs across the country to submit a business plan. Vine Global Solutions, Inc. was selected from over 100 applicants as the winner of the Grant. The company received \$100,000 in cash and \$150,000 of in-kind services for bringing its business plan to life in Fresno. The Agency's portion of the Grant was contingent upon receipt of matching funds from the private sector and location of the company in a redevelopment area. The Agency assisted Vine Global Solutions, Inc. in selecting a newly renovated building in the Fulton

Project Area, and their occupancy was celebrated in February 2009

Industrial Redevelopment To help address the need for shovel ready sites, the Agency identified its role as a catalyst to advance site availability through a multi-prong approach that includes; (1) selective strategic enhancement of critical infrastructure for underserved sites and areas; (2) advancing site availability through Owner Participation Agreements, Memorandums of Understanding and selective site acquisition, and (3) assisting owners with professional and technical development assistance. Consistent with the Agency's role and jurisdiction, efforts are directed toward infill sites within urbanized designated redevelopment areas.

The combination of these efforts have helped stimulate a wide range of industrial projects that includes over 921,100 square feet of building activity or expansions of existing manufacturers and distributors. In addition, various industrially-zoned parcels, totaling more than 500 acres, have moved closer to shovel readiness through added infrastructure, advancing entitlements or final preparation for actual sale or end-user occupancy.

Infrastructure and Street Improvements · In FY 07/08 and FY 08/09, the Agency expended \$3,285,744 and \$5,975,306; respectively to improve and construct new streets and infrastructure that became City owned assets. Since FY 04/05, the Agency has expended a total of \$23,481,759; thereby increasing City asset values, reducing City expenditures, upgrading and replacing aging infrastructure and stimulating new growth and development.

Prospective Business and Industrial Development The Agency worked with a number of developers, businesses and industries to attract new development to redevelopment areas and to foster retention and expansion of existing businesses through assistance with development needs such as site availability, selection and assembly, infrastructure and funding.

Property Maintenance and Weed Control for RDA Properties The Agency manages property maintenance and year-round weed control of Agency owned properties through a contract negotiated with the Fresno County EOC. The contract with EOC provides an additional benefit to the community by providing job skill training and environmental education to the young men and women of Fresno County.

Downtown Strategic Implementation Plan - Agency worked with City staff since July 2008 to prepare a Downtown Strategic Implementation Plan. On March 19, 2009, information was presented to elected officials and members of the public outlining various issues and strategies. Planned and potential projects in the "downtown triangle" were also presented.

Downtown Fresno Property-Based Improvement District (PBID) - The Agency and Fresno Revitalization Corporation supported the development of a downtown Fresno Property Based Improvement District (PBID) with funds and in-kind support. Agency staff developed and provided extensive information for 680 downtown parcels. In addition to the in-kind staff support from the Agency, the FRC, a 501(c)(3) non-profit agency staffed by the Agency, is acting as fiscal agent during the evaluation and formation phase until such time as the PBID is created. The Agency continues to participate in the pre-planning meetings.

Merger 1 and Merger 2 Redevelopment Plan Amendments - The Agency retained Keyser Marston Associates, Inc. (KMA) to prepare major redevelopment plan amendment updates to ten redevelopment plans in Merger 1 and two plans in Merger 2. For Merger 1, public meetings to discuss the proposed plan amendments were held in September and October 2008 with a variety of stakeholders and interested parties, including the Chinatown Project Area Committee, Fresno Revitalization Corporation, Fresno County Librarian, and the Fulton-Lowell Committee. The Preliminary Report and Focused Environmental Impact Report are underway

During FY 08/09, the Agency Board adopted a resolution initiating the Plan Amendment Process for updating the Merger 2 Redevelopment Plans. In addition, the Agency Board approved an ordinance deleting the Debt Incurrence Time Limit for Merger 2 thus extending the debt incurrence limit to coincide with the plan time limit.

Merger 1 - Downtown Fresno

Merger 1 consists of the following Project Areas: Central Business District, Chinatown, Convention Center, Fulton, Jefferson, Mariposa, South Van Ness, West Fresno 1 and West Fresno 2 and 3.

Central Business District

Broadway-Tuolumne Parking Lot - To serve and attract activity in the Downtown, the Agency is working to create additional parking on underutilized land at the southeast corner of Broadway and Tuolumne Streets. A site plan has been prepared, laying the groundwork for construction plans and specifications.

Fulton Mall - The Agency purchased property at 835 Fulton Mall in winter 2008. This acquisition continues the Agency's objective for blight removal and redevelopment of the southern Fulton Mall area. To address fire and building code issues, the Agency recently made low cost repairs to the building. In partnership with the Grizzlies', the nearby Berkeley Building at 887 Fulton Mall received improvements that included new paint on the west stadium facing wall along Homerun Alley and along Kern Street enhancing the building's display cases. The Agency utilized the cases to display art work from local artists and Grizzlies promotional materials.

Chinatown

Business Attraction and Retention The Agency promoted and provided assistance to attract, retain and expand business in Chinatown.

Chinatown Business Seminars - The Agency initiated and organized a series of workshops to assist and inform local businesses in a variety of areas. The workshops have included presentations by the U.S. Small Business Administration, local banks, City Historic Preservation & Code Enforcement offices and the Agency's Storefront Improvement Program staff.

Chinatown Community Cleanup Day - The Agency, through a partnership with Chinatown Revitalization, Inc., the City, and AmeriCorps, held the second

successful "Chinatown Community Day" on October 10, 2008. The "F" Street parking lot was cleaned of debris and weeds and received landscape improvements.

Chinatown Music and Arts Festival - The Agency, in conjunction with Chinatown Revitalization, Inc., the Fresno Fire Department (FFD), and the Fresno Firefighters Association planned, sponsored and supported the annual Chinatown festival. The Chinatown Music and Arts Festival (formerly known as the Chinatown Jazz Festival) was held on September 20, 2008 at the newly renovated FFD Headquarters (Hobbs Parsons Building), with all proceeds from the event this year benefiting CRI.

Chinatown Project Area Committee Agency staff held a number of meetings with the Chinatown Project Area Committee (PAC) to solicit input on the proposed plan amendments to Merger Number 1 Project Area and other matters. The PAC voted unanimously to recommend approval of the plan amendments as proposed by Agency staff. The Agency Board approved a one year extension for the term of the Chinatown PAC until April 2010.

Historic Chinatown, LLC / Chinatown Mixed-Use Development - In FY 08/09, both the Developer and Agency made progress in accordance with the adopted Exclusive Negotiating Agreement (ENA) performance schedule. The Agency and Developer have met with each Owner Participant Agreement candidate in the Chinatown Project Area and continue to work with owners toward plan implementation and development. On March 31, 2009, the Agency Board approved a one year extension for the ENA with Fresno Historic Chinatown, LLC (Developer) for master planning of the Historic Chinatown Project Area that includes the Chinatown Mixed-Use Project (see Housing section).

Storefront Improvement Program - A Storefront Improvement Program (SIP) flyer was expressly designed for the Chinatown commercial area and hand distributed door by door to merchants along with an application. Agency staff also mailed the program brochure to property owners of record.

The Agency's SIP funds were well leveraged and the commercial area enhanced by the Nippon Building Company's improvements to six storefronts in this fiscal year.

Convention Center

Real Property Acquisition and Disposition/Blight Removal - The Agency purchased the building at 721 Broadway Avenue in September 2008, continuing its objectives for blight removal and redevelopment of the area south of the Fulton Mall.

Storefront Improvement Program - The Agency worked with Hero's owner, Robert Williams and designer/contractor, Conrad Jimenez, and assisted the renovation of the former vacant building at 820 Van Ness Avenue to a sports theme bar/restaurant lounge through the Storefront Improvement Program. The restaurant opened on New Year's Eve and a ribbon cutting celebration was held on January 30, 2009 with City and Agency officials and community members.

Old Armenian Town Project (OAT) - Phase 1A of the Old Armenian Town Project (OAT) was significantly advanced with the construction of the \$24 million, 60,000 square foot, three-story 5th District Court of Appeals building on Agency-assembled land and surrounding improvements, enhancing a major entryway into downtown Fresno from Freeway 41

The Agency is progressing with land assembly pursuant to the terms of the Old Armenian Town Project Disposition and Development Agreement (DDA) Relocation of the Fire Department Headquarters along with prior acquisition of property at 505 and 525 "N" Street met conditions of Phase 1B site assembly The Agency facilitated adaptive reuse of the Hobbs-Parsons Building at 911 "H" Street for FFD's eventual relocation in April 2008. The Agency completed clearance of the .6 acre former FFD site in December 2008.

Prior to demolition, the Agency, in coordination with FFD, utilized the vacated former FFD Headquarters at 450 "M" Street as a training opportunity On June 3, 2008, emergency personnel from the California State Office of Emergency Services Regional Task Force Five Urban Search and Rescue Team, FEMA and the Fresno Fire Department convened at the site for an all day emergency and disaster preparedness training exercise that simulated a two stage terrorist bomb and biological attack, testing capabilities of various first responder agencies.

On May 21, 2009, the Agency Board approved the acquisition 550 "M" Street at the southeast corner of Ventura and "M" Streets. The entire ten acre Old Armenian Town site is largely assembled with only two parcels remaining to be acquired. To remove blight and facilitate redevelopment at Freeway 41 and "O" Streets, the Agency purchased properties at 2518-2522 Ventura Street at the southeast corner of Ventura and "P" Streets. This major entryway area is significant to Downtown, leading into Old Armenian Town, the 5th District Court of Appeal, Convention Center, the Santa Fe Depot and other major developments.

Old Armenian Town Historic Properties - Five historic homes within the Old Armenian Town project area were identified for preservation and are temporarily stored at Santa Clara and "N" Streets. Pending relocation to the final receiver site, the structures and temporary storage site are regularly monitored according to Brief 31 Guidelines - Mothballing Historic Buildings (National Park Service, U.S. Department of Interior). In accordance with a court ruling in June 2008, the five historic homes will be permanently sited at 450 "M" Street, the former FFD Headquarters site.

The Developer-prepared preliminary site plan for the Historic Homes was reviewed by the Development Partnership Center (DPC) in August 2008 and by the Historic Preservation Commission (HPC) in September 2008. An open charrette was held in October 2008 for site plan refinements and a revised site plan was approved by HPC in March 2009 and recommended by the District 3 Implementation Committee in May 2009. Final site plan approval is expected by the City in June 2009.

Parking Lot Improvements The Agency completed improvement to the parking lot at 730 Van Ness in July 2008. First 5 of Fresno County proposes to purchase the parking lot site as part of a larger child and resource center project that includes renovation of the

adjacent building at 700 Van Ness. First 5 Fresno County anticipates serving between 99 to 120 children from the ages of 0 to 5.

Jefferson

Community Medical Center Project - Utilizing a portion of the land contributed by the Agency for the multi-phase medical campus, Community Medical Center (CMC) and Penstar Development Group are constructing an 88,000 square feet, 4-story office building that will house a state-of-the-art Neuro-Surgery Center, turning CMC into one of five "Level-One" Trauma Centers in California. Adjacent to this new office building, a \$28 million, 6-deck parking structure with 1,153 parking spaces will be constructed, along with a sky-bridge connecting the facility to the hospital.

The partnership between the Agency and CMC enabled siting of the UCSF Medical Education and Research Center in Downtown Fresno. The \$30 million building currently houses over 60 research studies and graduates over 200 physicians per year with about 1/3 remaining to practice in the Central Valley.

Mariposa Area

Ice House/Warehouse Row An Owner Participation Agreement (OPA) with Ice House/Warehouse Row developer has been prepared, recommended for approval by the Housing Community and Development Commission (HCDC), and is moving forward for consideration by the Agency Board. The project envisions an integrated business center that includes adaptive reuse of the three multi-story historic buildings, construction of new complementary buildings and parking facilities for the site, totaling about 133,000 square feet.

Tulare & "R" Streets/Old Fresno Hofbrau Site - The Agency helped induce Fresh & Easy Neighborhood Market, Inc to construct a 15,200 square foot grocery store, enhanced by a landmark clock tower, at the southeast corner of Tulare and "R" Streets. Construction was completed in January 2009 and store officials indicate opening to coincide with completion of a distribution center and other stores. The project entailed public improvements to Tulare Street, helping to benefit downtown circulation.

South Van Ness

Business Retention and Attraction - Streetscape/Street Improvements Florence Avenue Street Improvements - Through a Memorandum of Understanding (MOU), the Agency induced Southern California based Jain Irrigation/Aquarius Brands Inc. to select Fresno over other sites for its planned expansion and consolidation of operations. In March 2009, the Agency completed the first of its two phase commitment to improve curb, gutter, sidewalks, paving, street lights and storm drains along Florence Avenue from East to Railroad Avenues. The Fresno Metropolitan Flood Control District has agreed to reimburse the Agency for the cost of installing the storm drain. Jain Irrigation has increased the number of employees from 39 to over 200, resulting in a major benefit to Fresno and the South Van Ness industrial area.

Valley Foundry Park - The Agency, through a community facilities district, facilitated Valley Foundry Industrial Development. This project continues to grow with the addition of 65,000 square feet of new industrial and commercial projects last year that raised the total in the Park from 194,000 square feet to more than 259,000 square feet.

Merger 2 - Southwest Fresno/Fruit Church

Southwest Fresno

California Avenue Revitalization Plan (CAR) The Agency has made significant progress in implementing and facilitating the "California Avenue Revitalization" (CAR) Plan. The CAR Plan includes fourteen (14) significant projects along the California Corridor from Freeway 99 to West Avenue. To date, six projects have been completed: Walnut Avenue Improvements, Casa San Miguel, Pocket Parks, HOPE VI Master Plan Adoption, Lincoln School Improvements and Edison Track; and, eight are well underway: EOC Youth Center, California Triangle, Elm Crossing, California Avenue Brownfields, California Avenue Widening, California Walnut Mixed Use – Edison Plaza, Walnut Avenue Realignment and Yosemite Village.

California Avenue Improvements and Land Acquisition - The widening of California from Fruit to West is near completion. The Agency's early commitment of funds enabled the widening of this segment of California Avenue and fulfilled a requirement to allow construction of the Community Enrichment Center; 53 new homes, and the rehabilitation of 69 existing units in Yosemite Village. The Agency and City of Fresno identified California Avenue from Freeway 99 to West Avenue as a priority for funding and received Tier 1 allocation in the Measure C Bond for street widening and improvements and landscaped median islands. The bond will reimburse for the segment from West to Fruit Avenues.

California Walnut Mixed-Use/Edison Plaza Project – The Edison Plaza Project supports the Master Plan developed by the Housing Authority and the Agency in conjunction with the HOPE VI Project. The Agency assembled ten acres for the Edison Plaza Mixed-Use Project and associated California and Walnut Avenue street improvements. In FY 08/09, the Agency completed a Disposition and Development Agreement (DDA) with the Edison Plaza Partners to construct a \$12 million, 38,000 square foot Regional Resource Center and Library, along with 32,000 sq. ft. of office and commercial space and \$1.4 million in Agency funded off-sites. A lease with the County of Fresno for the Resource Services Center and Library was finalized and approved in July 2008.

Over 100 community members and City and County elected officials celebrated a groundbreaking ceremony on March 26, 2009. The project represents the largest development in Southwest Fresno since the Agency's Kearney Palms project in 2000.

Southwest Fresno Community Meeting In a continuing series of 22 meetings over the past year, the Agency presented the Southwest Fresno community an overview of redevelopment projects and plans. For maximum outreach, meetings were held at 11 Southwest Fresno school sites.

Airport Area Revitalization

Street and Infrastructure Improvements - Floradora/Whitney/Dearing/Recreation Street Reconstruction Project - Curb, gutter and paving improvements have been completed along Floradora, Whitney, Dearing and Sierra Vista Avenues between Maple and Chestnut Avenues. The improvements helped to retain and induce a 16,400 business expansion and will help existing businesses through needed road improvements.

Carmen Avenue Street Reconstruction Project In FY 08/09, street improvements for a segment of Carmen Avenue between Backer and Sierra Vista Avenues were completed. The offsite improvements helped to induce infill of 12 acres with 158,000 square feet of office warehouse and improved this older industrial neighborhood. Plans have been completed to reconstruct additional segments of Carmen Avenue, generally between Maple and Chestnut Avenues and to address flooding issues on Home and Dearing Avenues.

Clovis Avenue Railroad Crossing The Railroad Crossing Improvement Project on Clovis Avenue south of McKinley was completed in FY 08/09. The Agency project served to tie into and enhance the \$3 million Clovis Avenue project between McKinley Avenue and Kings Canyon Road that did not include funding for railroad crossings.

Streetscape Airport Beautification Project - The Airport Beautification Project received a notice of completion in FY 08/09 for improvements that include a new monument sign, new wrought iron fencing, landscaping, curvilinear sidewalks, and median-island landscaping along Clovis and McKinley Avenues, adjacent to the Fresno Yosemite International (FYI) Airport. The project also added extensive greenbelt improvements to the south side of McKinley Avenue, heading west from Clovis Avenue. The monument sign and improvements greet traffic at the Clovis/McKinley intersection where the average daily vehicle count is 35,000 on Clovis Avenue and 20,000 on McKinley Avenue

Central City Commercial Revitalization

Business Attraction and Retention - Belmont Corridor Transportation Planning Grant - A \$200,000 Community Based Transportation State Planning Grant application was jointly filed by the Agency and the Belmont Merchants Association who initiated the application effort.

Street and Infrastructure Improvements Belmont Street Light Installation The Agency completed Phase 1 of the Belmont Street Lighting Project from Freeway 41 to Cedar Avenue leveraging the Agency's \$592,000 with \$4 million from state public utility funds. The project added and updated street lights and undergrounded utility lines.

The bid process is underway for Phase 2 from Cedar to Chestnut Avenues. The project responds to Belmont Corridor business and property owner concerns and priorities expressed in community meetings.

Freeway 99/Golden State Boulevard Corridor

Plan Implementation - The Agency has completed a draft 5-Year Implementation Plan update for the Freeway 99/Golden State Boulevard Corridor Redevelopment Project Area that has been scheduled for review pursuant to California Redevelopment Law requirements.

Real Property Acquisition and Blight Removal - In FY 08/09, the Agency completed the abatement work and demolished the Bel Air Motel. The Agency is working with PARCS as well as the private sector for the development of the parcel. This project has removed significant blight from the area.

Street & Infrastructure Improvements - Dakota/Marks Intersection Improvement Project
The Agency completed installation of new traffic signals at the intersection of Marks and Dakota Avenues and the installation of sidewalk, street trees and irrigation fronting the property at the southwest corner. The project improved traffic safety and air quality and facilitated development of an adjacent 3 acre site.

Shaw and Polk Signalized Intersection - The Agency provided funds for the now completed design and reconstruction plans for signalization at Shaw and Polk Avenues intersection. Construction is expected to commence in late summer 2009. The project improves traffic circulation and safety and facilitates redevelopment.

Golden State Boulevard Improvements - Phase I of the Golden State Boulevard Improvement Project, generally between Ashlan and Gettysburg Avenues was completed in FY 08/09. The project provides infrastructure street improvements including curb, gutter, paving, street lights, parkway landscaping, irrigation and drainage. Phases II and III will complete infrastructure and mitigate flooding for the area generally between Ashlan and Shaw Avenues.

This multi-year project will address traffic, safety and flooding issues and encourage new industrial and commercial development along the 8,000-foot segment of Golden State Boulevard between Ashlan and Shaw Avenues.

Roeding Business Park

Real Property Acquisition and Blight Removal - The Agency renewed an agreement with Central California Society for the Prevention of Cruelty to Animals (SPCA) for the use of a ponding basin on SPCA property. The purpose of the basin is to receive rain water runoff from Nielsen Avenue until the FMFCD constructs permanent drainage facilities to serve this area of the Roeding Business Park.

Infrastructure and Improvements - Whites Bridge Road Planning and Development - The reconstruction of Whites Bridge Road between Teilman and West Avenues was completed in FY 08/09 and a Notice of Completion was filed in January 2009. The Agency helped to secure an EDI grant of \$447,070 that funded this project segment. The reconstruction of Whites Bridge Road from Freeway 99 to Brawley has been completed through coordination of funding from the Agency, federal and state grants, and Measure C funds.

Specifically: the segment from Freeway 99 to Fruit Avenue received federal grant funds of \$900,000; the segment from Fruit to Teilman Avenues received \$450,000 from the Agency, the segment from Teilman to West Avenues received a \$447,070 federal grant and the segment from West to Brawley Avenues received Measure C funds.

Infrastructure improvements have helped stimulate and attract business development. New business development, expansion of existing businesses or relocations since formation of the project area through March 30, 2009 include:

- Right-Now-Couriers constructed a 20,000 square foot building at 188 West Avenue,
- Delta Rubber Products, a wholesale-distributor relocated 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, 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,
- 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, remodeled and expanded its facilities to include an office, staging area and mini-mart.
- 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,
- California State Department of Corrections built a 20,169 square foot office building at 405 East Divisadero,
- American Paper Conversions constructed a 19,960 square foot warehouse at 2290 "G" Street 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

Street & Infrastructure Improvements The Agency has identified target areas for strategic infrastructure improvements to stimulate industrial infill development and advance planned industrial properties to shovel ready status.

Cedar Avenue Water Main Project - The Cedar Avenue Water Main Line Project, completed in FY 08/09, installed approximately 4,500 feet of water line from Muscat Avenue to one quarter mile south of Central Avenue. The project brings development of about 128 acres closer to shovel-ready status, and led to a draft Memorandum of Understanding (MOU) for the eventual development of 100 of the acres. The project stimulated the immediate development of a 36,000 square foot development on 15 acres by a major transportation company expected to generate 70 to 100 new jobs, and eventual development of 35,000 square feet on 15 adjacent acres.

East Avenue Improvements - The Agency has completed construction plans and specifications to improve East Avenue from Dearing to Annadale Avenues adjacent to Utility Trailer with curbs, gutters, paving, street lights, sidewalks and storm drain improvements. Through a Memorandum of Understanding (MOU), the East Avenue improvements triggered retention and expansion of Utility Trailer Sales resulting in the addition of \$8.5 million of new value including a new 45,000 square foot building and almost doubling the number of employees to 70.

These and other planned improvements to East Avenue from Jensen to North Avenues helped trigger a 100,000 square foot manufacturing development, advance future development of 80 acres and will have a positive economic impact in the area and community

Southeast Fresno

Real Property Acquisition and Blight Removal - Tenth and Ventura Project - The Agency has purchased property at the northeast corner of Tenth and Ventura Streets in southeast Fresno to advance its goals for blight removal along a highly visible corridor and facilitate higher density land use consistent with the Southeast Fresno Revitalization Plan.

Street & Infrastructure Improvements Jensen and Willow Traffic Signal - Design and bid specifications have been completed for the installation of traffic signals at the intersection of Jensen and Willow Avenues. Agency staff has facilitated right of way acquisition with

Fresno County and is funding the construction of the traffic signal and turn lanes from both directions on Jensen and Willow Avenues.

Streetscape - The Big Fresno Fair - The Agency partnered with the Fresno Fair to provide funding assistance for renovations to the pedestrian and vehicular entryways onto the Fairgrounds along Kings Canyon Road. The improvements included an entryway arch replicating an early Fresno landmark. A ribbon cutting ceremony was held on opening day in October 2008 to debut the new entryway and to celebrate the Big Fresno Fair's 125th Anniversary

Commercial Neighborhood Center Revitalization Kings Canyon LLC Mixed-Use Project_ The Agency Board approved a twelve month renewal of an Exclusive Negotiation Agreement (ENA) with Kings Canyon Development LLC for Kings Canyon Road from Maple to Chestnut Avenues.

Housing

Community Housing Partnership The fifth amendment to the contract between the Agency and Housing Authority was approved by the City Council/Agency Board on September 30, 2008.

Community Housing Partnership Major and Minor Rehabilitation Program During FY 08/09, the Community Housing Partnership Program (CHPP) processed and completed rehabilitation of 96 homes for low-income families. An additional 22 applications have been reviewed and approved and are in the process of bid development or construction. As of June 5, 2009, 1,599 homes have been approved or rehabilitated for low-income families since the inception of the program.

Community Housing Partnership - Boarded Up/Lot Purchase Program/Infill Housing The boarded-up house at 2254 S. Lotus Avenue, the first rehabilitated to "green standards" through the CHPP, was sold on May 29, 2009. Boarded-up homes were rehabilitated at 309 N Valeria, 1046 E Calwa and 4629 E Nevada and were sold on February 6, 2009, March 30, 2009, and June 5, 2009, respectively. Deemed beyond repair, the house at 347 W. Strother was razed and the lot cleared to receive a new or relocated home.

California and Fruit Avenues Brownfields Cleanup Grant - In February 2009, the Agency received formal notice of award for a \$200,000 Environmental Protection Agency (EPA) Brownfields Grant to remediate 317 California Avenue generally located at the southeast corner of California and Fruit Avenues. The cleanup of this two-acre brownfields site, containing lead contaminants on the ground surface, will enable housing development in connection with the Hope VI Project.

The Agency in partnership with the Housing Authority is also remediating the adjacent two acre site at 437 California Avenue that suffered leakage of gas and diesel from underground storage tanks. The vapor extraction system was completed in March 2009.

California Triangle The Community Housing Partnership Program (CHPP) has nearly completed property acquisition for the California Triangle Project, an area bounded by

Kern, Waterman and California Streets within the Southwest Redevelopment Area. All residents have been relocated to improved housing and only two parcels in the original 14 parcel footprint remain to be acquired before issuing a request for proposals.

Downtown Housing and Mixed-Use Development - The Agency has directed substantial resources to further the goal of downtown housing development. Approximately 429 units have been recently completed, are underway or planned with the assistance of the Agency.

Broadway Lofts - On May 21, 2009, the Agency Board approved an Owner Participation Agreement (OPA) for adaptive reuse of 1625 Broadway for approximately 22 rental residential units with five covenanted for affordability.

Chinatown Lofts Mixed-Use Project - The Agency Board approved a Memorandum of Understanding with the Historic Chinatown LLC for approximately 200 affordable units on 1.5 acres at Mono Street between "F" and "G" Streets. The Agency and Developer co-applied for Proposition 1C funds on April 1, 2009 to assist the initial 67 unit phase.

Fulton Park Plaza - Through a Disposition and Development Agreement (DDA), the Agency will receive affordability covenants for 16 units in this 80-unit \$10 million mixed-use development. The framing ceremony was held in October 2008. Construction is underway and is expected to be completed in fall 2009.

Fulton Village - In December 2008, the Agency Board approved an Owner Participation Agreement (OPA) with Granville/Next Generation LLC for a proposed mixed use project in the Cultural Arts District near Fulton and Amador Streets. The project consists of 63 units of housing, 50 market rate and 13 affordable units, and 4,500 square feet of commercial space.

H Street Lofts - In FY 08/09, the Agency completed its multi-year funding commitment through an Owner Participation Agreement (OPA) to provide financing assistance for six affordable covenants in the \$3.5 million 26-unit mixed income H Street Loft project. The project is adjacent to the recently completed 38-unit Vagabond Loft development that included affordability covenants for nine units.

General Infill Housing - On June 4, 2009, the Agency approved a Purchase Option Negotiating Agreement (POA) with Advanced Development and Investment (ADI) for development of 92 units of low income housing on .86 acres at Ventura Avenue and Tenth Street.

Southwest Fresno Infill Housing - Sequoia Village - Annadale/Elm EAH Housing - The Agency Board approved an Exclusive Negotiation Agreement (ENA) with EAH Housing in September 2008 for 233 units on 7.5 acres at Annadale and Elm Streets. On April 1, 2009, the Agency and EAH Housing co-applied for Proposition 1C funds.

Summer Hill/Elm Crossing · On June 4, 2009, the Agency approved a Purchase Option Negotiating Agreement (POA) with AMCAL Multi-Housing Inc. for development of 49 low income units on 2.91 acres of Agency land at “B” Street and South Elm Avenue.

South Clara and North Estates · In November 2008, the Agency Board approved the assignment from Fresno West Coalition to Habitat for Humanity Fresno for development of eleven affordable single-family homes with 45 year covenants. The Agency is assisting with development of a ponding basin and off-site infrastructure.

Redevelopment Agency of the City of Fresno

DEBT SERVICE AND CONTRIBUTIONS

During FY 09/10, funds have been budgeted as follows.

Merger 1

Central Business District Payment to City on \$1,500,000 loan for stadium project	\$140,931
Convention Center Project Area Contribution Reserve for Conference Center-Certificates of Participation	\$420,000
Fulton Payment to City on \$1,500,000 loan for streetscape project	\$140,931
Mariposa Project Area 2003 Tax Allocation Bonds, Series A (Civic Center Square/Kern Street Improvements)	\$425,754

Merger 2

Southwest Fresno \$10,000,000 2001 Tax Allocation Bond	\$884,128
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Roeding Business Park

\$2,118,000 loan from California Infrastructure & Economic Development Bank	\$116,990
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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 Benefits - Overall, salary and benefit costs have been held near FY 08/09 levels. As new City MOUs are adopted or adjusted, employee pay rates and related benefits are adjusted as applicable.

Intern Program The Agency has an intern program intended to provide a professional training opportunity and experience for college 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.

Edison High School Intern Program - The Agency offers a paid intern program for Edison High School seniors to provide job experience and employment opportunity for young students. Annual recruitment is held in May at Edison High School. The interns work part time as their school schedule permits.

Capital Equipment - After completing installation of fiber optic lines and the Microsoft Migration with the City of Fresno this year, the Agency is now able to implement the final phase of the document imaging and storage program. When imaging 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 09/10 Budget includes funds for annual upgrading of old and obsolete computer equipment

Public Information/Exhibits and Travel/Training - The FY 09/10 Budget continues to include funding for staff training at the California Redevelopment Association Institute and other workshops. The budget also includes funding for marketing, participation and promotional materials at various venues in furtherance of Agency goals to attract new investment.

Website - In FY 09/10, the Agency's website continues to provide visitors with highlights of current and future projects, publicly noticed environmental documents, job postings, new releases, links to collaborative partners, and maps of redevelopment boundaries. Updates to the site are made on an ongoing basis.

Redevelopment Agency of the City of Fresno

ADMINISTRATIVE and MANAGEMENT SUMMARY

	<u>FY09</u>	<u>FY10</u>
Program Appropriations		
Personnel Services		
Permanent Salaries	1,323,734	1,367,974
Fringe	409,019	379,302
Employee Leave Payoff	20,700	21,600
Non-Permanent Salaries	27,000	27,000
Gen Serv Pens Oblig Bnd Dbt Serv	5,200	3,400
Recurring Vehicle Allowance	<u>3,600</u>	<u>3,600</u>
 Total	 1,789,253	 1,802,876
 Financial/Accounting/General Consultants	 40,000	 40,000
Operations/Maintenance		
Rent	98,364	98,400
Capital Equipment	25,000	15,000
Copier Lease	28,000	28,000
Computer Services	42,700	36,500
Computer Software - Microsoft Migration	2,600	2,500
Dues/Subscriptions/Publications	20,000	20,000
Grant - Entrepreneur USA Business Plan	50,000	0
Office Supplies	22,000	22,000
Office Equipment	10,000	10,000
Postage	10,000	10,000
Public Information/Exhibits	30,000	15,000
Special Programs	3,000	0
Telephone - Service	13,600	13,200
Travel/Training	25,000	20,000
Interdepartmental Charges to City of Fresno	34,400	62,500
Total Operations/Maintenance	<u>414,664</u>	<u>353,100</u>
 Total Personnel Services and Operations/Maintenance	 <u>2,243,917</u>	 <u>2,195,976</u>

Redevelopment Agency of the City of Fresno

ADMINISTRATIVE and MANAGEMENT SUMMARY

	<u>Budgeted Positions FY09</u>	<u>Budgeted Positions FY10</u>
<u>Full Time Employee Positions</u>		
Engineer/Professional Engineer	1	1
Executive Director	1	1
Executive Secretary	1	1
File Clerk/Administrative Assistant	1	1
Financial Officer	1	1
Project Coordinator	4	4
Project Manager/MA	5	5
Receptionist/Senior Secretary	1	1
Redevelopment Administrator/Assistant Director	1	1
Senior Project Coordinator	3	3
Total	<u>19</u>	<u>19</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, 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. The FY 09/10 Budget provides for additional environmental work and consultant services to complete the multi-year plan amendment process.

Real Property Acquisition and Disposition/Blight Removal - In FY 09/10, the Agency has budgeted funds for the potential acquisition of land for blight removal and to encourage redevelopment.

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 Central Business District. In addition, the Agency will continue to pursue options to improve the mall environment in conjunction with existing and new development. Downtown housing and mixed use development continues to be a major priority in FY 09/10.

Storefront Improvement Program - As part of its commitment to revitalize the Fulton Mall, the Agency's FY 09/10 Budget includes funds allocated to the Storefront Improvement Program. To increase participation in the Agency's façade program, marketing materials were revamped by a graphic designer and the Agency has been working with local architects to produce examples that illustrate potential improvements to several buildings along the Fulton Mall. Continued outreach and informational workshops are planned to promote the program

Streetscape/Street Improvements - Broadway-Tuolumne Parking Lot - The FY 09/10 Budget continues to provide for this multi-year project that will expand and reconstruct the existing parking lot located at the southeast corner of Broadway and Tuolumne Streets in the Central Business District. The expanded parking lot will include and integrate underutilized Agency property that was formerly a frontage road. The project will enhance visual quality and help address parking needs in the area.

"H" Street Realignment The Agency is working to abandon the Broadway Diagonal and realign "H" Street between Fresno and Merced Streets to improve circulation and land use and revitalize the area around the IRS building, Agency owned "H" Street lot and former Hotel Fresno.

Tuolumne and Van Ness The Agency is working to vacate the existing Tuolumne frontage road at the southwest corner of Tuolumne and Van Ness to improve the site and increase buildable frontage space on the CVS/Longs lot The Agency is concurrently

working with CVS on preliminary conceptual plans to upgrade and intensify land use and development at this key Central Business District location.

Chinatown

Plan Development/Amendments/Chinatown Mixed-Use and Storefront Improvement Program - Under the terms of the extended Exclusive Negotiation Agreement (ENA), the Developer, Fresno 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 revised project study area that is now approximately 125 acres bounded generally by Fresno Street, Freeways 41 and 99 and Union Pacific Railroad (UPRR). The Agency provided the 1.5 acre site for a three-phase, mixed-use low-income housing and commercial development at "F" and Mono Streets. The project is anticipated to accommodate 200 apartment units and associated commercial uses with an initial phase consisting of 67 low and very-low income units.

Development by Fresno Historic Chinatown, LLC and owner participants envision a combination of new construction on infill sites and expansion and/or rehabilitation of existing buildings compatible with the historic and cultural aspects of the Chinatown area.

Agency staff will continue working with owner participation candidates selected by the Agency Board. The Agency will work with the developer and project area committee for amendments to extend the plan time limits and land assembly authority in furtherance of the project area goals. The FY 09/10 budget provides for plan amendment studies, ENA project related costs and storefront improvements (commercial facades).

Plan Implementation/Streetscape/Street Improvements/Chinatown Association - The Agency will continue to support business retention and attraction through activities such as community clean up days, business education workshops, storefront improvement programs, streetscape improvements, and various community events and festivals.

Real Property Acquisition and Disposition/Blight Removal - The Agency will continue to identify targets of opportunity for acquisition in the project area, including sites for office development along the north and south side of Ventura Street between "F" Street and the Union Pacific Railroad.

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.

Old Armenian Town Ventura/41 The FY 09/10 Budget provides funding for relocation and re-establishment of five historic homes to the former fire station site. The Agency and Developer continue to implement the development of the approximately ten-acre Old Armenian Town Development Project pursuant to the Master Development Agreement (MDA) that includes land assembly

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.

Ice House Improvements/Warehouse Row - The Agency is working with the owner/developer to negotiate an Owner Participation Agreement (OPA) for the successful adaptive reuse of the Ice House Building. The owner is preparing information related to cost analysis and construction scheduling. The Agency has budgeted funds in FY 09/10 to facilitate project development including market driven needs such as proximate parking and offsite improvements.

Tulare and R Street Project The Agency worked with the developer and retailer, Fresh and Easy, for a 15,200 square foot grocery store at the southeast corner of Tulare and "R" Streets that includes a landmark clock tower and public art. The FY 09/10 Budget provides funding for assistance relative to off-site improvements and building enhancements pursuant to an Owner Participation Agreement.

South Van Ness

Streetscape/Street Improvements The FY 09/10 budget provides for completion of the Florence Avenue improvements consisting of curbs, gutters, street paving, street lights, street trees and 18" to 36" storm drains to eliminate flooding. The improvement project induced the retention and expansion of Jain Irrigation, and encourages additional business development and expansion by improving the physical quality of the neighborhood.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 08 ACTUAL</i>	<i>FY 09 APPROVED</i>	<i>FY 09 YTD</i>	<i>FY 09 ESTIMATE</i>	<i>FY 10 REQUEST</i>
Merger 1 - Downtown Fresno *					
Sources of Funds:					
Carryover	(228,607)	(78,362)	2,124,831	2,124,831	(377,491)
Tax Increment Gross	6,301,917	6,933,265	3,048,009	6,095,920	5,791,124
Pass-Through Payments	(168,692)	(236,919)	(85,801)	(171,602)	(810,757)
Reserve for AB1389 & ERAF	0	0	0	(427,807)	(500,000)
County Administration Fee	(83,746)	(182,706)	(2,356)	(87,699)	(85,652)
Housing Set-Aside	(1,260,383)	(1,386,653)	(609,602)	(1,219,184)	(1,158,225)
Bond Proceeds	0	0	0	0	0
Developer Proceeds	0	0	0	25,000	0
Loan Proceeds	0	0	0	0	0
Note Receivable Proceeds	10,505	10,932	5,412	10,824	11,154
Sale of Land and Buildings	407,000	0	0	0	0
Leases and Rentals	313,113	290,000	207,626	297,199	303,000
Interest	67,762	103,267	49,876	82,104	24,425
Other Due from City of Fresno for Ground Lease Pmts	0	245,837	0	0	245,837
Total Sources of Funds	5,358,869	5,698,660	4,737,995	6,729,586	3,443,416

Uses of Funds:

Debt					
1993 Tax Allocation Bonds Mariposa	426,798	426,754	426,754	426,754	425,754
Stadium Bond	200,000	200,000	200,000	200,000	0
Stadium / Uptown Loan	280,762	283,962	0	283,962	281,862
Convention Center Certificates of Participation	0	420,000	210,000	420,000	420,000
Administration (Planning, Legal, O & M, Etc.)	269,828	262,000	142,794	188,117	187,500
FRC	750	750	563	750	750
Plan Implementation / Amendments	234,709	70,000	111,623	157,898	167,500
Real Property Acquisition and Disposition/Blight Removal	10,825	50,000	5,115	6,392	5,000
Storefront Improvement Program	17,000	16,000	10,125	54,250	25,000
Contingency	0	1,994	0	0	150

	FY 08 ACTUAL	FY 09 APPROVED	FY 09 YTD	FY 09 ESTIMATE	FY 10 REQUEST
Uses of Funds (con't):					
Central Business District					
Storefront Improvement Program	2,500	110,000	2,613	19,403	50,000
Street Improvements/Streetscape/Parking	32,400	410,000	13,044	15,919	50,000
Mall Planning/Engineering/Revitalization	17,429	1,500	1,000	1,000	1,500
Chinatown					
Chinatown Association	37,325	37,500	19,680	37,500	15,000
Plan Development/Amendments/Chinatown Mixed-Use	39,145	80,000	10,856	13,481	25,000
Plan Implementation	0	32,500	11,577	13,477	10,000
Real Property Acquisition and Disposition/Blight Removal	29,351	135,000	3,037	128,282	5,000
Storefront Improvement Program	10,941	40,000	4,843	5,343	50,000
Streetscape/Street Improvements	4,550	5,000	18,491	23,608	20,000
Convention Center					
Real Property Acquisition and Disposition/Blight Removal	0	600,000	359,090	772,315	2,500
Haron Motors	625	5,000	0	0	0
Legacy Project	9,095	10,000	225	2,800	0
Parking Lot Improvements (Van Ness and Inyo)	18,077	5,000	52,463	58,713	5,000
Old Armenian Town Ventura/41	820,873	1,242,500	872,603	2,276,828	1,062,000
"O/P" Street Diagonal Project	8,353	50,000	375	500	500
South Stadium Project	284,551	200,000	425,909	528,840	0
Fulton/Uptown					
Real Property Acquisition and Disposition/Blight Removal	7,645	5,000	1,168	1,543	2,500
Streetscape/Parking/Implementation Activities	3,250	5,000	0	0	2,500
Start It Up Grant	0	0	51,090	51,090	0
Jefferson					
Real Property Acquisition and Disposition/Blight Removal	2,500	5,000	901	1,151	2,500
Streetscape/Street Improvements	275	3,000	0	0	2,000
Community Medical Center Annual Agreement	128,216	26,000	0	0	87,000
Community Medical Center Nottoli	20,592	8,200	31,791	42,247	40,900
Community Medical Center Phase 2	391	0	0	0	0
Mariposa					
Civic Center Square	737	0	1,050	1,050	0
Downtown Hotel	1,523	1,000	0	0	0
Ice House Improvements/Warehouse Row	4,050	50,000	6,932	66,182	50,000
Tulare & R Street Project	2,250	100,000	8,929	10,179	100,000
South Van Ness					
Streetscape/Street Improvements	204,071	630,000	851,080	1,280,003	325,000
Infill Development/Historic Structures Receiver Site	87,262	150,000	750	1,000	1,000
Valley Foundry Infrastructure	15,389	20,000	1,125	16,500	20,000
Total Uses of Funds	3,234,038	5,698,660	3,857,595	7,107,077	3,443,416
Balance of Fund	2,124,831	0	880,400	(377,491)	(0)

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

Redevelopment Agency of the City of Fresno

MERGER 2—SOUTHWEST FRESNO/FRUIT CHURCH

Plan Implementation/Merger and Plan Amendment - In order to further proceed with the revitalization of Southwest Fresno, plan limits of the two redevelopment project areas within Merger 2 need to be updated to address the financial strategies necessary to implement the Agency's work program. Work continues on this multi-year plan amendment process.

Real Property Acquisition and Disposition/Blight Removal - The budget provides funds for potential property acquisition consistent with the Agency goals to remove blight, stimulate new development and leverage investment in various industrial and commercial neighborhoods including the area around Kearney Palms Shopping Center. This budget category also includes general blight removal, clean up and weed abatement on Agency owned properties.

Streetscape/Street Improvements - Consistent with Agency goals, funds have been budgeted in FY 09/10 for potential streetscape or infrastructure improvements to stimulate business and industrial development and enhance the visual quality of the project area.

California Avenue Improvements and Land Acquisition - The California Avenue Revitalization Plan (CAR) identified the need to improve California Avenue from Freeway 99 to West Avenue to its full planned build-out to stimulate and accommodate the new growth. In 2007, the Agency and City of Fresno listed California Avenue as a priority for funding through Measure "C". California Avenue successfully received Tier 1 allocation in the Measure "C" Bond. The improvements include land acquisition, installation of median islands with planters and streetscape in keeping with an overall design theme for California Avenue.

California Avenue between MLK and Walnut - In addition, the Agency has budgeted funds for California Avenue improvements from MLK to Walnut Avenue in connection with the California Triangle Project.

California and Walnut Avenue Improvements - California/Walnut Street Improvements - The development agreement for the mixed-use project at the southeast corner of California and Walnut will trigger frontage improvements on California Avenue from Walnut to Plumas Avenues and realignment of Walnut Avenue south of California. To achieve economies of scale and continuity of development, the Agency is providing the balance of funds to enable full street widening improvements from Lorena to Church Avenues in connection with the California/Walnut Mixed-Use project.

California/Fresno Street Improvements - Development at the northeast corner of Fresno Street and California Avenue will trigger a requirement to realign Fresno Street on the north side of California Avenue.

California/Walnut Mixed Use (Edison Plaza) - The Agency completed acquisition of land for the Edison Plaza Mixed-Use Project and associated California and Walnut Avenue widening, realignment and street improvements. The development agreement between the Agency and Edison Plaza Partners provides for the Agency's assistance of up to \$1.4 million for these improvements. Funds are included in the FY 09/10 Budget.

Park Development/Improvements - The Agency has set aside funds to provide assistance for land, street improvements and development of a recreation center and parking lot as part of the Agency's multi-year commitment to the HOPE VI project.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 08</i> <i>ACTUAL</i>	<i>FY 09</i> <i>APPROVED</i>	<i>FY 09</i> <i>YTD</i>	<i>FY 09</i> <i>ESTIMATE</i>	<i>FY 10</i> <i>REQUEST</i>
Merger 2 - Southwest Fresno/Fruit Church					
Sources of Funds:					
Carryover	3,946,993	5,122,076	5,224,483	5,224,483	5,486,012
Tax Increment	3,969,307	4,153,743	2,011,911	4,023,822	4,024,000
Pass-Through Payments	(55,210)	(57,372)	(28,451)	(56,902)	(563,360)
Reserve for AB1389 & ERAF	0	0	0	(263,898)	(621,932)
County Administration Fee	(52,772)	(112,151)	(454)	(56,788)	(60,360)
Housing Set-Aside	(793,861)	(830,749)	(402,382)	(804,764)	(804,800)
Loan Proceeds	280,762	283,962	0	283,962	281,862
EDI Grant Proceeds	0	72,168	72,100	72,100	0
UGM Fee Refund	180,395	0	0	0	0
Sale of Land and Buildings	0	0	0	507,587	0
Leases and Rentals Police Substation	117,430	105,000	27,540	110,290	100,000
Interest	165,738	175,050	95,700	127,600	80,097
Total Sources of Funds	7,758,782	8,911,727	7,000,446	9,167,492	7,921,519
Uses of Funds:					
Debt Service					
2001 Tax Allocation Bonds Southwest Fresno	883,428	886,728	886,728	886,728	884,128
Administration (Planning, Legal, O & M, Etc.)	353,165	375,000	258,531	343,156	375,000
Business Attraction and Retention	0	47,500	0	0	25,000
FRC	750	750	563	750	750
Plan Implementation/Amendments	105,432	270,000	76,999	91,999	240,000
Real Property Acquisition and Disposition/Blight Removal	88,359	525,000	85,847	73,714	135,000
Storefront Improvement Program	1,000	45,000	2,725	22,230	45,000
Streetscape/Street Improvements	194,060	525,000	39,413	44,006	300,000
California Ave Improvements and Land Acquisition	20,750	2,425,000	14,464	30,435	750,000
California & Walnut Avenue Improvements	0	1,600,000	0	0	1,700,000
California & Walnut Mixed-Use Project	0	35,000	65,067	126,774	1,325,000
Elm/North/Jensen/Anadale Ave Improvements	90,864	40,000	6,516	6,891	25,000
Hope VI Project	292,415	40,000	2,010,407	2,013,539	20,000
Park Development/Improvements	3,008	2,000,000	0	0	2,000,000
Professional Office Center	16,778	47,500	1,875	2,500	47,500
Sequoia Health	11,040	2,500	25,508	29,258	3,500
Shopping Center Neighborhood Improvements	20,750	45,000	7,125	9,500	45,000
Whites Bridge Road Planning and Development	452,500	0	0	0	0
Contingency	0	1,749	0	0	641
Total Uses of Funds	2,534,299	8,911,727	3,481,768	3,681,480	7,921,519
Balance of Fund	5,224,483	0	3,518,678	5,486,012	0

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

Redevelopment Agency of the City of Fresno

AIRPORT AREA REVITALIZATION

Industrial/Commercial Development The Agency expects to continue its planning for business and industrial development opportunities at suitable sites within the project area. The FY 09/10 Budget allows for potential infrastructure improvements to encourage and stimulate business and industrial growth in areas near the airport. The Agency is currently working with a developer for a potential \$30 million light industrial use project. The project would remove blighted structures from a parcel in excess of 15 acres and would be developed for the use of local and expanding businesses.

Real Property Acquisition and Disposition/Blight Removal The Agency has budgeted funds in FY 09/10 for blight removal and the potential acquisition of land and street right-of-ways and to provide for business expansion and new development.

Storefront Improvement Program - In its efforts to revitalize the project area, the Agency's FY 09/10 Budget includes funds allocated to the Storefront Improvement Program. Agency staff will proactively market the program to property owners at Cedar and Shields Avenues and other commercial corridors.

Street and Infrastructure Improvements - The FY 09/10 Budget provides funding to complete the phased project to reconstruct Carmen Avenue between Maple and Chestnut Avenues. Final improvements have been designed to not only remove blighted and deteriorating road conditions but also alleviate seasonal flooding conditions at several locations. Other offsite improvements include curbs, gutters and street paving, following the relocation of all power and utility infrastructure.

In partnership with the City, the Agency's Budget provides for new paving for Clovis Avenue between Garland and Shields Avenues. Public Works is recapping Clovis Avenue between Shields and McKinley Avenues. The two projects will provide a finished product up to the Clovis city limits, adjoining street improvements completed by the City of Clovis.

To further stimulate infill industrial development, the FY 09/10 Budget also includes funding for potential public improvements in key areas such as; Sierra Vista Avenue, Maple and McKinley Avenues, Olive and Clovis Avenues, and Shields and Chestnut Avenues.

Streetscape - Airport Beautification Project - McKinley/Peach to Clovis - The Airport Beautification Project included a new monument sign for the Fresno Yosemite International Airport at the corner of Clovis and McKinley Avenues and landscaping in the median island along Clovis Avenue frontage. The FY 09/10 Budget provides potential funding for enhancements such as lighting to the monument and landscaping.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 08</i> <i>ACTUAL</i>	<i>FY 09</i> <i>APPROVED</i>	<i>FY 09</i> <i>YTD</i>	<i>FY 09</i> <i>ESTIMATE</i>	<i>FY 10</i> <i>REQUEST</i>
Airport Area Revitalization					
Sources of Funds					
Carryover	2,242,624	2,197,351	2,359,047	2,359,047	1,506,792
Tax Increment	2,342,988	2,389,854	1,111,570	2,223,140	2,223,000
Pass-Through Payments	(468,472)	(456,223)	(222,438)	(444,876)	(444,600)
County Administration Fee	(31,254)	(71,696)	(211)	(31,335)	(33,345)
Reserve for AB1389 & ERAF	0	0	0	(176,046)	0
Housing Set-Aside	(468,598)	(477,971)	(222,314)	(444,628)	(444,600)
Loan Proceeds	0	0	0	0	0
Intergovernmental Revenue	0	0	0	0	0
Interest	59,586	53,720	23,787	31,716	14,036
Other	0	0	0	0	0
Total Sources of Funds	3,676,874	3,635,035	3,049,442	3,517,019	2,821,283
Uses of Funds					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	73,799	85,000	58,125	77,500	85,000
FRC	3,000	3,000	2,250	3,000	3,000
Industrial/Business Park Development	24,975	300,000	18,375	24,500	582,500
Plan Implementation/Plan Amendment	68,260	225,000	35,325	46,075	45,000
Real Property Acquisition and Disposition/Blight Removal	15,250	350,000	8,438	11,250	500,000
Storefront Improvement Program	1,500	15,000	4,875	20,000	60,000
Street and Infrastructure Improvements	101,342	2,155,000	164,740	1,490,239	1,470,000
Streetscape	1,029,701	500,000	308,061	337,663	75,000
Contingency	0	2,035	0	0	783
Total Uses of Funds	1,317,827	3,635,035	600,189	2,010,227	2,821,283
Balance of Fund	2,359,047	0	2,449,253	1,506,792	0

Redevelopment Agency of the City of Fresno

CENTRAL CITY COMMERCIAL REVITALIZATION

Real Property Acquisition and Disposition/Blight Removal - To retain and attract business development, the Agency has budgeted funds in FY 09/10 for the potential acquisition of land for blight removal and property enhancement in commercial areas.

Storefront Improvement Program - In its efforts to revitalize the project area, Agency staff will continue to proactively market the Storefront Improvement Program to property owners along Blackstone and Belmont Avenues and other commercial corridors.

Street and Infrastructure Improvements - Funds have been budgeted for the installation of upgraded and additional street lights to city standards for Phase 2 lighting improvements on Belmont Avenue from Cedar to Chestnut Avenues. Phase 1 improvements on Belmont Avenue from Freeway 41 to Cedar Avenue have been completed. This multi-year project responds to the needs expressed by Belmont businesses and property owners and facilitates the planned undergrounding of utilities.

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 cleanup to major corridors such as Belmont, Tulare, and Blackstone Avenues.

Blackstone Street Light Project - The Agency received an estimate of \$815,870 from City Public Works to update the street lighting from Divisadero to McKinley Avenues in Phase I, and \$397,980 for McKinley to Shields Avenues in Phase II. The project will be considered in upcoming fiscal years as funding is available and priorities are considered.

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 multi-year projects.

Belmont Corridor Study - The Belmont Merchants Association initiated application for a \$200,000 Community Based Transportation Planning Grant. The objective is a planning effort to create a community based revitalization plan along the two-mile stretch of Belmont Avenue from Freeway 41 to Chestnut Avenue, addressing land use, transportation, pedestrian amenities, mixed-use, infrastructure and economic development strategies for long term improvements to this vital part of Fresno. The Merchants Association requested the Agency as co-applicant at the end of March 2009 and the request was approved by the Agency Board in April 2009. The FY09/10 Budget provides for initial planning costs for the grant.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 08</i> <i>ACTUAL</i>	<i>FY 09</i> <i>APPROVED</i>	<i>FY 09</i> <i>YTD</i>	<i>FY 09</i> <i>ESTIMATE</i>	<i>FY 10</i> <i>REQUEST</i>
Central City Commercial Revitalization					
<i>Sources of Funds</i>					
Carryover	621,658	557,616	560,751	560,751	652,128
Tax Increment	906,966	952,342	503,550	1,007,100	1,007,000
Pass-Through Payments	(125,632)	(190,468)	(69,981)	(139,962)	(140,980)
County Administration Fee	(12,177)	(25,713)	(246)	(14,345)	(15,105)
Reserve for AB1389 & ERAF	0	0	0	(54,699)	0
Housing Set-Aside	(181,393)	(190,468)	(100,710)	(201,420)	(201,400)
Loan Proceeds	0	0	0	0	0
City Proceeds	0	0	0	0	0
Interest	15,310	16,550	7,899	10,533	6,508
Other	0	0	0	0	0
Total Sources of Funds	1,224,732	1,119,858	901,263	1,167,957	1,308,151
<i>Uses of Funds</i>					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	24,688	25,000	18,619	24,825	50,000
FRC	0	0	0	0	0
Plan Implementation	3,450	4,500	2,694	3,450	40,000
Real Property Acquisition and Disposition/Blight Removal	4,475	50,000	6,356	7,475	300,000
Storefront Improvement Program	5,262	50,000	4,038	22,761	100,000
Street and Infrastructure Improvements	611,063	940,000	143,979	178,779	725,000
Streetscape	15,043	50,000	24,658	278,539	42,500
Belmont Corridor Plan Study	0	0	0	0	50,000
Contingency	0	358	0	0	651
Total Uses of Funds	663,981	1,119,858	200,343	515,829	1,308,151
Balance of Fund	560,751	0	700,920	652,128	0

Redevelopment Agency of the City of Fresno

FREEWAY 99 / GOLDEN STATE BOULEVARD CORRIDOR

Industrial/Commercial Development - The Agency continues its efforts to attract commercial and industrial development at suitable sites within the project area. During FY 09/10, the Agency will continue to explore targets of opportunity for infrastructure improvements or other forms of assistance to stimulate business and industrial growth in appropriate areas.

Plan Implementation Golden State Corridor Industrial Study The FY 09/10 Budget provides funding for a design and planning study of three areas of the Golden State industrial corridor that require analysis to determine specific impediments to industrial property re-use and rehabilitation. This includes also construction funds to pay for minor off-site infrastructure problems in all three areas. The areas are generally around Golden State and 1) Santa Ana Avenue, 2) Ashlan and Brawley Avenues and 3) Dakota and Shields Avenues.

Real Property Acquisition and Disposition/Blight Removal The Agency is working with the Parks, Recreation and Community Service Department (PARCS) for commercial reuse and development of the Bel Air Motel site by the private sector. The FY 09/10 Budget provides for pre-development activities, such as site grading and retaining walls. The budget also provides funds for potential property acquisition to remove blight, facilitate new investment and enhance neighborhoods and commercial corridors such as Divisadero, Belmont and Weber.

Street and Infrastructure Improvements The FY 09/10 Budget provides for street and infrastructure improvements described as follows

McKinley Avenue Widening/Improvements - McKinley Avenue from Freeway 99 west to Marks Avenue is a gateway to the recent 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 and City are working to identify funding sources for right of way acquisition, curb, gutter, median island and road construction for the north side of McKinley from Freeway 99 to Marks Avenue. The budget provides for the completion of engineering estimates and design for the needed improvements.

Northwest Circulation - To reduce blight, improve traffic safety and encourage new investment, the Agency has budgeted funds for entry improvements at the Shaw/Golden State intersection and will continue to pursue opportunities to stimulate and encourage development through infrastructure improvements in and around major intersections.

Shields/Brawley Infrastructure - The FY 09/10 Budget provides funding to assist with improvements in a low income neighborhood lacking sufficient infrastructure.

Golden State Boulevard Improvements The reconstruction of Golden State Boulevard between Ashlan and Shaw Avenues was established in FY05/06 as a multi-year project. Engineering and design plans have been completed for the entire project between Ashlan and Shaw Avenues. The FY 09/10 Budget provides funding for construction of Phase 2 improvements between Gettysburg and Shaw Avenues. The street improvements will consist of curbs, gutters, paving, streetlights, street trees, bike lanes and traffic signals. Additional improvements will include the extension of water, sewer and storm drains.

Phase III is the combined effort of the Agency, the City of Fresno and Fresno Metropolitan Flood Control District (FMFCD). The Agency's Budget provides for the cost of the design work, while the City and FMFCD will pay for the cost of construction. Design plans and specifications are expected to be completed by the end of spring 2009. The total cost of Phase III has been estimated at \$130,000.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 08</i> <i>ACTUAL</i>	<i>FY 09</i> <i>APPROVED</i>	<i>FY 09</i> <i>YTD</i>	<i>FY 09</i> <i>ESTIMATE</i>	<i>FY 10</i> <i>REQUEST</i>
Freeway 99/Golden State Boulevard Corridor					
Sources of Funds					
Carryover	1,485,508	2,558,177	2,378,073	2,378,073	2,381,590
Tax Increment	2,496,786	2,996,155	1,365,687	2,731,374	2,731,500
Pass-Through Payments	(352,810)	(599,231)	(193,185)	(386,370)	(382,410)
County Administration Fee	(33,302)	(80,896)	(281)	(38,520)	(40,973)
Reserve for AB1389 & ERAF	0	0	0	(149,511)	0
Housing Set-Aside	(499,357)	(599,231)	(273,137)	(546,275)	(546,300)
Loan Proceeds	0	0	0	0	0
Sale of Land	0	0	0	0	0
Interest	50,028	64,125	27,223	36,298	20,717
Other	0	0	0	0	0
Total Sources of Funds	3,146,853	4,339,099	3,304,380	4,025,069	4,164,124
Uses of Funds					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	29,539	50,000	29,555	39,242	50,000
FRC	0	0	0	0	0
Industrial/Commercial Development	0	0	0	0	129,000
Plan Implementation	4,750	3,500	2,535	16,847	50,000
Real Property Acquisition and Disposition/Blight Removal	87,460	500,000	18,778	22,903	760,000
Storefront Improvement Program	0	0	0	0	25,000
Street and Infrastructure Improvements	542,784	795,000	497,402	704,238	575,000
Golden State Blvd Improvements	104,247	2,990,000	698,362	860,249	2,575,000
Contingency	0	599	0	0	124
Total Uses of Funds	768,780	4,339,099	1,246,631	1,643,479	4,164,124
Balance of Fund	2,378,073	0	2,057,749	2,381,590	0

Redevelopment Agency of the City of Fresno

FRESNO AIR TERMINAL (FATRA)

Industrial/Commercial Development The Agency is working with an industrial developer for a potential multi-phased 25 acre development of about 375,000 square feet of light industrial and flex commercial space. The FY 09/10 budget provides funding for preliminary costs associated with due diligence and potential preparation of a Disposition and Development Agreement (DDA).

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 08</i> <i>ACTUAL</i>	<i>FY 09</i> <i>APPROVED</i>	<i>FY 09</i> <i>YTD</i>	<i>FY 09</i> <i>ESTIMATE</i>	<i>FY 10</i> <i>REQUEST</i>
Fresno Air Terminal (FATRA)					
<i>Sources of Funds</i>					
Carryover	(11,680)	(1,982)	(1,761)	(1,761)	3,830
Tax Increment	216,328	220,683	221,649	443,298	443,000
Pass-Through Payments	(75,774)	(73,311)	(74,262)	(148,524)	(147,165)
County Administration Fee	(2,884)	(5,957)	(211)	(6,417)	(6,645)
Reserve for AB1389 & ERAF	0	0	0	(10,809)	0
Housing Set-Aside	(43,266)	(44,137)	(44,330)	(88,660)	(88,600)
Loan Proceeds	0	0	0	0	0
Interest	(173)	1,429	1,277	1,703	1,022
Other					
Total Sources of Funds	82,551	96,725	102,363	188,830	205,443
<i>Uses of Funds</i>					
Debt Service/Environmental Cleanup Project Administration (Planning, Legal, O & M, Etc.)	80,046	91,725	0	180,000	175,000
FRC	0	0	0	0	0
Industrial/Commercial Development	0	0	0	0	25,000
Real Property Acquisition and Disposition/Blight Removal	0	0	0	0	0
Environmental Cleanup Project	0	0	0	0	0
Environmental Program Staff	0	0	0	0	0
Contingency	0	0	0	0	443
Total Uses of Funds	84,312	96,725	3,750	185,000	205,443
Balance of Fund	(1,761)	0	98,613	3,830	0

Redevelopment Agency of the City of Fresno

ROEDING BUSINESS PARK

Infrastructure and Improvements - Whites Bridge Road Planning and Development - The reconstruction of Whites Bridge Road from Freeway 99 to West Avenue was completed in FY 08/09. The Agency worked to secure EDI funds of \$447,075 that are being used for the segment between Teilman and West Avenues. The FY 09/10 Budget provides for the receipt of grant funds and payment of reconstruction costs.

Utility Conduit Design /180 West Frontage - Agency staff obtained a \$497,050 HUD-EDI Grant for the extension of conduit for telecommunications, power and gas facilities along Dan Ronquillo Drive between West and Hughes Avenues. This project will provide for the subsequent extension of electricity, gas, telephone and telecommunication lines to the area as development takes place. The project will help to stimulate further development of the property in the immediate area. Staff is working with utility companies for the preparation of design plans for the project.

The Grant also provides for the cost of preparing the design plans for the realignment of a portion of Dan Ronquillo Drive—the connector road—which will tie into the new 180 West Frontage Road to be constructed between Hughes and Marks Avenues. The design plans will establish the alignment for the installation of the conduit prior to the construction of the connector. The connector road will be constructed with the 180 West Frontage Road.

Measure “C” funds will provide for the realigned connector road; the creation of four-way traffic signalization at the new intersection Dan Ronquillo Drive and Hughes, and the extension of 180 Frontage Road/Dan Ronquillo Drive from the new intersection westerly to Marks Avenue. The new connector will eliminate two “T” intersections which would occur without the realignment. The realignment will provide a continuous route to the 180 West/Marks interchange thereby enhancing the transportation operations of existing and future businesses in the area between West and Hughes Avenues.

Real Property Acquisition and Disposition/Blight Removal - To remove blight and stimulate industrial and commercial development, the Agency has budgeted funds in FY 09/10 for potential infrastructure improvements, acquisition of land and street right-of-ways.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 08</i> <i>ACTUAL</i>	<i>FY 09</i> <i>APPROVED</i>	<i>FY 09</i> <i>YTD</i>	<i>FY 09</i> <i>ESTIMATE</i>	<i>FY 10</i> <i>REQUEST</i>
Roeding Business Park					
<i>Sources of Funds</i>					
Carryover	(1,085,265)	(263,486)	(697,610)	(697,610)	(279,860)
Tax Increment	1,050,811	1,155,898	527,147	1,054,294	1,054,000
Pass-Through Payments	(118,083)	(146,683)	(61,037)	(122,075)	(122,053)
Pass-Through Payments Second Tier AB 1290	(33,296)	(17,654)	(17,216)	(34,431)	(34,466)
County Administration Fee	(14,014)	(31,209)	(316)	(15,076)	(15,810)
Reserve for AB1389 & ERAF	0	0	0	(57,224)	0
Housing Set-Aside	(210,162)	(231,180)	(105,429)	(210,859)	(210,800)
Loan Proceeds City of Fresno	0	0	0	0	0
UGM Fee Refunds	665,022	0	0	0	0
EDI Grant	0	944,125	0	0	944,125
Interest	(23,086)	21,147	(566)	(755)	6,676
Other	0	0	0	0	0
Total Sources of Funds	231,927	1,430,958	(355,028)	(83,736)	1,341,811
<i>Uses of Funds</i>					
Debt Service California Infrastructure Bank	117,048	117,020	117,020	117,020	116,990
City of Fresno	665,022	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	30,866	50,000	31,197	38,697	50,000
FRC	0	0	0	0	0
Infrastructure and Improvements	8,500	944,125	4,125	5,500	1,085,000
Plan Implementation / Amendments	106,101	17,500	7,775	16,900	40,000
Real Property Acquisition and Disposition/Blight Removal	1,500	300,000	16,757	17,507	46,000
Storefront Improvement Program	500	500	375	500	3,500
Contingency	0	1,813	0	0	321
Total Uses of Funds	929,537	1,430,958	177,249	196,124	1,341,811
Balance of Fund	(697,610)	0	(532,277)	(279,860)	0

Redevelopment Agency of the City of Fresno

SOUTH FRESNO INDUSTRIAL REVITALIZATION

Real Property Acquisition and Disposition/Blight Removal - The FY 09/10 Budget includes funding for land acquisition and assembly opportunities 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 - The FY 09/10 Budget provides for street and infrastructure improvements described as follows.

Annadale, Freeway 41 Drain Improvement Project - 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 FY 09/10 Budget provides funding of \$60,000 from the Agency towards the cost of the project. Construction will consist of the extension of 1,565 feet of storm drain along the east side of Freeway 41 between Annadale Avenue and the extension of Vine Avenue on the north. The FMFCD will design and construct the storm drain and is obtaining the dedication of the storm drain easements.

East Avenue Improvements - Funds budgeted in prior years have paid for the development of engineering and design plans for the reconstruction or improvement of significant sections of East Avenue from Jensen to North Avenues. In FY 09/10, funds are budgeted for the actual reconstruction of up to 1100 lineal feet of frontage within this East Avenue corridor

The project will target two sections of frontage where companies have either proposed expansion of a business to a new site or where a property owner is moving a ten acre property forward to become more shovel-ready for immediate industrial use. Types of offsite improvements which will be provided include curbs, gutters, sidewalks, storm drains, undergrounding utilities and street paving.

Orange/Railroad Infrastructure Improvements - The FY 09/10 Budget provides funding for study and design work for a potential multi-phase infrastructure improvement project in the industrial area around Orange and Railroad Avenues to determine specific impediments to industrial property reuse and rehabilitation. The Budget also includes potential funding for the construction of an initial phase of the project.

Jensen/Cherry Avenue Street Improvements - To facilitate commercial and industrial development, funds are budgeted for the construction of curb, gutter and sidewalks at the southeast corner of Jensen and Cherry Avenues.

South Cedar Industrial Area - The Agency's FY09/10 Budget also provides funding for design and construction of street improvements in the area of South Cedar industrial area to promote business development and expansion

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 08</i> <i>ACTUAL</i>	<i>FY 09</i> <i>APPROVED</i>	<i>FY 09</i> <i>YTD</i>	<i>FY 09</i> <i>ESTIMATE</i>	<i>FY 10</i> <i>REQUEST</i>
South Fresno Industrial Revitalization					
<i>Sources of Funds</i>					
Carryover	498,515	756,306	1,211,084	1,211,084	1,371,471
Tax Increment	1,388,987	1,458,440	813,555	1,627,110	1,627,000
Pass-Through Payments	(277,732)	(291,688)	(163,372)	(326,744)	(325,400)
County Administration Fee	(18,529)	(39,378)	(281)	(23,061)	(24,405)
Reserve for AB1389 & ERAF	0	0	0	(87,430)	0
Housing Set-Aside	(277,797)	(291,688)	(162,711)	(325,422)	(325,400)
Developer Deposits Street Improvements	120,808	0	0	0	0
Interest	22,136	23,880	15,284	18,887	11,616
Other	0	0	0	0	0
Total Sources of Funds	1,456,388	1,615,872	1,713,559	2,094,424	2,334,883
<i>Uses of Funds</i>					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	34,915	40,000	27,686	36,873	40,000
FRC	0	0	0	0	0
Plan Implementation	10,965	3,000	2,250	3,000	19,500
Real Property Acquisition and Disposition/Blight Removal	5,500	25,000	1,875	2,500	250,000
Street and Infrastructure Improvements	87,775	1,490,000	557,707	623,580	2,025,000
Elm Avenue Infrastructure Improvements	12,298	500	0	0	0
Orange/99 Improvements	93,851	57,000	44,000	57,000	0
Contingency	0	372	0	0	383
Total Uses of Funds	245,304	1,615,872	633,518	722,953	2,334,883
Balance of Fund	1,211,084	0	1,080,042	1,371,471	0

Redevelopment Agency of the City of Fresno

SOUTHEAST FRESNO COMMERCIAL AND INDUSTRIAL REVITALIZATION

Real Property Acquisition and Disposition/Blight Removal - The FY 09/10 Budget provides for potential land acquisition to help eliminate physical and visual blight, reverse economic stagnation and facilitate new investment along the Ventura and Kings Canyon Corridor and other areas within the project boundaries. The Budget provides for site clearance and remediation for site assembly at 10th and Ventura in preparation for development.

Storefront Improvement Program - In FY 09/10, the Agency continue its focused effort to market the Storefront Improvement Program along the Ventura/Kings Canyon corridor. Currently, 25 properties have been targeted for façade assistance. Funds are provided for conceptual renderings, façade work and related implementation costs.

Street and Infrastructure Improvements - Funds are budgeted for the installation of traffic signals at the southeast corner of Jensen and Willow. The proposed public improvement project is part of the Agency's ongoing efforts to provide and upgrade the public infrastructure within the redevelopment area. These improvements are anticipated to serve as an incentive for business retention and expansion and to encourage new business development on existing vacant property. The Agency will work with businesses and developers for opportunities to stimulate commercial and industrial development at various sites.

California/Chestnut Railroad Improvements - The FY 09/10 Budget provides for potential assistance with offsite improvements for a proposed low income housing development in Southeast Fresno

Streetscape - The budget provides for potential streetscape enhancements, and traffic and pedestrian safety measures along major corridors such as Kings Canyon Road and First and Tulare Streets. Funds are also provided for assistance with the Big Fresno Fair's ongoing effort to renovate the fairgrounds, more specifically along Kings Canyon Road. The preliminary proposal is to replicate and install façades of former well known Fresno establishments along Kings Canyon Road and the Chance entrance. The goal is to complete this next phase of renovations before the opening of this year's fair in October 2009.

Commercial Neighborhood Center Revitalization - Kings Canyon, LLC The Exclusive Negotiation Agreement (ENA) between the Agency and Kings Canyon, LLC provides for the developer's feasibility analysis for the area between Maple and Chestnut Avenues along Kings Canyon. The Budget provides for potential Agency costs such as preparation of a Disposition and Development Agreement (DDA)

Ventura and Seventh Street Housing Project - In partnership with the City, the Agency acquired a blighted parcel at the southwest corner of Ventura and 7th Streets while the City

purchased the adjacent parcel from Fresno Unified School District. A developer has been selected and negotiations are underway for an affordable senior residential mixed-use project. The FY 09/10 Budget continues to provide for potential assistance to the project that may include off-site improvements.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 08</i> <i>ACTUAL</i>	<i>FY 09</i> <i>APPROVED</i>	<i>FY 09</i> <i>YTD</i>	<i>FY 09</i> <i>ESTIMATE</i>	<i>FY 10</i> <i>REQUEST</i>
Southeast Fresno Commercial and Industrial Revitalization					
<i>Sources of Funds</i>					
Carryover	124,721	410,185	517,100	517,100	1,100,106
Tax Increment	2,427,773	2,670,565	1,449,150	2,898,240	2,898,500
Pass-Through Payments	(523,562)	(534,113)	(290,713)	(581,426)	(579,700)
County Administration Fee	(32,377)	(72,105)	(352)	(40,927)	(43,478)
Reserve for AB1389 & ERAF	0	0	0	(158,101)	0
Housing Set-Aside	(485,555)	(534,113)	(289,830)	(579,648)	(579,700)
Intergovernmental Revenue - Kings Canyon	214,085	0	0	0	0
UGM Fee Refund	0	0	0	0	0
Sale of Property	0	0	0	0	0
Rent Income	0	0	0	0	0
Interest	8,237	29,106	12,607	18,703	13,979
Other	0	0	0	0	0
Total Sources of Funds	1,733,322	1,969,525	1,397,962	2,073,941	2,809,707
<i>Uses of Funds</i>					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	45,309	50,000	33,536	44,373	50,000
FRC	0	0	0	0	0
Plan Implementation	12,725	22,500	3,681	4,868	25,000
Real Property Acquisition and Disposition/Blight Removal	408,789	585,000	24,441	621,869	850,000
Storefront Improvement Program	9,000	120,000	9,375	54,250	150,000
Street and Infrastructure Improvements	41,090	480,000	55,467	61,592	594,500
Streetscape	137,378	175,000	126,317	126,817	90,000
Commercial Neighborhood Center Revitalization	561,931	535,000	48,316	60,066	1,050,000
Kings Canyon Street Improvements	0	0	0	0	0
Contingency	0	2,025	0	0	207
Total Uses of Funds	1,216,222	1,969,525	301,132	973,835	2,809,707
Balance of Fund	517,100	0	1,096,830	1,100,106	0

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 08</i> <i>ACTUAL</i>	<i>FY 09</i> <i>APPROVED</i>	<i>FY 09</i> <i>YTD</i>	<i>FY 09</i> <i>ESTIMATE</i>	<i>FY 10</i> <i>REQUEST</i>
Litigation Reserve					
<i>Sources of Funds</i>					
Carryover	45,624	46,703	46,426	46,426	41,021
Revenue Transfer	0	0	0	0	0
Interest	1,192	1,401	634	845	410
Other	0	0	0	0	0
Total Sources of Funds	46,816	48,104	47,060	47,271	41,431
<i>Uses of Funds</i>					
Administration (Planning, Legal, O & M, Etc.)	0	0	0	0	0
Legal Proceedings & Consultation	390	0	6,250	6,250	41,431
Plan Implementation	0	0	0	0	0
Contingency	0	0	0	0	0
Total Uses of Funds	390	0	6,250	6,250	41,431
Balance of Fund	46,426	48,104	40,810	41,021	0

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 \$1.8 million in FY 09/10 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, 1,576 homes have been rehabilitated and approximately 23 homes have been built or reconstructed to provide infill housing. In FY 08/09, it is expected that approximately 63 homes will have been rehabilitated.

In addition to the CHPP 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:

Real Property Acquisition/Blight Removal - The Agency continues to work with property owners and developers to identify opportunities to increase the number of housing units along with supporting retail, office, entertainment and other mixed uses. The Agency has budgeted funds for potential acquisitions, Owner Participation Agreements (OPAs) and Disposition and Development Agreements (DDAs) to facilitate this goal.

Real Property Acquisition/Blight Removal - Berkeley Block - The Berkeley Block on the westside of the Fulton Mall between Kern and Inyo Streets is a key crossroad location connecting the Mall, Chukchansi Park, Sportstown and South of Mall Area (SOMA). The Agency owns approximately 65% of the half block and proposes to acquire the remaining half block area to eliminate blight and attract residential mixed-use development. The budget provides for acquisition opportunities as well as minor repairs to the Berkeley Building.

California & Fruit Brownfields Cleanup Grant - The Agency received a \$200,000 Environmental Protection Agency (EPA) Brownfields Grant for remediation of lead contaminants on property generally located at the southeast corner of California and Fruit Avenues. The grant requires a 20% matching contribution from the Agency. The FY09/10 Budget includes \$85,000 for the match and additional costs.

California Triangle - The Agency, through the CHPP, is nearing completion of land assembly for the three acre site at California Avenue between Kern Street and Waterman Avenue for development of 15 single family affordable homes. The budget provides for acquisition of the two parcels and site clearance. The Agency will publish a Request for Qualifications (RFQ) upon completion of the land assembly

Casa San Miguel - Forty-one single family residential units have been completed. Three additional units are proposed with construction funding through the CHPP that will be repaid upon sale of the homes. Timing for construction of the final three units is contingent upon market conditions.

Infill Housing - Downtown - The Agency has budgeted funds to support the development of mixed-use residential infill in the Downtown Merger 1 area

Broadway Mixed-Use - The FY 09/10 Budget provides for assistance pursuant to an Owner Participation Agreement (OPA). The project adaptively reuses and converts an older building at Broadway and Calaveras into 22 loft residential units.

Fulton Park Plaza - The approved Owner Participation Agreement (OPA) with

Fulton Park Plaza, LLC provides for a residential/commercial mixed-use project located in the uptown area at Fulton and Divisadero. The project consists 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 units will have affordability covenants.

Fulton Village - Through an approved Owner Participation Agreement (OPA) for Fulton Village, the FY 09/10 Budget provides assistance for a mixed-use development located at the corner of Amador and Fulton. The project consists of 68 units including 14 affordable units and a commercial component. The budget provides for land assembly activities.

General The Agency is continuously working to advance downtown infill housing at various locations that include Hotel Fresno, J.C. Penney Building, Droge Building (816 Inyo), Uptown's "L" Street area and the Lowell neighborhood. These and other projects may be considered for funding assistance dependent upon future Agency funding availability and public benefit as demonstrated by pro-forma feasibility, leverage of public and private investment, affordability for extremely low, very low and low income levels and other appropriate criteria.

Infill Housing Southwest Fresno/Elm Santa Clara Estates - The Agency, through an Owner Participation Agreement (OPA), is providing assistance for a ponding basin and public improvements enabling development of an 11-unit single family home project at Clara Street and North Avenue. The 11 homes will carry 45-year affordability covenants.

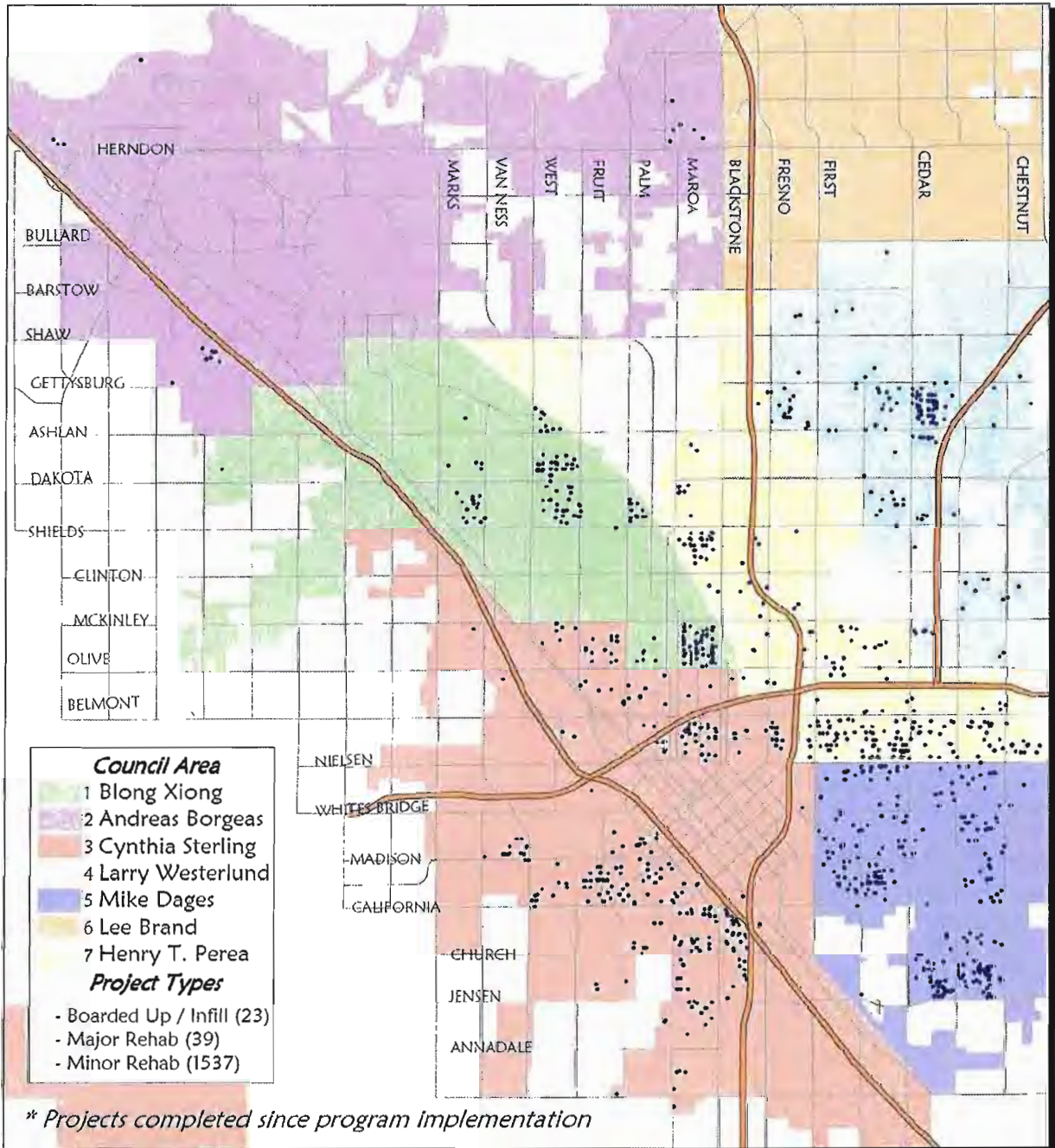
Sequoia Village at Annadale/Elm - Following a competitive Request for Proposal (RFP) process, EAH Housing, the selected developer is moving forward with a proposed project of about 230 units on 7.5 acres at Annadale near Elm. The Agency and EAH Housing jointly applied for Proposition 1C funding and the FY 09/10 Budget provides for potential assistance.

Summer Hill/San Benito Elm Crossing - AMCAL Multi-Housing was selected through a Request for Proposal (RFP) process to develop an affordable housing project on two lots at San Benito and "B" Streets and Geneva and Elm Streets in southwest Fresno. The project proposes 52 units of family affordable housing (30-60% AMI) located. The FY 09/10 Budget provides for potential project assistance.

Infill Housing/Rehabilitation - General The Agency is exploring opportunities to provide infill, rehabilitated and relocated housing in targeted areas such as Hughes/Weber, South Van Ness and Fulton/Belmont (e.g. Fultonia).

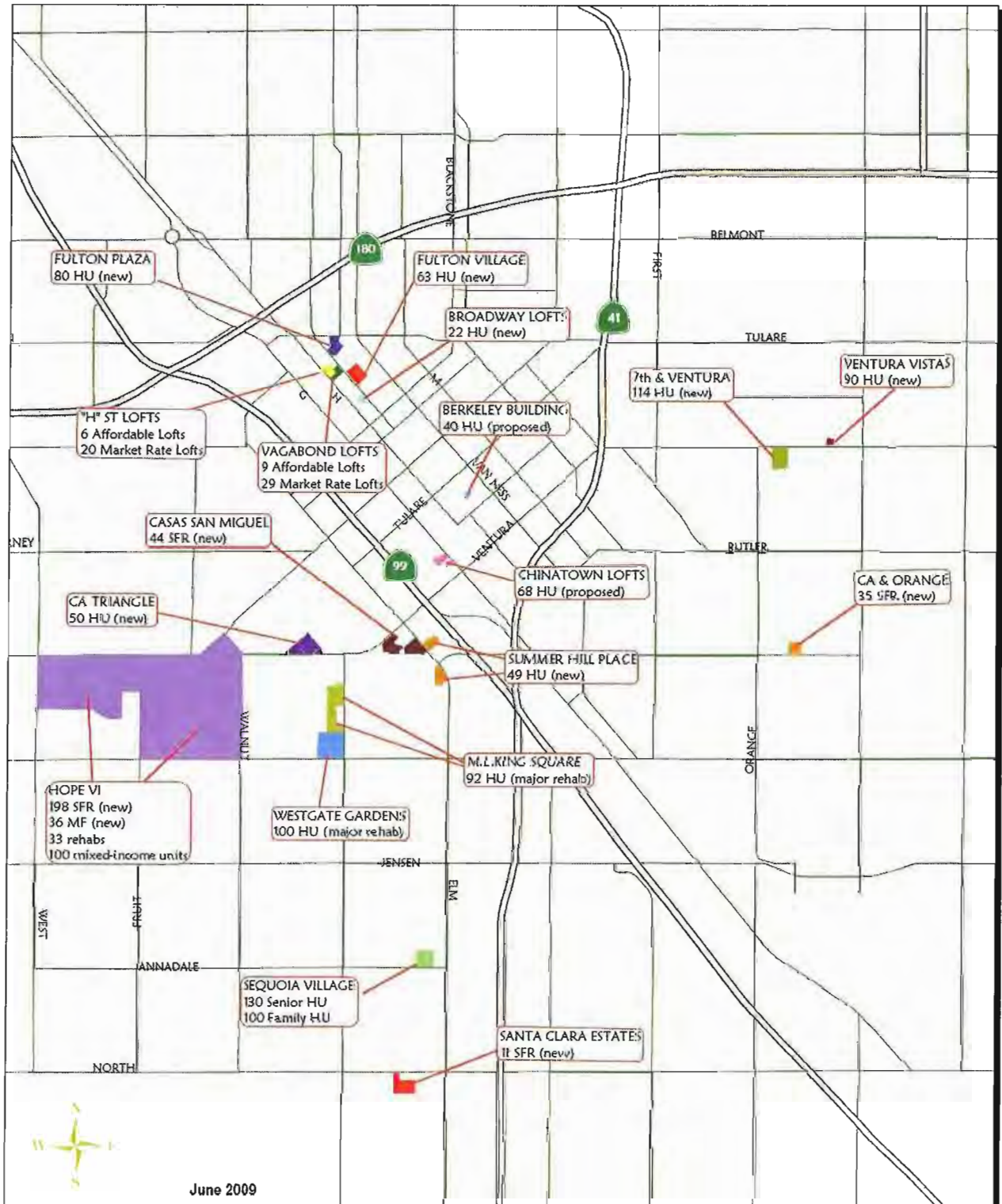
Oak Park Senior Villas/Ventura & 7th - The Agency budgeted \$700,000 for affordable housing in Southeast Fresno in partnership with the City, and through that partnership, funding initially proposed for Oak Park Senior Villas may be alternatively be used to demolish highly visible blight along the Ventura corridor at 7th Street and help leverage other private and public funding sources for a proposed 114 unit senior housing development. The 65 unit Oak Park Senior Villas is completed and has funding in place.

Redevelopment Agency of the City of Fresno
 Fresno Housing Authority
Community Housing Partnership Program



June 2009

Redevelopment Agency Low & Moderate Income Housing Projects



REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 08</i> <i>ACTUAL</i>	<i>FY 09</i> <i>ACT BUDGET</i>	<i>FY 09</i> <i>YTD</i>	<i>FY 09</i> <i>ESTIMATE</i>	<i>FY 10</i> <i>REQUEST</i>
Housing Set Aside					
<i>Sources of Funds</i>					
Carryover	3,931,577	5,407,142	5,915,131	5,915,131	10,089,644
Housing Set-Aside	4,220,373	4,586,189	2,210,430	4,420,860	4,359,825
Sale of Land	0	500,000	0	0	450,000
Sale of Boarded Up/Infill Properties	(77,870)	450,000	125,201	330,201	450,000
Reimbursement for Hope VI Land Acquisition	0	0	1,955,358	1,955,358	0
Loan Repayments Housing Authorities	153,254	200,000	13,022	13,022	50,000
Loan Repayments	173,322	175,000	88,453	174,475	175,000
Rent / Lease Income	10,800	10,800	8,100	10,800	10,800
Interest	122,420	113,183	87,422	116,562	77,926
Other	0	0	0	0	0
Total Sources of Funds	8,533,876	11,442,314	10,403,117	12,936,409	15,663,195
<i>Uses of Funds</i>					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	88,262	115,000	65,899	78,399	115,000
Plan Implementation	0	0	0	0	0
Real Property Acquisition / Blight Removal / Berkeley Block	6,569	3,900,000	382,174	384,674	2,155,000
Housing Authority Contract and Administration	1,426,279	2,300,000	1,176,684	1,426,684	1,800,000
Boarded Up Home Rehab / Lot Purchase Program	60,000	45,000	0	0	0
California & Fruit Brownfield Cleanup	0	50,000	1,184	1,184	85,000
California Triangle	299,417	550,000	28,014	37,749	280,000
Casa San Miguel	0	525,000	0	5,000	525,000
Hope VI Project / Other California / Walnut	125,457	60,000	0	0	5,000
Infill Housing - Downtown	583,448	1,750,000	589,379	602,004	4,155,000
Infill Housing - Southwest Fresno / Elm	29,313	1,750,000	85,964	310,640	3,415,000
Infill Housing/Rehabilitation - General	0	45,000	0	0	1,727,500
Oak Park Senior Villas / 7th and Ventura Mixed-Use	0	350,000	431	431	700,000
Parc Grove Commons	0	0	0	0	500,000
Sierra Gateway Phase I	0	0	0	0	200,000
Contingency	0	2,314	0	0	695
Total Uses of Funds	2,618,745	11,442,314	2,329,729	2,846,765	15,663,195
Balance of Fund	5,915,131	0	8,073,388	10,089,644	0

RESOLUTION No _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO APPROPRIATING THE FY 09/10 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 09/10. In accordance with approved budgets as adopted, there are appropriated for FY 09/10 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. CONTRADICTION 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 _____, 2009.

AYES:
NOES:
ABSENT:
ABSTAIN:

REBECCA E KLISCH
Clerk Ex-Officio

EXHIBIT A

	<u>DEPARTMENT APPROPRIATION</u>
MERGER ONE PROJECT DEBT SERVICE FUND	1,127,616
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO DEBT SERVICE	
MERGER ONE PROJECT CAPITAL FUND	2,315,800
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
MERGER TWO DEBT SERVICE FUND	884,128
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO DEBT SERVICE	
MERGER TWO PROJECT CAPITAL FUND	7,037,391
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
AIRPORT AREA REVITALIZATION CAPITAL FUND	2,821,283
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
CENTRAL CITY COMMERCIAL REVITALIZATION CAPITAL FUND	1,308,151
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
FREEWAY 99/ GOLDEN STATE BOULEVARD CORRIDOR CAPITAL FUND	4,164,124
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
FRESNO AIRPORT TERMINAL PROJECT CAPITAL FUND	205,443
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
ROEDING BUSINESS PARK DEBT SERVICE FUND	116,990
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO DEBT SERVICE	
ROEDING BUSINESS PARK CAPITAL FUND	1,224,821
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	

	<u>DEPARTMENT APPROPRIATION</u>
SOUTH FRESNO INDUSTRIAL REVITALIZATION CAPITAL FUND	2,334,883
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
SOUTHEAST FRESNO COMMERCIAL & INDUSTRIAL REVITALIZATION CAPITAL FUND	2,809,707
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
LITIGATION RESERVE CAPITAL FUND	41,431
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
HOUSING SET ASIDE FUND	15,663,195
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO	
REDEVELOPMENT AGENCY TOTAL	<u><u>42,054,964</u></u>