

KERMAN REDEVELOPMENT AGENCY

AGENDA

**December 16, 2009– Regular Meeting
6:30 PM**

**Kerman City Hall
850 S. Madera Avenue
Kerman, CA 93630**

Agency Members: Chairperson Trinidad Rodriguez, Richard Stockwell, Raj Dhaliwal, Jack Sidhu, Charlie Jones.

City meetings are intended to be accessible to all persons. Please let us know if you require any accommodation to allow you to access and participate in this meeting. For assistance, please call (559) 846-9380 two days prior to the meeting.

Materials related to an item on this agenda that are public documents and are submitted after distribution and posting of the agenda are available for public inspection in the City Clerk's office at 942 South Madera Avenue, Kerman, during normal business hours. Documents that are public documents provided by others during a meeting will be available at the same location during business hours after the meeting.

Present:

Absent:

Also Present:

WELCOME – Chairperson Trinidad M. Rodriguez

CALL TO ORDER

ROLL CALL – Agency Secretary Renee Holdcroft

A. AGENDA APPROVAL

**B. MINUTES – Last Regular Meeting
11/18/2009**

C. REQUEST TO ADDRESS AGENCY

This portion of the meeting is reserved for members of the public to address the Redevelopment Agency on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Redevelopment Agency. Speakers shall be limited to three minutes. It is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Redevelopment Agency on items on the Agenda should notify the Chairperson when that Agenda item is called, and the Chairperson will recognize your discussion at that time. It should be noted that the Redevelopment Agency is prohibited by law from taking any action on matters discussed that are not on the Agenda. Speakers are asked to please use the microphone, and provide their name and address.

D. PUBLIC HEARINGS

E. ORDER OF BUSINESS

**1. Agency Treasurer's Report:
Nos. 1048 - 1055 \$8,073.48**

2. Real Property Acquisition - APN 023-236-2s [LP]

As detailed in the attached staff report, the Kerman Redevelopment Agency proposes to acquire an in-fill lot using Low and Moderate Income Housing Set-Aside Funds for future construction of a single-family home. The subject lot has been vacant for some time and presents a good opportunity to eliminate blight caused by vacant or underutilized lots while providing affordable housing opportunities. The lot is approximately 7,000 and is located in an established neighborhood. The site is zoned R-1-7 and is designated medium density residential.

Recommendation: Staff recommends that the Kerman Redevelopment Agency adopt a resolution approving the purchase of real property identified as APN 023-236-2s, located at 9th and G Streets, using Low and Moderate Income Housing Funds, and authorize the Executive Director to take necessary actions to complete the purchase.

F. WRITTEN COMMUNICATIONS

G. REQUEST FOR CLOSED SESSION

H. ADJOURNMENT

AGENDA POSTING CERTIFICATION

I, L. RENEE HOLDCROFT, Secretary for the City of Kerman Redevelopment Agency, do hereby declare under penalty of perjury that I caused the above agenda to be posted at Kerman City Hall, 850 So. Madera Avenue, and at Kerman Community/Teen Center, 15101 Kearney Plaza, Kerman CA., at least 72 hours before the meeting for which this agenda was prepared.

Date: _____

Marci Reyes
Deputy City Clerk

KERMAN REDEVELOPMENT AGENCY

MINUTES

November 18, 2009 – Regular Meeting
6:30 PM

Kerman City Hall
850 S. Madera Avenue
Kerman, CA 93630

Agency Members: Chairperson Trinidad Rodriguez, Richard Stockwell, Raj Dhaliwal, Jack Sidhu, Charlie Jones.

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Present: Jones, Stockwell, Sidhu	
Absent: Mayor Rodriguez, Dhaliwal	
Also Present: City Manager, City Attorney, City Engineer, Planning and Development Director, Public Works Director, Finance Director and Chief of Police	
	Voting Key: Yes, No, Absent (Abstain if necessary)
WELCOME – Chairperson Richard Stockwell	
CALL TO ORDER	7:21
ROLL CALL – Agency Secretary Marci Reyes	
A. AGENDA APPROVAL	Approved: CJ/JS 3-0 Absent TR/RD
B. MINUTES – Last Regular Meeting	
10/21/2009	Approved: CJ/JS 3-0 Absent TR/RD
C. REQUEST TO ADDRESS AGENCY	
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D. PUBLIC HEARINGS	
E. ORDER OF BUSINESS	

1. Agency Treasurer's Report:	Approved: CJ/JS 3-0 Absent TR/RD
F. WRITTEN COMMUNICATIONS	
G. REQUEST FOR CLOSED SESSION	7:25
1. Government Code Section 54956.8, Real Property Negotiations; Property: Lot 1 - APN 023-213-7's, Lot 2 - APN 023-236-2's, Chief Negotiator; Kerman RDA Executive Director, Ron Manfredi	
Reconvened from Closed Session (Closed Session combined with CC Closed Session)	8:25
H. ADJOURNMENT	8:25

MINUTES CERTIFICATION

I, L. RENEE HOLDCROFT, City Clerk for the City of Kerman, do hereby declare under penalty of perjury that the above Minutes are a true depiction of all actions taken at the City Council meeting held on the first date above written at Kerman Community/Teen Center, 15101 Kearney Plaza, Kerman CA.

Date

Marci Reyes
Deputy City Clerk

Run date: 12/09/2009 @ 11:13
 Bus date: 12/09/2009

City of Kerman
 Check - Complete Detail

CVCB RDA

Check-Run	Seq#	Date	Vendor / Name / Obligat'n Description	Net amount	Invoice number
1048- 1547	1	11/13/2009	6074 FRESNO IRRIGATION DISTRICT		
	1		39729 1ST ASSESS 09/10 RDA HOUSE	7.50	023-196-20 9/10
1048- 1547	1	11/13/2009	Voided	7.50	
			*** Total ***		
1049- 1547	2	11/13/2009	10028 HENRY, LOGOLUSO, & BLUM		
	2		39727 LEGAL SERVICES RDA OCT 09	30.00	16279
1049- 1547	2	11/13/2009	Logged	30.00	
			*** Total ***		
1050- 1547	3	11/13/2009	24002 XEROX CORPORATION		
	3		39771 MO RENTAL RDA PORTION	33.96	044104841 RDA
1050- 1547	3	11/13/2009	Logged	33.96	
			*** Total ***		
1051- 1547	4	11/13/2009	25001 YAMABE & HORN ENGINEERING		
	4		39772 MADERA AVE STREETSCAPE	275.00	26132
	4		39773 CTC PARKING LOT	187.50	26131
1051- 1547	4	11/13/2009	Logged	462.50	
			*** Total ***		
1052- 1549	1	11/23/2009	3143 CITY OF KERMAN		
	1		39847 REIMBURSE PAYROLL EXPENSE	6,510.64	P/E 11/20/09
1052- 1549	1	11/23/2009	Logged	6,510.64	
			*** Total ***		
1053- 1550	1	12/03/2009	1058 AMERIPRIDE UNIFORM SERVICES		
	1		39849 UNIFORMS OCT 09	30.00	58934 10/30
1053- 1550	1	12/03/2009	Logged	30.00	
			*** Total ***		
1054- 1550	2	12/03/2009	3201 COUNTY OF FRESNO TREASURER		
	2		39850 ENTERPRISE ZONE 2009-2010/RDA	1,000.00	61770 RDA
1054- 1550	2	12/03/2009	Logged	1,000.00	
			*** Total ***		
1055- 1550	3	12/03/2009	16025 P.G. & E.		
	3		39848 MO SVC 10/20-11/18/09 RDA HOUS	6.38	7420836402 11/9
1055- 1550	3	12/03/2009	Logged	6.38	
			*** Total ***		

** Total MFP discount ** .00
 ** Total MFP amount ** .00
 ** Total check discount ** .00
 ** Total check amount ** 8,073.48
 ** Total void discount ** .00
 ** Total void amount ** 7.50



Kerman Redevelopment Agency

"Community Comes First"

Property Acquisition (9th and G Streets)

REPORT TO THE BOARD OF DIRECTORS
December 16, 2009

To: Board Members
From: Luis Patlan, Director of Planning & Development
Subject: Real Property Acquisition - APN 023-236-2s

Recommendation

Staff recommends that the Kerman Redevelopment Agency (RDA) adopt the attached resolution (Attachment 2) approving the purchase of real property identified as APN 023-236-2s, located at 9th and G Streets, using Low and Moderate Income Housing Funds, and authorize the Executive Director to take necessary actions to complete the purchase.

Background

On November 18, 2009, the Kerman Redevelopment Agency, meeting in closed session, directed the Executive Director to negotiate terms and execute a purchase agreement for a vacant parcel located at the southwest corner of 9th and G Streets for construction of a single-family dwelling unit. A purchase price of \$32,500 was negotiated, a sales agreement was executed, and the property was placed into escrow. The purchase of the subject lot will be contingent upon the Agency's approval of a Preliminary Title Report and an acceptable Phase I Environmental Assessment Report from a qualified geo technical laboratory.

Discussion

The Kerman Redevelopment Agency has successfully used the Low and Moderate Income Housing Set-Aside Fund (LMI Fund) to develop vacant lots with single-family dwelling units that were subsequently sold to qualified persons and families of low and moderate income. The Kerman RDA would like to continue the acquisition of in-fill lots for this purpose.

The acquisition of the subject lot would allow the RDA to develop a new single-family dwelling unit on the site, eliminate blight caused by vacant parcels, stimulate new investment in an existing neighborhood, and increase affordable housing opportunities within the community.

Consistency with the General Plan

The subject lot is a vacant parcel located at the southwest corner of 9th and G Streets (Attachment 1). The lot lies within the boundary of the Kerman RDA Project Area 1 and is surrounded primarily by single-family homes. The parcel is approximately 7,000 square feet and is zoned R-1-7 and designated Medium Density Residential by the General Plan Land Use Map. The RDA does not propose to change the land use of the site or otherwise develop the property except as a single-family lot in accordance with all applicable Zoning regulations and General Plan policies. It is expected that the Agency's proposed LMI home will be compatible and a "good fit" with existing residences in the vicinity.

Consistency with California Redevelopment Law

California Redevelopment Law requires redevelopment agencies to set aside 20 percent of tax increment generated from the project area for use by the agency to increase and improve the community's supply of affordable housing for person and families of low and moderate income (Section 33334.2(a)). The acquisition of property for the purpose of redevelopment (including the provision of affordable housing) is a primary function of redevelopment (Section 33391). This vacant property has been the subject of several recent enforcement activities by staff to eliminate weeds, nuisance conditions and other conditions of blight. Thus, the proposed acquisition of the subject lot is consistent with the provisions of California Redevelopment Law.

Exemption from California Environmental Quality Act

Staff has determined that the proposed project is Categorically Exempt as an urban in-fill development project under 5 acres pursuant to Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines. A California Environmental Quality Act Notice of Exemption has been prepared (Attachment 3).

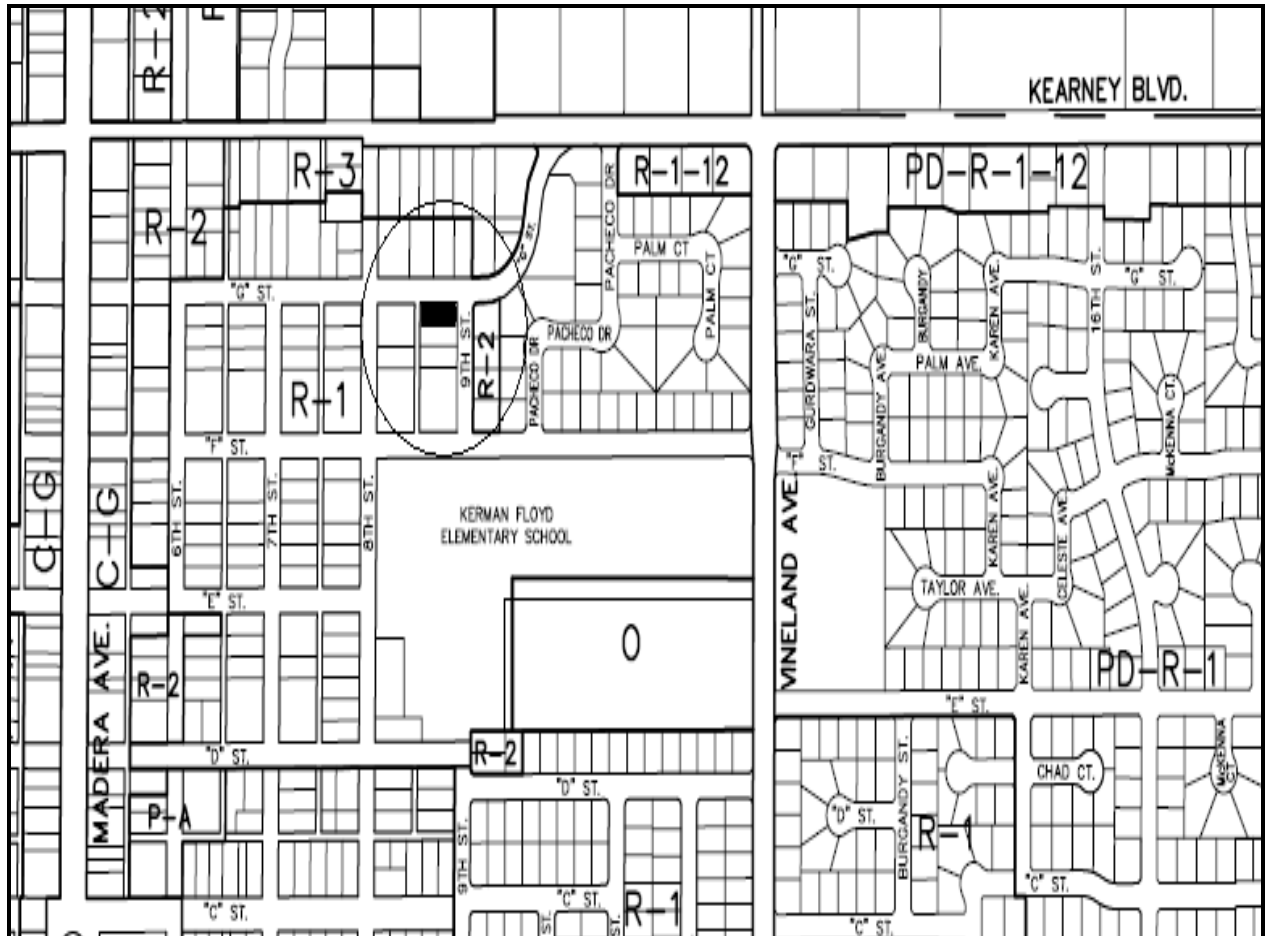
Fiscal Impact

The Agency has sufficient funds to complete the purchase of this property; however, a specific allocation was not set-aside as part of the FY09-10 RDA budget. To complete this transaction, the Agency will need to authorize the expenditure of approximately \$38,000 from the RDA Low and Moderate Income Housing Fund 60 for property acquisition, preparation of Phase I Environmental Assessment Report and miscellaneous escrow costs.

Attachments:

1. Parcel Map of Subject Property
2. Resolution for Real Property Approving Acquisition
3. Environmental Notice of Exemption

Attachment 1
Parcel Map of Subject Property



Attachment 2

RESOLUTION

A RESOLUTION OF THE BOARD OF DIRECTORS FOR THE CITY OF KERMAN REDEVELOPMENT AGENCY APPROVING THE ACQUISITION OF REAL PROPERTY IDENTIFIED AS ASSESSORS PARCEL NUMBER 023-236-2S

WHEREAS, the acquisition of APN 023-236-2s (the "Property") located at the southwest corner of 9th and G Streets for future construction of a single-family dwelling unit will benefit the Kerman Redevelopment Project Area; and

WHEREAS, the use of Redevelopment Agency Low and Moderate Income Housing 20 percent funds for the acquisition of the Property will assist in the elimination of one or more blighted conditions inside the Project Area and contribute toward the goal of increasing or improving the supply of affordable housing for low-and moderate-income persons; and

WHEREAS, the owners of the real property will execute and deliver a deed or other appropriate legal instrument conveying the property to the Agency, and upon condition that the Agency approve this resolution binding itself to the performance of the terms set forth in the purchase agreement attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Redevelopment Agency finds and orders that:

1. the terms set forth in the purchase agreement to be fair and reasonable consideration for the acquisition of the real property and the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the project area and provide housing for low- or moderate-income persons, and is consistent with the implementation plan adopted for the project area.
2. The Redevelopment Agency authorizes the expenditures of approximately \$38,000 from the Low and Moderate Income Housing Fund 60 for the purchase of APN 023-236-2s, plus the Phase I Environmental Assessment Report and miscellaneous escrow costs.
3. The Redevelopment Agency authorizes the Executive Director or designee to execute title documents, certificate of acceptance, or any documents necessary or convenient to this property acquisition.
4. The Redevelopment Agency hereby certifies the California Environmental Quality Act Notice of Exemption in substantially the form attached hereto as Exhibit "B" and directs the Clerk of the Board to file the appropriate legal notice of the environmental action and take any necessary related actions.

PASSED, ADOPTED, AND APPROVED this 16th day of December 2009, by the following vote:

AYES:

NOES:

ABSENT:

TRINIDAD M. RODRIQUEZ, Chairman

ATTEST:

L. RENEE HOLDROCFT, Secretary

**Attachment 3
 Environmental Notice of Exemption**

To:		From:	
<input type="checkbox"/>	Office of Planning & Research	City of Kerman	
<i>For U.S. Mail:</i> P.O. Box 3044 Sacramento, CA 95812-3044		<i>Street Address:</i> 1400 Tenth Street Sacramento, CA 95814	
		Planning and Development Services 942 S. Madera Avenue Kerman, CA 93630	
<input type="checkbox"/>	County Clerk		
	County of Fresno		
	2221 Kern Street		
	Fresno, CA 93721		
Project Title:		Kerman RDA Real Property Acquisition	
Project Location :		Southwest corner of 9th and G Streets	
Project Location (City):		City of Kerman	Project Location (County): County of Fresno
Description of Nature, Purpose and Beneficiaries of Project:			
Property acquisition of a vacant parcel by the County Redevelopment Agency for future public use.			
Name of Public Agency approving project:		Kerman Redevelopment Agency	
Name of Person or Agency carrying out project:		Kerman Redevelopment Agency	
Exempt Status:			
<input type="checkbox"/>	Ministerial (Sec. 21080(b)(1); 15268);		
<input type="checkbox"/>	Declared Emergency (Sec. 21080(b)(3); 15269(a));		
<input type="checkbox"/>	Emergency Project (Sec. 21080(b)(4); 15269(b)(c));		
<input type="checkbox"/>	Categorical Exemption. State type and section number:	Class 32, Section 15332	
<input type="checkbox"/>	Statutory Exemptions. State code number:		
Reasons why project is exempt:			
The proposed action involves acquisition of a privately owned vacant parcel by a public agency in order to allow for the construction of single-family residential dwelling unit. At this time, there are no definitive development plans or change of land use proposed. The parcel is undeveloped consisting of 7,000 square feet and surrounded by urbanized uses and can be served with existing public utilities.			
Lead Agency (Contact Person):		Luis Patlan	Phone Number: (559) 846-9389
Signature :			
		Date:	Title: Director of Planning