

KERMAN REDEVELOPMENT AGENCY

AGENDA

**Wednesday, February 17, 2010– 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 850 S. 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

A. AGENDA APPROVAL

**B. MINUTES – Last Regular Meeting
1/20/2010**

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:

F. WRITTEN COMMUNICATIONS

1. Letters: Willow Partners - Requesting Assistance Regarding Development Impact Fees - Hacienda Heights Apartments and Kearney Palms III [RM]

Willow Partners, LLC, Davis Slajchert has submitted two (attached) letters (Feb. 2, 2010) to the Kerman Redevelopment Agency requesting assistance on two affordable housing projects which Willow partners in seeking financing. Per Mr. Slajchert's letters such assistance increases the likelihood of funding for such projects. The request is to wave Development Impact Fees (DIF) for each project

Mr. Slajchert and Willow Partners successfully developed and manages Kearney Palms I & II for 100 units of affordable senior citizen housing in Kerman.

1. Hacienda Heights - 68 units Multi-Family affordable housing with two & three bedroom apartments - DIF are \$695,549 for development. Staff recommendation is to have the Kerman RDA/Low & Moderate Income (LMI) Housing Fund (61 9092) pay 30% of these DIF to the City of Kerman; thereby, relieving the Hacienda Heights project of \$208,956 of costs and improving the projects chances for funding.

2. Kearney Palms III - 44 apartment units of senior citizen affordable housing - DIF are \$302,823. KP III fees are already reduced because the project is within the RDA Boundaries and is an In-Fill project. Without this designation the fees would be \$403,643. Because of this designation the reduced DIF should be considered as local support for the project. Therefore, no further assistance is recommended

City Engineer Development Impact Fee Calculations for each project are attached to this report.

Fiscal Impact:

Estimate Revenue and Expenses for FY 2009/10

- RDA/LMI Fund Balance June 30, 2010 - \$427,586*
- RDA/LMI CHFA Loan/Interest KP -I - <\$350,000> payable FY 10/11*
- FY 09/10 Salary & Operational Exp. <\$72,000>*
- Revenue FY 09/10 \$225,000*

(Includes anticipated gross Revenue from Sale of RDA house of \$90,000)

- FY 09/10 Budget in includes \$100,000 for RDA Housing Improvement Grants which will likely not begin until later in FY and most funds will be expended in FY 10/11 not 09/10.*

• Anticipated positive balance of \$230,586. Payment of \$208,956 will not be necessary until FY 10/11 or later. Therefore, funds are available.

This is the appropriate use of such funds. Furthermore, the City does not lose out on important Development Impact Fees for infrastructure improvements

Recommendation: RDA Board authorize the utilization of Kerman RDA/LMI funds to off-set \$208,965 dollars of Impact Development Fees (payable to the City of Kerman) for the affordable apartment complex project Hacienda Heights Family Apartments, L.P. provided that H. H. Family Apartments receives the necessary project funding.

1. Update: Neighborhood Stabilization Program (NSP) Joint Powers Authority (JPA) [LP]

The Kerman Redevelopment Agency and the Fresno County Redevelopment Agency formed a Joint Powers Authority last year to implement the Neighborhood Stabilization Program (NSP) funded by federal stimulus dollars. Fresno County received approximately \$8 million to purchase foreclosed properties on a county-wide basis. Your staff, Luis Patlan, sits on the NSP JPA board as Vice-Chairman.

To date, a total of 33 homes have been purchased through the program and approximately \$6.7 million has been expended. Four additional homes have pending offers. Two homes have been purchased in Kerman and a third is pending. Of the 33 homes purchased, 20 have approved buyers and will close escrow soon after the homes have been remodeled. The program has been very successful. The Fresno County, NSP staff worked diligently to implement the program and deserves much credit for making the program work in light of the difficulties of working with federal agencies and a depressed housing market. Staff will provide the board with periodic updates on the status of the program.

Recommendation: Informational item only.

G. REQUEST FOR CLOSED SESSION

H. ADJOURNMENT

KERMAN REDEVELOPMENT AGENCY

MINUTES

January 20, 2010– 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: Mayor Rodriguez, Councilmember Stockwell, Dhaliwal, Jones, Sidhu

Absent:

Also Present: City Manager, City Attorney, Planning and Development Director, Finance Director, City Engineer, Chief of Police, Public Works Director

Voting Key:
Yes, No,
Absent
(Abstain if
necessary)
9:20

WELCOME – Chairperson Trinidad M. Rodriguez

CALL TO ORDER

ROLL CALL – Agency Secretary – Marci Reyes

A. AGENDA APPROVAL

Approved
CJ/RS (5-0)

B. MINUTES – Last Regular Meeting
12/16/2009

Approved
CJ/RS (5-0)

C. REQUEST TO ADDRESS AGENCY

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D. PUBLIC HEARINGS

E. ORDER OF BUSINESS

1. Agency Treasurer's Report:
Nos. 1056 - 1071 \$47,018.42

Approved
RS/CJ (5-0)

F. WRITTEN COMMUNICATIONS

G. REQUEST FOR CLOSED SESSION

H. ADJOURNMENT

9:22 CJ/RS
(5-0)

Run date: 02/11/2010 @ 09:31
 Bus date: 02/11/2010

City of Kerman
 Check - Complete Detail

				CVCB RDA	
Check-Run	Seq#	Date	Vendor / Name / Obligat'n Description	Net amount	Invoice number
1072- 1563	1	1/13/2010	10052 JIM'S A/C		
	1		40237 A/C UNIT REPAIRS-15412 W CALIF	872.64	1485 RDA HOUSE
1072- 1563	1	1/13/2010	Logged	*** Total ***	872.64
1073- 1563	2	1/13/2010	2045 THE BOYD COMPANY		
	2		40236 PUR/FEES/TAX/RDA HOUSE	32,809.00	551 S 9TH ST
1073- 1563	2	1/13/2010	Logged	*** Total ***	32,809.00
1074- 1565	1	1/19/2010	901 A & S GRADING SERVICES, INC		
	1		40298 WEED ABATE/RUBBISH 14855 W B S	817.00	1240
1074- 1565	1	1/19/2010	Logged	*** Total ***	817.00
1075- 1565	2	1/19/2010	3143 CITY OF KERMAN		
	2		40297 REIMBURSE PAYROLL EXP	6,431.43	P/D 1/15/10
1075- 1565	2	1/19/2010	Logged	*** Total ***	6,431.43
1076- 1565	3	1/19/2010	25001 YAMABE & HORN ENGINEERING		
	3		40299 CTC PARKING LOT ADDITION	93.75	26332
1076- 1565	3	1/19/2010	Logged	*** Total ***	93.75
1077- 1566	1	1/27/2010	1058 AMERIPRIDE UNIFORM SERVICES		
	1		40343 RDA UNIFORM EXPENSES	37.76	12/30/09 RDA
1077- 1566	1	1/27/2010	Logged	*** Total ***	37.76
1078- 1566	2	1/27/2010	2025 BRYANT L JOLLEY		
	2		40309 PROF SVC/AUDIT RDA/CITY OF KER	3,000.00	1/7/10 RDA
1078- 1566	2	1/27/2010	Logged	*** Total ***	3,000.00
1079- 1566	3	1/27/2010	11899 L & S PAVING, INC		
	3		40373 CTC PARKING LOT EXPANSION	6,262.71	PP4/RETENTON
1079- 1566	3	1/27/2010	Logged	*** Total ***	6,262.71
1080- 1568	1	1/29/2010	3143 CITY OF KERMAN		
	1		40374 REIMBURSE PAYROLL EXP	5,966.81	P/D 1/29/10
1080- 1568	1	1/29/2010	Logged	*** Total ***	5,966.81
1081- 1571	1	2/05/2010	3219 CALIFORNIA CONSULTING, LLC		
	1		40449 MONTHL RETAINER FEB 2010	1,300.00	1/31/10 RDA
1081- 1571	1	2/05/2010	Logged	*** Total ***	1,300.00
1082- 1571	2	2/05/2010	3143 CITY OF KERMAN		
	2		40448 TRANSFER TO CITY /POOL RENTAL	12,000.00	FY 09/10
1082- 1571	2	2/05/2010	Logged	*** Total ***	12,000.00
1083- 1571	3	2/05/2010	10028 HENRY, LOGOLUSO, & BLUM		
	3		40456 RDA ONGOING LEGAL	486.00	16620
1083- 1571	3	2/05/2010	Logged	*** Total ***	486.00
1084- 1571	4	2/05/2010	16025 P.G. & E.		
	4		40450 MO SVC 1/21/10-1/22/10	.30	6871428393 1/10
	4		40451 MO SVC 12/13/09-1/20/10	10.37	7420836402 1/10
1084- 1571	4	2/05/2010	Logged	*** Total ***	10.67

Check-Run	Seq#	Date	Vendor / Name / Obligat'n Description	CVCB RDA	Net amount	Invoice number
1085- 1573	1	2/11/2010	3143 CITY OF KERMAN			
	1		40505 REIMBURSE PAYROLL EXP/2/12/10		5,747.47	P/D 2/12/10
1085- 1573	1	2/11/2010	Voided	*** Total ***	5,747.47	
1086- 1573	2	2/11/2010	25001 YAMABE & HORN ENGINEERING			
	2		40508 CTC PARKING LOT		225.00	26429
1086- 1573	2	2/11/2010	Voided	*** Total ***	225.00	
1087- 1574	1	2/11/2010	3143 CITY OF KERMAN			
	1		40505 REIMBURSE PAYROLL EXP/2/12/10		5,747.47	P/D 2/12/10
1087- 1574	1	2/11/2010	Voided	*** Total ***	5,747.47	
1088- 1574	2	2/11/2010	25001 YAMABE & HORN ENGINEERING			
	2		40508 CTC PARKING LOT		225.00	26429
1088- 1574	2	2/11/2010	Voided	*** Total ***	225.00	
1089- 1575	1	2/11/2010	3143 CITY OF KERMAN			
	1		40505 REIMBURSE PAYROLL EXP/2/12/10		5,747.47	P/D 2/12/10
1089- 1575	1	2/11/2010	Logged	*** Total ***	5,747.47	
1090- 1575	2	2/11/2010	25001 YAMABE & HORN ENGINEERING			
	2		40508 CTC PARKING LOT		225.00	26429
1090- 1575	2	2/11/2010	Logged	*** Total ***	225.00	
** Total MFP discount **					.00	
** Total MFP amount **					.00	
** Total check discount **					.00	
** Total check amount **					76,060.24	
** Total void discount **					.00	
** Total void amount **					11,944.94	



310 N. WESTLAKE BOULEVARD
SUITE 210
WESTLAKE VILLAGE, CA
91362
TEL: 805.379.8555
FAX: 805.379.8556

February 2, 2010

Mr. Ron Manfredi
Executive Director
Kerman Redevelopment Agency
850 S. Madera Avenue
Kerman Ca. 93630

Re: WP Hacienda Heights Family Apartments, L.P.

Mr. Manfredi,

Willow Partners has appreciated the strong working relationship it has developed with the City of Kerman these past years. Currently we are working to secure funding for the Hacienda Heights Family Apartments. This apartment community will offer 68 units of newly designed two and three bedroom two bath apartments for moderate income families living within the City of Kerman.

The project has been designed to fit in seamlessly within the surrounding neighborhood and will offer residents luxury level amenities at affordable prices.

Please accept this letter as our formal request for City of Kerman Redevelopment Agency funding. Also we would like to request a waiver of the Development Impact fees that have been applied to the project. The project will add to the quality housing stock of the City but needs Redevelopment Agency assistance to be financially feasible.

Thank you for the Redevelopment Agency's thoughtful consideration of this request.

Davis Slajchert
Willow Partners, LLC



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February 2, 2010

Mr. Ron Manfredi
Executive Director
Kerman Redevelopment Agency
850 S. Madera Avenue
Kerman Ca. 93630

Re: WP Kearney Palms Senior Apartments Phase III, L.P.

Mr. Manfredi,

Willow Partners has appreciated the strong working relationship it has developed with the City of Kerman these past years. Currently we are working to secure funding for the third and final phase of the "senior campus" Kearney Palms Senior Apartments. The first phase is an 80 unit apartment community which provides housing for very low income seniors many of whom have chronic health conditions. Phase two which was completed last year also provides low cost housing for moderate income seniors.

The third and final phase of the project is a 44-unit senior apartment complex that will provide site amenities with beautifully landscaped grounds which will complement the first two phases of the campus. Together these three phases will provide 144 units of quality affordable housing exclusively to low income seniors from throughout Kerman and western Fresno County. However we need the financial assistance of the Kerman Redevelopment Agency to allow the project to move forward.

Please accept this letter as our formal request for City of Kerman Redevelopment Agency funding. Also we would like to request a waiver of the Development Impact fees that have been applied to the project. The project is within the redevelopment area of the city and needs assistance to be financially feasible.

Thank you for the Redevelopment Agency's thoughtful consideration of this request.

Davis Slajchert
Willow Partners, LLC

HACIENDA HEIGHTS

12/9/2009

CITY OF KERMAN DEVELOPMENT IMPACT FEES

LOT AREA = 6.38 AC Gross
 NO. OF UNITS = 68 UN

CODE	FEE	QUAN		RATE	AMOUNT
11.0	ADMINISTRATIVE FEE	68	UN	350	\$23,800
14.0	PUBLIC BUILDING FACILITIES	6.38	AC	6,105	38,950
16.0	LUM & KOLLEEN SEWER FEE	6.38	AC	273	1,742
18.0	FIRE STATION & EQUIPMENT	68	UN	442	30,056
48.0	STORM BASIN ACQUISITION	6.38	AC	1,217	7,764
49.0	STORM DRAIN FACILITIES	6.38	AC	5,170	32,985
52.0	WATER FRONT FOOTAGE	0	LF	15.00	0
53.0	WATER OVERSIZE	6.38	AC	2,274	14,508
54.0	WATER MAJOR FACILITIES	68	UN	1,601	108,868
55.0	SEWER FRONT FOOTAGE	0	LF	16.00	0
56.0	SEWER OVERSIZE	6.38	AC	4,429	28,257
57.0	SEWER MAJOR FACILITIES	68	UN	2,219	150,892
58.0	PARKS - DEVELOPMENT	68	UN	2,174	147,832
59.0	PARKS - QUIMBY	68	UN	718	48,824
91.0	MAJOR STREETS	6.38	AC	7,591	48,431
92.0	STREET SIGNALS	6.38	AC	939	5,991
93.0	RAILROAD CROSSINGS	6.38	AC	1,199	7,650
	JOBS TO HOUSING MITIGATION	Determined at Environmental Review			
17.0	GENERAL PLAN UPDATE	\$0.12 PER \$100 VALUATION			
	(FEE CALCULATED AT TIME OF BUILDING PERMIT)				
				TOTAL	\$696,549

SPR

MFR 09 FEES

KEARNEY PALMS III

MFR-RDA

6/8/2009

CITY OF KERMAN DEVELOPMENT IMPACT FEES

LOT AREA 2.54 AC

NUMBER OF UNITS = 44 UNITS

FEE	QUAN		RATE	AMOUNT
ADMINISTRATIVE FEE	44	UN	\$ 263	\$ 11,572
PUBLIC BUILDING FACILITIES	2.54	AC	4,579	11,631
WATER FRONT FOOTAGE	0	LF	15.00	0
WATER OVERSIZE	2.54	AC	1,706	4,333
WATER MAJOR FACILITIES	44	UN	1,201	52,844
SEWER FRONT FOOTAGE	0	LF	16.00	0
SEWER OVERSIZE	2.54	AC	3,322	8,438
SEWER MAJOR FACILITIES	44	UN	1,664	73,216
STORM DRAIN FACILITIES	2.54	AC	3,878	9,850
STORM BASIN ACQUISITION	2.54	AC	913	2,319
PARKS - QUIMBY	44	UN	539	23,716
PARKS - DEVELOPMENT	44	UN	1,631	71,764
MAJOR STREETS	2.54	AC	5,693	14,460
STREET SIGNALS	2.54	AC	704	1,788
RAILROAD CROSSINGS	2.54	AC	899	2,283
FIRE STATION & EQUIPMENT	44	UN	332	14,608
GENERAL PLAN UPDATE	\$0.09 PER \$100 VALUATION			
(FEE CALCULATED AT TIME OF BUILDING PERMIT)				
TOTAL				\$ 302,823