

CITY COUNCIL MEETING

March 4, 1981

PRESENTATION BY
LODI COMMUNITY
CENTER
DEVELOPMENT
COMMITTEE

Dr. Frank Johnson, Chairman, Lodi Community Center Development Committee presented a report regarding recommendations concerning the future use and development of various properties owned by the City of Lodi. Dr. Johnson also presented a proposal for design services for the Lodi Community Center. A lengthy discussion followed with questions being directed to Staff and to Dr. Johnson. Mayor Katnich requested that the subject of the "Old" Lodi Union High School Site be placed on the agenda for discussion at the March 18, 1981 regular Council Meeting.

COMMUNITY DEVELOPMENT COMMITTEE REPORT TO THE MAYOR

The Charge: This Committee of Lodi area citizens, appointed by the Mayor of the City of Lodi, has been charged with the responsibility of presenting a recommendation of future use and development of various properties owned by the City.

Committee

Goals: This Committee's goal is to establish a workable plan for the development of a Community Center on the Old LUHS Site; to encourage temporary use of the Hutchins Street property while it is being developed and to utilize other City owned properties to the best advantage of the City to meet this obligation.

Committee

Recommendations:

1. Maple Square Fire House

Whereas, the Safety Element for the City includes the possibility of a grade separation on Lodi Avenue and

Whereas, it does not seem prudent to sell the property to only buy it back in the future, and

Whereas, the location has significant ingress, egress and parking defects,

Therefore, the Community Development Committee recommends the site and building be leased in "as is condition" to any organization or business who is willing to fix up the building and pay a reasonable rent for its use.

2. Carnegie Library

Whereas, the building is at this time in relatively good preservation from the elements, and

Whereas, continued lack of occupancy and maintenance will lead to deterioration and

Whereas, the building has great potential by proximity as an extension of City Hall and City Administration and should be retained in the inventory of space available,

Therefore, We recommend the Carnegie Library be leased on a 5-year basis to suitable organization or business willing to make the necessary renovation and pay a reasonable rent for its use.

Community Development Recommendations

3. Main Street Complex

Whereas, this site is now occupied by Lodi Recreation Department, a Fire Station, and is the site of a well and water storage tank, and

Whereas, the Fire Station will be moved to another location this summer and this site has use and value in the private sector, and

Whereas, this site offers no integration of use and maintenance of possible facilities at the Old L.U.H.S. Site, and

Whereas, the Old L.U.H.S. site offers extensive expansion space and adequate present space for use by the Lodi Recreation Department, and

Whereas, monies from the sale of this property could be used to finance the development of facilities at the Old L.U.H.S. Site,

Therefore, We recommend moving the Lodi Recreation Department to the Old L.U.H.S. Site and thus placing the Main Street Complex property on the open market for sale.

4. Old L.U.H.S. Site

Whereas, only a few of the campus buildings can survive much longer without extensive preventive maintenance, and

Whereas, many of these buildings are not suitable now for reclamation, and

Whereas, the City does not have sufficient funds now for more than limited development of a Community Center at this site, and

Whereas, the presence of the Recreation Department on this site would provide immediate use and ultimate preservation of some of the buildings and would indicate to the community that this area is being used and will have great future value, and

Whereas, we recognize the value of retaining the site and planning for a time when funds will become available for the development of said Community Center,

Therefore, we recommend temporary use of those buildings that are in adequate condition for Community Use, with each group assigned to an area paying a nominal fee, plus expenses and accepting the buildings in an "as is condition". We do not feel some of these buildings can survive as long as one year without occupancy, and some attention by users, therefore immediate use is necessary.

We further recommend the City Council investigate the proposal of the Lodi Design Group to develop more concrete information towards master planning the ten acre site. We know that private funds, grants and participatory interest are being withheld in lieu of master plan.

It is the desire of the Community Development Committee to be a part of the supervision of the Lodi Design Group's investigative activities and preparation of a master plan. The Committee wants to participate in the progress of the project.