

**LODI CITY COUNCIL
SPECIAL CITY COUNCIL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
THURSDAY, APRIL 15, 1999
6:00 P.M.**

1. ROLL CALL

Present: Council Members – Hitchcock, Mann, Nakanishi and Land (Mayor)

Absent: Council Members – Pennino

Also Present: City Manager Flynn, Deputy City Manager Keeter, Economic Development Coordinator Goehring, Community Development Director Bartlam, Finance Director McAthie, Accountant II Wadlow, City Attorney Hays and City Clerk Reimche

Also in attendance were: David F. Beatty, Attorney-At-Law, who serves as special counsel to a large number of redevelopment agencies and has participated in the formulation, adoption and implementation of redevelopment plans, projects and related litigation; Russ Watson, Deputy Director of the California Redevelopment Association (CRA); and Donald J. Fraser, Fraser and Associates, redevelopment and financial consultants

2. REGULAR CALENDAR

- a) Agenda item #B-1 entitled, "Redevelopment Advisory Service Panel discussion regarding the redevelopment process in Lodi".

Community Development Director Bartlam introduced the subject and presented diagrams of possible areas of concern. Mr. Bartlam indicated that the purpose of this meeting was to continue dialogue of establishing a Redevelopment Agency within the City of Lodi. Community Development Director Bartlam indicated that he had taken Mr. Beatty, Mr. Watson, and Mr. Fraser on a tour of the areas of concern within Lodi. Mr. Bartlam then introduced Mr. Beatty, Mr. Watson, and Mr. Fraser to the City Council, providing a brief biography on each gentlemen.

It was noted that redevelopment is a tool used by a vast majority of cities in the State of California. It brings along with it very unique powers, involving land assembly, funding tools, and local control tools that help to shape the growth of a community. Members of the City Council wear a different hat under redevelopment. It was stated that redevelopment is not an overnight solution, but provides a process whereby seeds can be planted that will ultimately bear fruit.

The consultants indicated that they felt certain areas they observed at today's tour would meet the criteria for redevelopment and that the City Council should proceed with redevelopment. It was pointed out that there are two categories of blight in redevelopment law; namely, physical blight and economical blight.

The process for establishing a redevelopment agency was explained in detail. A cost estimate of approximately \$150,000 was given to establish the agency. It was noted that the City had previously set aside \$100,000 for this.

Staffing requirements should the City elect to go forward were discussed.

A very lengthy discussion followed with questions being directed to Mr. Beatty, Mr. Watson, Mr. Fraser and to staff.

Continued April 15, 1999

The City Council, on motion of Mayor Land, Hitchcock second, directed staff to take the necessary steps to go forward with the establishment of a redevelopment agency within the City of Lodi by the following vote:

Ayes: Council Members – Hitchcock, Mann, Nakanishi and Land

Noes: Council Members – None

Absent: Council Members – Pennino

3. ADJOURNMENT

There being no further business to come before the City Council, Mayor Land adjourned the meeting at approximately 8:20 p.m.

ATTEST:

Alice M. Reimche
City Clerk