

**MEETING OF THE
CITY OF LODI REDEVELOPMENT AGENCY
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, MAY 15, 2002**

A. CALL TO ORDER / ROLL CALL

The meeting of the City of Lodi Redevelopment Agency of May 15, 2002 was called to order by Chairperson Pennino at 7:03 p.m.

B. ROLL CALL

Present: Members – Howard, Land, Nakanishi, and Mayor Pennino

Absent: Members – Hitchcock

Also Present: City Manager Flynn, Deputy City Attorney Schwabauer, and City Clerk Blackston

C. “Resolution of the Redevelopment Agency of the City of Lodi approving and adopting the report to the City Council on the proposed Redevelopment Plan for the Lodi Redevelopment Project No. 1; submitting said report and proposed Redevelopment Plan to the City Council; and consenting to a joint public hearing on said Redevelopment Plan”

Community Development Director Bartlam stated that the report covers the legal description and all the reasons behind defining the project area for purposes of redevelopment. The Plan is a requirement of state redevelopment law and must do the following:

- Describe the properties involved, both geographically and legally.
- Describe, generally, the kinds of projects that are thought to be needed to undertake the elimination of blight.
- Describe both the physical and economic conditions that exist in the project area today, and those conditions that lead toward blighting influences.
- Include an implementation plan, with goals and objectives that are intended to be the short-term program for the agency to undertake.
- Include the method of financing and the anticipated tax increment.

Mr. Bartlam recalled that the Agency approved the preliminary version of the report in February. It was sent to all taxing entities who are involved with the redistribution of tax increment. The Project Area Committee reviewed it in its preliminary form and found it to be acceptable.

Agency Member Land was surprised to see that the crime rate in the project area was twice as high as the rest of the City. He noted that the taxing entities did not respond.

Mr. Bartlam reported that he had verbal communication with the County and Lodi Unified School District. Both were favorable toward the Agency because they saw the long-term value for dealing with a specific area of Lodi.

In reference to the Environmental Impact Report (EIR), Mr. Bartlam stated that the final EIR will be brought to the Agency and Council at their June 19 meeting. He explained that a problem every city within the San Joaquin Valley has is cumulative air quality impact, which is a non-mitigable impact.

Agency Member Land stated that he has always been an advocate of decent, affordable housing for citizens of Lodi. He was pleased to see that the project will develop 74 single-family residential units and 110 multi-family units. He asked if the Agency will be allowed to do debt financing during the five-year plan.

Mr. Bartlam replied that the Agency would be allowed to; however, he did not anticipate there would be a need to, or increment generated to move forward with that kind of financing plan. He projected that within the first five years a couple of programs will be established that will be done on a “pay as you go” basis.

Agency Member Land commented that in one quarter, there were over 250 code violations in the project area.

Mr. Bartlam added that on a monthly basis Code Enforcement gets between 50 to 100 complaints and its current casework is 550.

PUBLIC COMMENTS:

- Georgianna Reichelt addressed the Agency and stated that she is speaking on behalf herself and the Land Utilization Alliance. She requested that this matter be placed before a vote of the people in the project area. She believed that an effort should be made to educate residents regarding "the other side of the issue". Before the plan is adopted, the people it will affect should thoroughly understand what redevelopment is and how a city can go broke. She distributed several documents to the Agency (filed). She stated that there are a number of bills designed to curb abuse of redevelopment and the use of eminent domain. She alleged that cities take property that it deems to have code violations, evict residents, put them in jail, and take their property. More federal laws are being passed to protect people and their property because of redevelopment and the fact that with a mere five votes money can be borrowed. She reported that San Bernardino County has borrowed \$4,970,813,253, Riverside is in debt over \$5 million, and San Diego is in financial difficulty.

Agency Member Land corrected Ms. Reichelt, stating that the City will not be putting people in jail. The Council does not need a redevelopment agency to take eminent domain action. He cited the following areas where redevelopment efforts have been very successful: San Diego, San Luis Obispo, Napa, and Sacramento.

MOTION:

Redevelopment Agency Member Land made a motion, Howard second, to adopt Resolution No. RDA2002-03 entitled, "A Resolution Of The Redevelopment Agency Of The City Of Lodi Approving And Adopting The Report To The City Council On The Proposed Redevelopment Plan For The Lodi Redevelopment Project No. 1, Submitting Said Report And Proposed Redevelopment Plan To The City Council, And Consenting To A Joint Public Hearing On Said Redevelopment Plan."

DISCUSSION:

Agency Member Howard noted that the Project Area Committee is comprised of residents and business owners and renters in the affected area who meet and discuss issues related to the redevelopment project. They will bring concerns to the attention of the Agency. The Plan is designed to ensure that the entire revitalization is as beneficial as possible to everyone involved.

Agency Member Nakanishi stated that he has unvaryingly opposed the redevelopment plan.

VOTE:

The above motion carried by the following vote:

Ayes: Members – Howard, Land, and Chairperson Pennino

Noes: Members – Nakanishi

Absent: Members – Hitchcock

- D. "Resolution of the Redevelopment Agency of the City of Lodi approving and adopting rules governing participation by property owners and the extension of reasonable preferences to business occupants in the Lodi Redevelopment Project No. 1"

In response to Agency Member Howard, Community Development Director Bartlam explained that California redevelopment law requires that the redevelopment agency provide for a method for existing or future property owners and business occupants to participate with the agency in doing redevelopment projects. The rules outline how property owners can go about participating. Referring to page 3, he reported that there are a number of properties that conform to the plan.

Agency Member Howard stated that for those areas under the requirements of a redevelopment plan, the owners have the option of whether or not to participate in an agreement with the Agency. They still have the opportunity to sell, acquire, and make changes in their property and may have potential for gain.

Continued May 15, 2002

MOTION / VOTE:

The Redevelopment Agency, on motion of Member Land, Howard second, adopted Resolution No. RDA2002-04 entitled, "A Resolution Of The Redevelopment Agency Of The City Of Lodi Approving And Adopting Rules Governing Participation By Property Owners And The Extension Of Reasonable Preferences To Business Occupants In The Lodi Redevelopment Project No. 1." The motion carried by the following vote:

Ayes: Members – Howard, Land, and Chairperson Pennino

Noes: Members – Nakanishi

Absent: Members – Hitchcock

E. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

F. ADJOURNMENT

There being no further business to come before the Redevelopment Agency, the meeting was adjourned at 7:31 p.m.

ATTEST:

Susan J. Blackston
Secretary
Redevelopment Agency of the City of Lodi