

**CITY OF LODI  
INFORMAL INFORMATIONAL MEETING  
"SHIRTSLEEVE" SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, FEBRUARY 27, 2007**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, February 27, 2007, commencing at 7:00 a.m.

**A. ROLL CALL**

Present: Council Members – Hansen, Hitchcock, Mounce, and Mayor Johnson

Absent: Council Members – Katzakian

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

**B. TOPIC(S)**

B-1 "Review of Community Development Block Grant (CDBG) and HOME Program Funding Requests for the 2007-08 Program Year and Conceptual Strategy for Phase I Funding of Grape Bowl Improvements Using Partial CDBG Funding"

City Manager King briefly introduced the subject matter of Community Development Block Grant (CDBG) and HOME program funding requests for the 2007-08 year.

Community Improvement Manager Joseph Wood provided a presentation regarding the CDBG and HOME program funding. Specific topics of discussion included current year and previous allocations, amount of funding from applications for current year, total of approximately \$3.6 million of previous distribution of what Lodi received approximately \$717,000, timely administration and application of funds, information gathering, Grape Bowl allocation, San Joaquin County's 6% off top, 20% cap of the Department of Housing and Urban Development (HUD) mandate, remaining \$14,000 for program administration, and fair housing services mandated program.

In response to Council Member Hansen, Mr. Wood stated surrounding cities may have less of a share because the amounts are based on a formula that takes into account poverty and growth.

Discussion ensued between Council Member Hansen, Mr. Hatch, Mr. Wood, City Manager King, and the consultant regarding reduction of available funding, trends in light of new entitlement cities and higher demand, federal government workings regarding taxes and poverty elimination, HUD efforts to stop the reduction, and the estimated funds of approximately \$610,000.

In response to Council Member Hitchcock, City Manager King stated the purpose of the Shirtsleeve Session is to consider the potential Grape Bowl element of CDBG funds and the Council will review the individual programs and proposed allotments at a future City Council meeting.

Parks and Recreation Director Tony Goehring provided a presentation regarding potential usage of CDBG funding for Grape Bowl improvements. Specific topics of discussion included Phase I funding strategy and approach, CDBG entitlements, potential phased allocations from the Board of Supervisors, community donation expectation, Save the Grape Bowl Committee, 12-month time period for contributions, Phase I addressing of only Americans with Disabilities Act (ADA) issues with no field improvement or functionality improvements, itemized budget for Phase I improvements, Phase I work schematic, proposed interim work plan with the School District, and Grape Bowl Steering Committee efforts.

In response to Council Member Hansen, City Manager King stated there is no firm commitment from the County at this point. He stated some funding may be available per conversations with current and former Supervisors if the City also dedicates funding to the project from its own CDBG program. Mr. King stated there are no guarantees at this time regarding the ability to receive funding from the Board or the community.

In response to Council Member Hansen, Mr. Goehring provided an overview of the fundraising efforts to date including setting up the appropriate donation entity through a foundation and the initial deposit of \$5,000 to establish the account.

Discussion ensued between Council Member Hansen, Mr. Goehring, and Mr. King regarding the one-year date certain time period, time and expenditure considerations for CDBG program administration purposes, and the use of \$225,000 for engineering purposes, which will be completed by 2008 with proposals being sent out thereafter.

In response to Mayor Johnson, City Manager King stated that they do not know the specifics of the potential funding through the County as it relates to their budget process and there are no guarantees at this time.

Discussion ensued between Council Member Hansen, City Manager King, and Mr. Goehring regarding the \$225,000 covering the design related expenditures, time frame for construction design in conjunction with community fund raising efforts, and the ability to raise \$500,000 in 12 months.

In response to Council Member Hansen, Mr. Goehring stated they will be reviewing sponsorship and naming opportunities at the next Committee meeting.

PUBLIC COMMENTS:

- Jack Fiori spoke in favor of applying CDBG funding toward Grape Bowl improvements, stating he has received positive communications regarding donations and naming rights.

In response to Mayor Johnson, Mr. Goehring stated there are consulting firms that will look at facilities for possible marketing purposes. City Manager King stated he anticipates the \$60,000 maintenance cost will remain the same or go up after improvements are made. He stated Phase I improvements are for ADA issues only and do not address field improvements. City Attorney Schwabauer stated the ADA does not require immediate compliance, only reasonable progress, to meet obligations for steady progress.

Discussion ensued between Council Member Hansen and Mr. Goehring regarding the possibility of field maintenance after Phase I improvements.

In response to Mayor Johnson, City Manager King stated currently there is no in-kind contribution from the San Joaquin Land Company.

In response to Council Member Hansen, Mr. Wood stated there would be approximately \$400,000 for other requests if the \$225,000 is dedicated to Grape Bowl improvements and there is a chance that requests may not be filled in their entirety or with a reduced amount.

Discussion ensued between the City Council regarding the Family Resource Center pre-development and the time delay for Council to donate the land, audit recommendations for CDBG funding, reasonable and timely requests, prioritizing projects, and staff recommendations.

In response to Council Member Hitchcock, Mr. King stated the City may be able to request a written commitment from the County regarding potential funding, if the \$225,000 is designated by the Council, but is not sure of exactly how much.

Discussion ensued between City Manager King, Mayor Johnson, Council Member Hansen, and Mr. Hatch regarding the value of the \$40,000 being paid to the County for CDBG program administration. Specific topics of discussion included levels of service, potential of in-house administration, total program administration costs caps, plan development for County-wide use, staggering payment options for County services, and determination by HUD of 20% figure for program administration costs and service level expectations.

- Myrna Wetzel spoke in favor of community fundraising efforts for the Grape Bowl improvements and suggested targeting both small and large donors.
- Robina Asghar, representing the San Joaquin Community Partnership for Families, stated the reason the \$45,000 remained unspent from the previous year's allocation was because the Partnership had not yet received a land lease commitment from the Council at the time.

**C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS**

None

**D. ADJOURNMENT**

No action was taken by the City Council. The meeting was adjourned at 8:16 a.m.

ATTEST:

Randi Johl  
City Clerk



**CITY OF LODI  
COUNCIL COMMUNICATION**

**AGENDA TITLE:** Review of Community Development Block Grant and HOME Program Funding Requests for the 2007/08 Program Year and Conceptual Strategy for Phase I Funding of Grape Bowl Improvements Using Partial CDBG Funding.

**MEETING DATE:** February 27, 2007

**PREPARED BY:** Community Improvement Manager

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**RECOMMENDED ACTION:** Receive information regarding Community Development Block Grant (CDBG) and HOME Program funding requests that have been received for the 2007/08 Program Year, and a conceptual strategy for Phase I funding of Grape Bowl improvements using partial CDBG funding.

**BACKGROUND INFORMATION:** The City Council is set to conduct a Public Hearing on March 7, 2007 to review and approve proposed recommendations for use of 2007/08 CDBG and HOME Program funding.

The City anticipates receiving \$610,460.00 in CDBG funds and \$263,675.00 in HOME funds from the Federal government in the coming fiscal year. This represents a 15% reduction in CDBG funds from what was received in 2006/07. To supplement the 2007/08 allocation from HUD, and additional \$40,600 in CDBG funds is available for reallocation from unused projects for services from previous years. After an application period that ran from December 6, 2006 to January 12, 2007, the City received a total of 19 applications requesting a total amount of \$2,035,420.

A list of the applicants, their funding requests, a brief description of their proposed project or service, and any special concerns is attached as Exhibit A. In our review of those applications to this point, the following issues have been identified and will be considered in the recommendations for funding.

- **Timely expenditure of funds.** In order for the City to continue to receive CDBG and HOME funding, projects must be ready to proceed within three months of the grant award, with funding generally spent within the fiscal year.
- **Administrative capacity.** All organizations receiving funding must be prepared to administer their grants in accordance with the program regulations, which require collecting beneficiary data for all participants, complying with federal wage requirements for construction projects, and expending funds in a timely manner.

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APPROVED:   
Blair King, City Manager

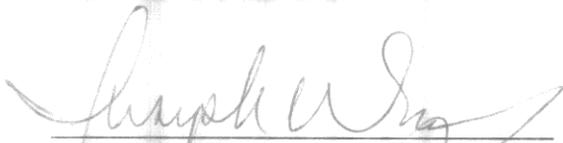
In order to proceed with final recommendations, there also needs to be some discussion regarding the proposed use of CDBG funding for the Grape Bowl ADA Improvement project, as it represents a sizable portion of our funding allocation and a decision whether to use CDBG funds for that project will determine whether other projects are recommended for funding. The only eligible use of CDBG funds for the Grape Bowl facility is for the removal of architectural barriers to accessibility for the disabled and for senior citizens. A total of \$225,000 is being requested for the initial design and engineering for the first phase of a project to renovate the entrance to the Grape Bowl facility, which will eliminate those existing architectural barriers. The City's CDBG funds would not be the only funding proposed for Phase I improvements. Phase I funding is anticipated to be a three-part combination of our CDBG funds, County funds, and private donations, with the City's CDBG funding being the cornerstone of the funding proposal.

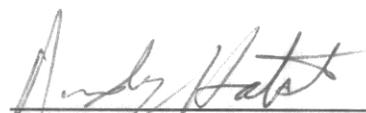
Also of note is funding for Program Administration. HUD Regulations allow for a maximum of 20% of the allocation to be set aside for Program Administration activities. A total of 6% of the total CDBG allocation from HUD is taken by the County for the overall administration of the program before funds are distributed to the jurisdictions. Lodi's share of those administrative funds that are used by the County is approximately \$40,000. Our request for \$85,464, equal to 14% of the City's total allocation, is being requested to cover our local costs of administering the CDBG and HOME Program activities, including contract staffing services. A line item budget is attached as Exhibit B to identify where those Program Administration are intended to be used. While the 6% that the County takes for program administration costs is modest in dollar terms, it is worth discussing if the City is getting it's dollars worth for that estimated \$40,000 or whether the City should consider becoming an entitlement community to receive the CDBG funds directly from HUD. There is one year left in the City's Cooperation Agreement with the County to participate as part of the Urban County designation.

One other funding request of note is to San Joaquin Fair Housing for mandated fair housing services. These services are mandated by HUD and also referenced in Lodi's Housing Element. In San Joaquin County, each participating jurisdiction and the City of Stockton as an entitlement community, pay a fair-share allocation to one central agency, San Joaquin Fair Housing, to provide the services for housing discrimination, harassment and tenant/landlord disputes. If funding is not provided to the Fair Housing agency, those services would then need to be provided by the City. The request for \$25,565 represents Lodi's fair-share contribution for 2007/08. It has been noted however, that in the past year San Joaquin Fair Housing has been identified as a slow performer in the expenditure of their funds. Currently, all of their 2006/07 funding remains unused. In an effort to better manage the allocations in regards to the timely expenditure of funds, it is likely that our recommendation will be to reallocate their 2006/07 funds and either reduce their funding request or reallocate program income to cover their allocation, as that would free up more of our current allocation for other projects or services and would not count against our overall balance of funds, and therefore would not calculate into our allowable carryover which determines the timely expenditure of funds.

**FISCAL IMPACT:** N/A

**FUNDING AVAILABLE:** N/A

  
\_\_\_\_\_  
Joseph Wood  
Community Improvement Manager

Concurred:   
\_\_\_\_\_  
Randy Hatch  
Community Development Director

Attachments

cc:

# City of Lodi CDBG Applications Received

EXHIBIT A

Project - Organization	Project Description	Activity Type	Fund Request	Comments/Concerns
<b>Fair Housing Services</b> San Joaquin Fair Housing	Provide required fair housing services, including telephone hotline for tenants and landlords, investigation of complaints, and fair housing testing.	Public Service	<b>\$25,565</b>	All of Fair Housing's 2006-07 funding currently remains, indicating a timely expenditure issue. May want to reduce 2007 funding by amount expected to be left over from 2006. <b>Alternative: Fund with Program Income.</b>
<b>Scholarship Program</b> Lodi Sports Foundation	Promote and provide partial scholarships to low-income youth for Lodi Parks and Recreation Department programs.	Public Service	<b>\$7,500</b>	Some beneficiaries are outside Lodi city limits. Significant promotion of program will be needed to expend all funds. Program would likely continue to need City funding to continue operating at this level.
<b>Food Distribution Programs</b> Second Harvest Food Bank	Provide support for the administration of the Food Assistance, Senior Brown Bag, and Food 4 Thought Programs.	Public Service	<b>\$10,000</b>	Program expansion is small (3 percent or 50 households). Reduction in City funding will result in decline in quality of food, but quantity would likely remain the same.
<b>Mobile Farmer's Market/ Nutrition on the Move</b> Emergency Food Bank of Greater Stockton	Combine a mobile farmer's market with an educational nutrition program to encourage fruit and vegetable consumption for lower-income households.	Public Service	<b>\$3,960</b>	Collaborative program depends on regional funding, but is not being recommended for funding by SJC or Stockton. Without funding from all jurisdictions, project would likely not be implemented as described.
<b>Newspapers at Home Outreach Program</b> Lodi News-Sentinel	Provide free newspapers to low-income families whose children use the newspapers for educational assignments.	Public Service	<b>\$19,824</b>	Do not have a procedure for collecting income or demographic info for all beneficiaries, and it is not clear if LUSD will approve collection of income data. Administrative capacity low. Did not provide appropriate non-profit documentation.
<b>Senior Nutrition Services</b> Senior Service Agency of SJC	Provide nutritious home-delivered meals, or meals at a congregate site, to Lodi seniors five days per week.	Public Service	<b>\$11,180</b>	Unclear how many residents would be served by the program on an annual basis. Funding will only maintain level of service. Administrative capacity uncertain.
<b>Foster Children Counseling</b> VBR Foundation	Provide a counseling program for children recently placed in foster care, including individual and group counseling for attachment disorders and anger management.	Public Service	<b>\$10,000</b>	Dependent on recruiting several foster families within Lodi. Necessary program start-up time may cause problems with timely expenditure. Per capita expenses high. Administrative capacity uncertain.
<b>Handicap Ramp Retrofitting</b> City of Lodi Public Works Department	Install ADA-accessible curb ramps in CDBG target areas to improve accessibility for the disabled and the elderly.	Public Facility	<b>\$250,000</b>	Project will not be completed within the fiscal year, and any delays would negatively impact the City's timely expenditure of funds. <b>Alternative: Fund either Handicap Ramps or Grape Bowl, but not both.</b>
<b>Site Improvements</b> Lodi Boys and Girls Club	Improve the facility by replacing front floors, upgrading the telephone system, purchasing 10 computers, and wiring the building for Internet access.	Public Facility	<b>\$37,600</b>	Construction costs do not account for payment of prevailing wage, and may be unrealistic. No timeframe for project completion. Chance that they will not serve primarily low-income youth. Track record of complying with federal regulations and City agreement policies is poor.
<b>Site Improvements</b> Salvation Army	Make facility improvements related primarily to code compliance, including adding a bathroom and handicap access ramp and demolishing an existing structure.	Public Facility	<b>\$325,553</b>	Unclear how prior-year excess funding of approximately \$17,000 will be spent. Construction schedule is unrealistic, but project may be completed within the fiscal year.

**EXHIBIT A**

<b>Blakely Park Improvements</b> City of Lodi Parks and Recreation Department	Improve the Blakely Park pool by installing a new pool deck to improve safety and durability.	Public Facility	<b>\$100,000</b>	Requested funds exceed the estimated project total. Current Parks and Recreation Department projects are behind schedule.
<b>Grape Bowl Accessibility Improvements</b> City of Lodi Parks and Recreation Department	Construct a new accessible entrance at the west end of the stadium, and also improve bathrooms for handicap accessibility.	Public Facility	<b>\$225,000</b>	Estimate for project is \$1.2 million; unclear where other funding would come from. Without other funding commitments, project is unlikely to move forward within the next year. Only the removal of architectural barriers to accessibility is allowed using CDBG funds. <b>Alternative: Fund either Grape Bowl or Handicap Ramp Project, but not both.</b>
<b>Facility Expansion</b> Emergency Food Bank of Greater Stockton	Construct a new food pantry, nutrition center, and administration building; demolish old facilities located in the warehouse.	Public Facility	<b>\$19,032</b>	Dependent on funding from all cities in SJC, but SJC and Stockton are not recommending funding. Project is unlikely to move forward within the next year.
<b>Lodi Family Resource Center Pre-Development</b> Community Partnership for Families of San Joaquin	Fund predevelopment expenses associated with a new location, including architectural and engineering services.	Public Facility	<b>\$193,540</b>	Project total is estimated at \$1.5 million; other funding commitments are not clear, but construction is currently dependent on an additional \$345,000 from the City of Lodi and \$300,000 in private funds. Past funds received have not been expended in a timely manner.
<b>Lodi Community Center Facility Improvements</b> SJC Human Services Agency	Improve the Community Center site by adding a parking lot and recreational area near the basketball court currently being constructed.	Public Facility	<b>\$159,202</b>	Project was funded in 2006; since then, costs have doubled. 2006 project funding was split with SJC, but this request assumes all funding from Lodi. Timely expenditure of funds has been an issue. <b>Alternative: Fund half of project cost \$79,601, with balance coming from SJC.</b>
<b>Library Improvements</b> Lodi Public Library	Remodel the public children's restrooms and staff restrooms to comply with ADA standards.	Public Facility	<b>\$48,000</b>	No timeframe for project completion. Did not consider paying prevailing wages, which may increase cost significantly. 2006 funding has not yet been spent.
<b>Library Improvements</b> Lodi Public Library	Replace the current front entrance ramp with a ramp that meets ADA accessibility standards.	Public Facility	<b>\$19,000</b>	Funding request is significantly larger (\$5,000) than the project estimate, and other planned use of funds is unclear. No timeframe for project completion. Did not consider paying prevailing wages. 2006 funding has not yet been spent.
<b>Senior Housing Acquisition</b> LOEL Foundation	Acquire a 5-unit building in a CDBG target area for permanent use as senior low-income housing. LOEL currently leases the building for senior housing.	Acquisition	<b>\$485,000</b>	Per-unit cost is high (\$97,000). Funds would be expended in a timely manner.
<b>Program Administration</b> City of Lodi	Administer the CDBG grant in accordance with federal regulations.	Planning and Admin	<b>\$85,464</b>	Administration is calculated at 14 percent of anticipated grant total of \$610,460.
<b>TOTAL FUNDING</b>			<b>\$2,035,420</b>	

## EXHIBIT B

### CDBG Program Administration Budget

#### Personnel Costs

Community Development Staff	\$25,000
Contract Services – PMC	\$55,000

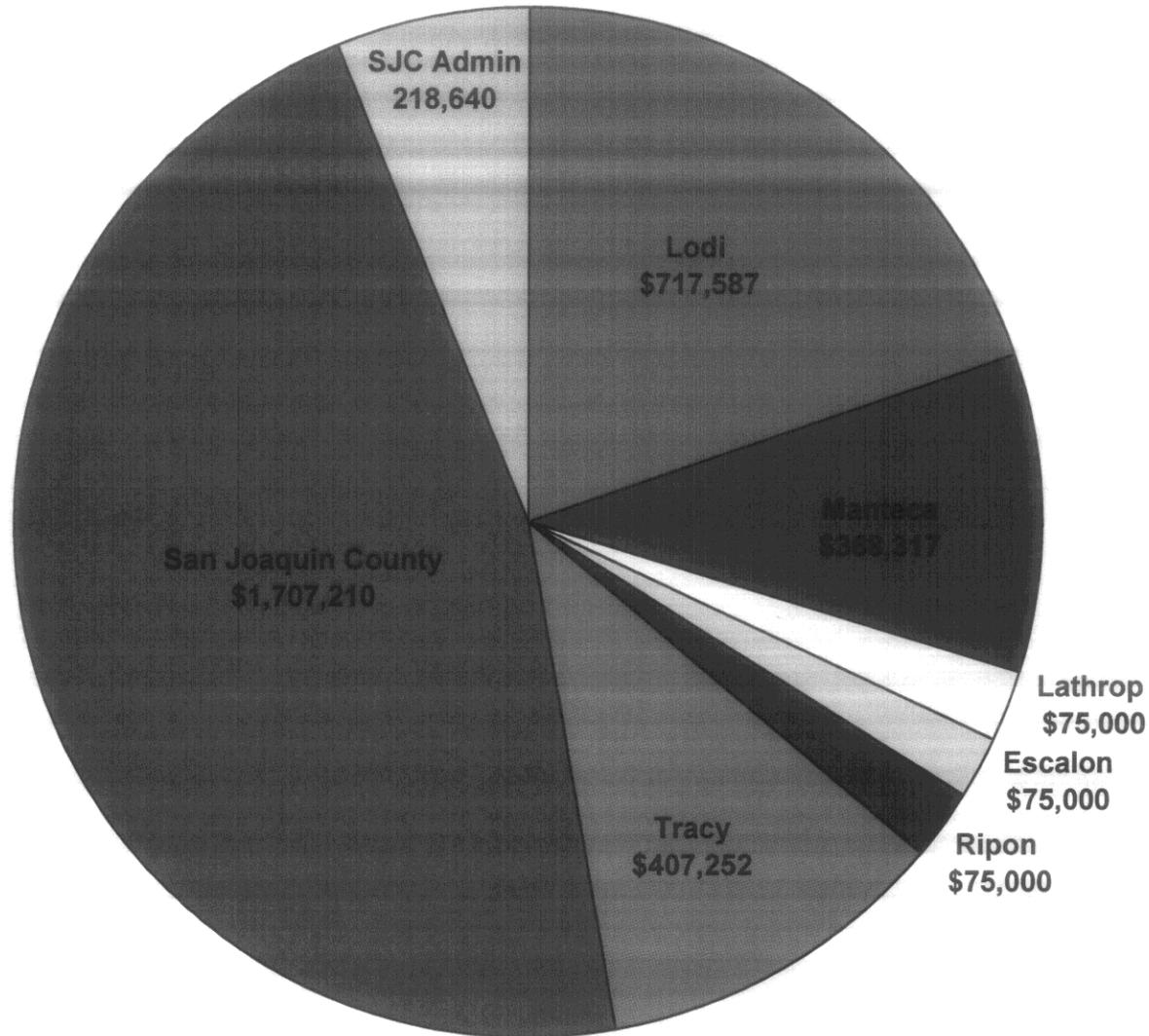
#### Materials & Supplies Costs

Advertising	\$ 3,000
Supplies	\$ 1,500
Training/Workshops	\$ 964

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TOTAL	\$85,464
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**San Joaquin County CDBG Distribution (2006-07 Allocations)**  
**Total: \$3,644,006**



**Proposed Grape Bowl Interim Work Plan**

	<u>City</u>	<u>District</u>
1. Address tripping hazards at all bleacher step approach locations.		N/C
2. Inspect and repair all handrails on the south side of Stadium as needed	C	
3. Remove all old concrete from boards with nails/backfill with clean soil	C	
4. Raise electrical box to eliminate tripping hazard west of Press Box		N/C
5. Install insulation on P-traps at south side handicap-accessible restrooms	C	
6. Re-paint handicap markings under the press box/install seating grab bars	C	
7. Inspect restroom stairways for dry rot & needed replacement	N/C	N/C
8. Address all components of chain link fencing	C	
9. Grind existing asphalt east of Press Box to provide smooth travel surface		N/C
10. Contractor installed handrail @ east & west ends of southeast bleacher section		N/C
11. Install handrail at southwest corner bleacher, adjacent to light tower		N/C
12. Add bottom rail to existing guard rail along south side lower walkway	N/C	N/C
13. Southside concession stand – Retrofit section of existing counter top to meet ADA standards		N/C
<b>VALUE of Work per Participating Party</b>	<b>\$5,000</b>	<b>\$28,000</b>

# LODI GRAPE BOWL PHASE I FUNDING STRATEGY

## Three-pronged Approach:

1. City of Lodi 2007 CDBG entitlement:	\$225,000
2. Initial Supervisor Discretionary Fund allocation:	\$250,000
3. Second Supervisor allocation (Year 1):	\$200,000
4. Supplemental Supervisor allocation (Year 2):	\$200,000
5. Community Donation Expectation:	\$500,000

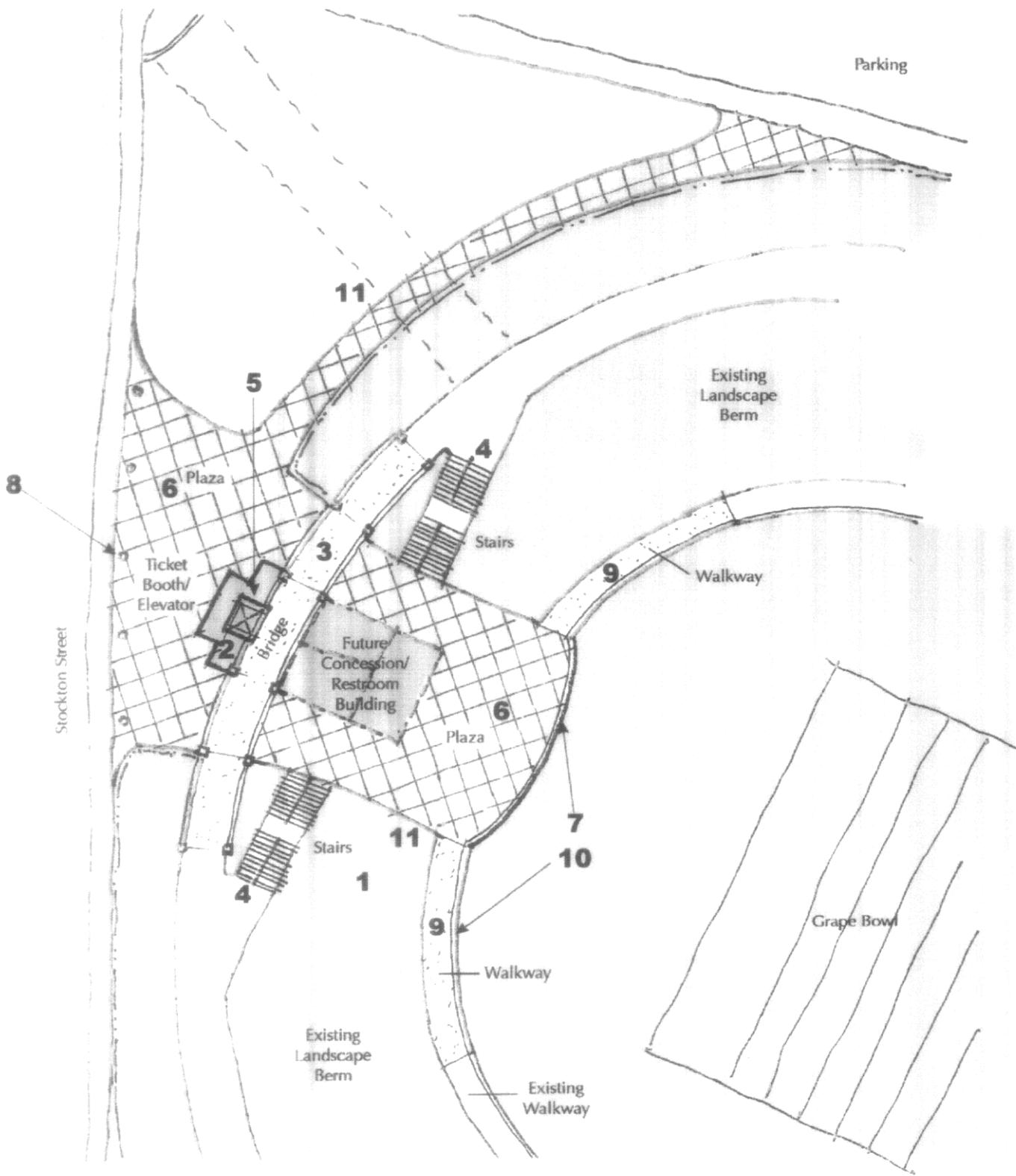
## Important Considerations:

1. *Community contribution to be raised within 12 months to complete Phase I*
2. *Phase I will address most significant disabled accessibility issues*
  - *Alternatives to existing unsafe access ramps – Plaza*
  - *Elevators*
  - *Walkways*
  - *Path of travel*
  - *Disabled accessible restrooms*
  - *Ticket booth*
3. *Phase I will not address field improvements or its functionality*

**GRAPE BOWL FOOTBALL STADIUM  
 PHASE I – RENOVATION DESIGN & CONSTRUCTION  
 ENGINEER'S ESTIMATE  
 JANUARY, 2007**

Description of Work	Quantity	Unit Cost	Total Cost
<b>1. Plans and Specification – Phase I (Architecture and Engineering Fees)</b>			<b>\$225,000.00</b>
2. Clearing & Grubbing Site Preparation	5800 CY	8.62	\$50,000.00
3. Restroom, Elevator, Ticket Office Bldg	500 SF	400.00	\$200,000.00
4. Bridge Structure	2600 SF	125.00	\$325,000.00
5. Concrete Stairs	1120 SF	25.00	\$28,000.00
6. Elevator	1 EA	120,000	\$120,000.00
7. Plaza Area	12,000 SF	8.00	\$180,000.00
8. Concrete Walkways	2500 SF		\$20,000.00
9. Railing/Handrails	LS	20,000	\$20,000.00
10. Lighting	LS	70,000	\$70,000.00
		Construction Sub-Total:	\$1,238,000.00
		25% Contingency:	309,500.00
		<b>Estimated Construction Total:</b>	<b>\$1,547,500.00</b>

*\*Note: Estimates do not include field improvements*



**City of Lodi Grape Bowl Entry**

Not to Scale

## PHILANTHROPY

The effort or inclination to increase the well-being of humankind, through charitable aid, donations or other acts of charity.

From the Latin *philanthrōpia* and the Greek *philanthrōpos*, both meaning 'love of humankind.'

*Philanthropy is almost the only virtue which is sufficiently appreciated by mankind.*  
~Henry David Thoreau

## WHAT IS A COMMUNITY FOUNDATION?

A community foundation is a charitable trust that pools assets from donors to support charitable activities in the local community. The community foundation manages the funds for donors to be distributed as the donor wishes. It also can offer grants to local groups and organizations and can link local donors with local charitable causes.

## ABOUT THE LODI COMMUNITY FOUNDATION

The Lodi Community Foundation (LCF) was established in October 2005, but has already begun to contribute to the Lodi community by providing interested individuals, families, and organizations the opportunity to make their gifts impact the Lodi community forever.



### **Lodi Community Foundation**

P. O. Box 2278

Lodi, CA 95241-2278

*Lodi Community Foundation (LCF) is an umbrella fund under the Sacramento Region Community Foundation. Donations to LCF or funds established under LCF are tax-deductible to the fullest extent allowable by the law.*

*Uniting to  
Build a  
Sustainable  
Community*



## ENHANCING OUR COMMUNITY:

The Lodi Community Foundation (LCF) has been established to help accomplish the philanthropic goals of our community more *effectively, efficiently, and in a sustainable manner.* This is a joint endeavor and we need you to make LCF and our community a true success

- 1. Effectiveness:** it is created by local people for local causes; meets diverse needs in the community; and utilizes specialists in personalized charitable giving.
- 2. Efficiency:** it ensures charitable gifts go where donors want; distributes grants where they are most needed; and pools assets together in multi-purpose funds.
- 3. Sustainability:** it builds a community endowment; helps donors express their long-term interest in the community; and is an established institution that endures into perpetuity.

### *Ways to USE LCF*

- ◆ *Contribute to the LCF General Fund to support the most pressing current and future needs of the Lodi community*
- ◆ *Contribute to a Special Interest Fund at LCF (i.e. the Arts, Education, etc.)*
- ◆ *Create a Designated Fund to support a specific organization or a specific cause*
- ◆ *Create a Donor-Advised Fund to allow for ongoing involvement and the ability to make recommendations for grants*
- ◆ *Create a Scholarship Fund for our youth*

*It is every man's obligation to put back into the world at least the equivalent of what he takes out of it.*  
~Albert Einstein

### HOW LCF HELPED THE DOUGH FAMILY\*

John and Jane Dough had always believed that educating the people of Lodi about grapes was an important part of their community. They had supported the Grape Education Center for years, but were worried about the future of grape education in Lodi.

The Dough family set up a fund under the Lodi Community Foundation (LCF) where they designated 5% of the balance to go towards grape education and the Grape Education Center on an annual basis. The remaining balance of their gift accrued interest throughout the year and LCF was there to carry out the wishes of the Dough family into perpetuity.

Even if the Grape Education Center stopped working, the board of directors at LCF could ensure the vision of the Dough family would live on by distributing the proceeds to benefit other grape education efforts in Lodi.

Opening a fund at LCF ensured the Dough family that their cause would always be supported. What issue in the Lodi community is important to you?

*\*This is a fictitious case study for illustrative and educational purposes only.*

## Support the Lodi Community Foundation

### THE PLEDGE

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_

Amount: \_\_\_\_\_ Check #: \_\_\_\_\_

- Yes, I would like to make a gift of \$ \_\_\_\_\_ (enclosed) to the LCF.
- I would like this gift to be anonymous
- You may contact me at the above phone number about other ways to donate to the LCF.

Please make checks payable to:

**Lodi Community Foundation**  
**P. O. Box 2278**  
**Lodi, CA 95241-2278**

*All gifts are tax-deductible.*

You will receive an acknowledgement letter to be used for tax purposes.

# Lodi Grape Bowl

[www.savethegrapebowl.org](http://www.savethegrapebowl.org)

## The History

The Lodi Grape Bowl was built in 1940 in the depression era by the W.P.A. (Works Progress Administration). The cost of construction of the stadium was about \$150,000.00. The city of Lodi contributed \$15,000.00 of the total cost.

Over the last 65 years the stadium was used for motorcycle and midget car races, countless football games, entertainers like Lawrence Welk, parade reviews and high school graduations.

In 1950, 23,000 people jammed into the stadium to watch the widely publicized football

game between the College of the Pacific and the University of California. The game was a battle of two great quarterbacks, COP's Eddie LeBaron against UC's Bob Celeri. Since that time, many other students and athletes have grazed the Lodi gridiron and have made this community proud.

Today the Grape Bowl has limited uses; Lodi and Tokay High football, Pop Warner football, band review and high school graduation. The stadium does not comply with the Americans with Disabilities Act ("ADA") and California Building Codes and has numerous public safety concerns.

## The Challenge

The Grape Bowl and all of its facilities including the stadium, concession booths, restrooms, field house, press box and parking lot have been determined to be out of ADA compliance.

Major deficiencies include:

- The lack of accessible path of travel and safe exit ways requiring an inter-connected path to bleachers, concession, restrooms, field house, parking lot and field

- Ramps that are too steep
- Cross slopes exceeding 2%
- Grade elevations and unpaved or deteriorated asphalt that create tripping hazards and inaccessibility
- Damaged bleacher stairs
- Dilapidated and inaccessible restrooms, concession stands and field house

## The Campaign

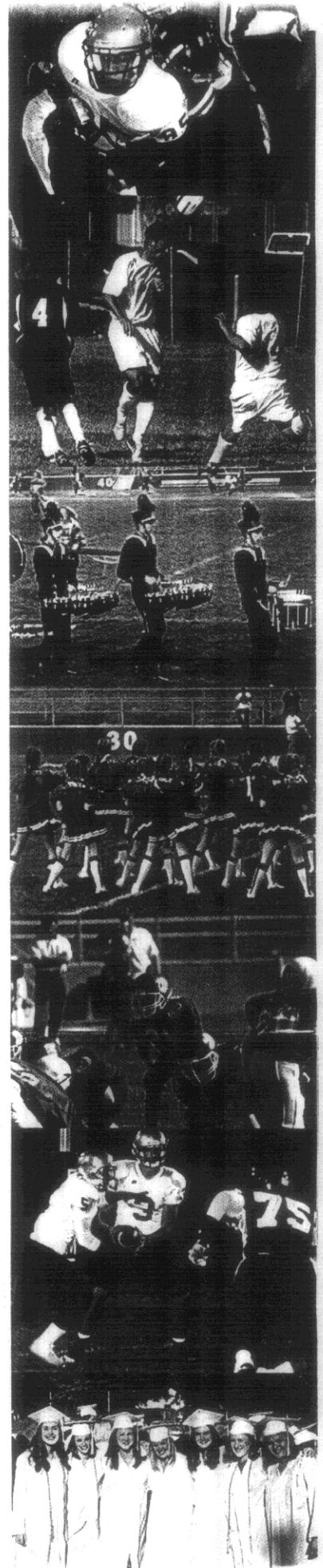
The Lodi City Council appointed an Ad-hoc Committee to pursue potential funding for the Lodi Grape Bowl renovation. The Committee reviewed numerous funding alternatives including:

- 1/4¢ Sales Tax
- Parcel Tax on Property
- Redevelopment Project area
- User Fees
- Donations from Lodi Residents and the surrounding area

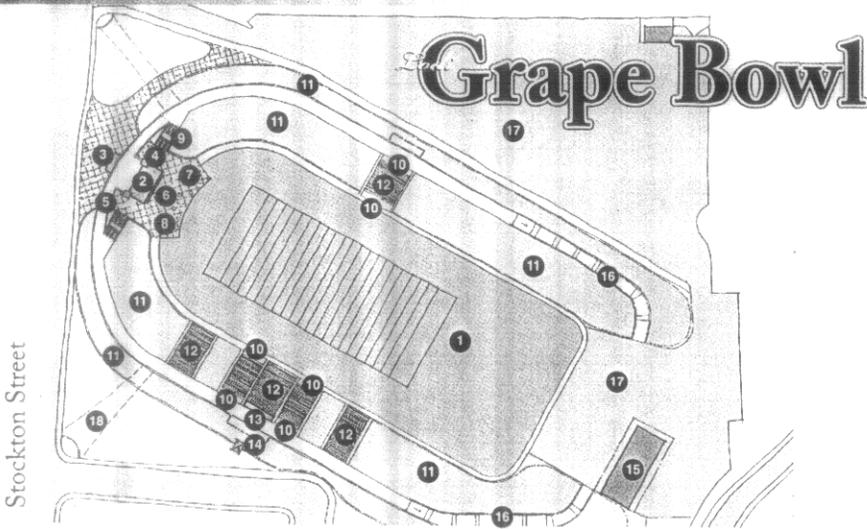
The Committee chose to pursue the donation route and asked the Lodi City Council to give them one year to accomplish its goal.

The cost to deliver a fully compliant and upgraded Grape Bowl facility is estimated at between 6 - 8 million dollars. We are not just building a facility... we are enhancing our entire community. The stadium and its services will ensure health and wellness, preserve a Lodi tradition, enhance community spirit, restore a family entertainment venue, attract tourists, retirees, and enhance real estate values. The stadium will be a unique asset for everyone, providing a venue for our youth to compete and a place for families to relive old memories as well as create new ones.

***Give Today So Our Youth Can Play Tomorrow!***



## The Renovation



- 2 Two-story Concessions - Restroom Building
- 3 Ticket Booth
- 4 Elevator
- 5 Bridge
- 6 Scoreboard
- 7 Plaza
- 8 Eating Area
- 9 Stairs
- 10 ADA Seating
- 11 Landscape Berm
- 12 Existing Bleachers
- 13 New Accessible Press Box
- 14 Remove Existing Restrooms
- 15 Renovate Existing Field House
- 16 Re-contour Existing Berm for New ADA Ramp
- 17 Existing Parking Lot
- 18 Remove Existing Ramp

## The Committee

Please join the "Save the Grape Bowl" Steering Committee in our efforts to save this unique Lodi landmark. With your help we can reach our goal!

- Jack Fiori
- Randy Snider
- Dennis Bennett
- Frank Alegre
- Steve Coldani
- Don Bricker
- Jim Taylor
- Dave Stennick
- Ed DeBenedetti
- Bob Shepard

Contact Jack Fiori at our Hotline

**209-333-5557**

Please fill out the Pledge Form on reverse

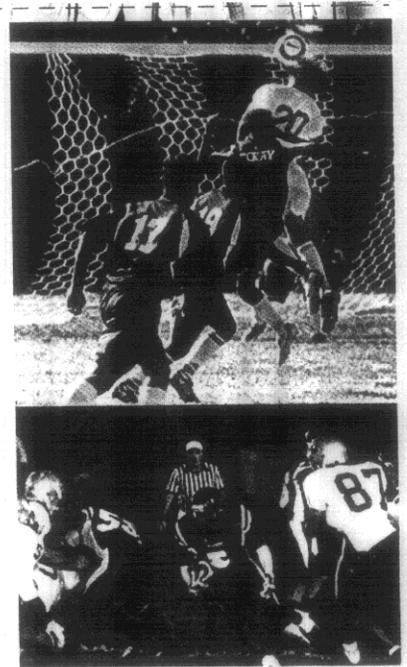
### Make your pledge today!

*Please make checks payable to:*

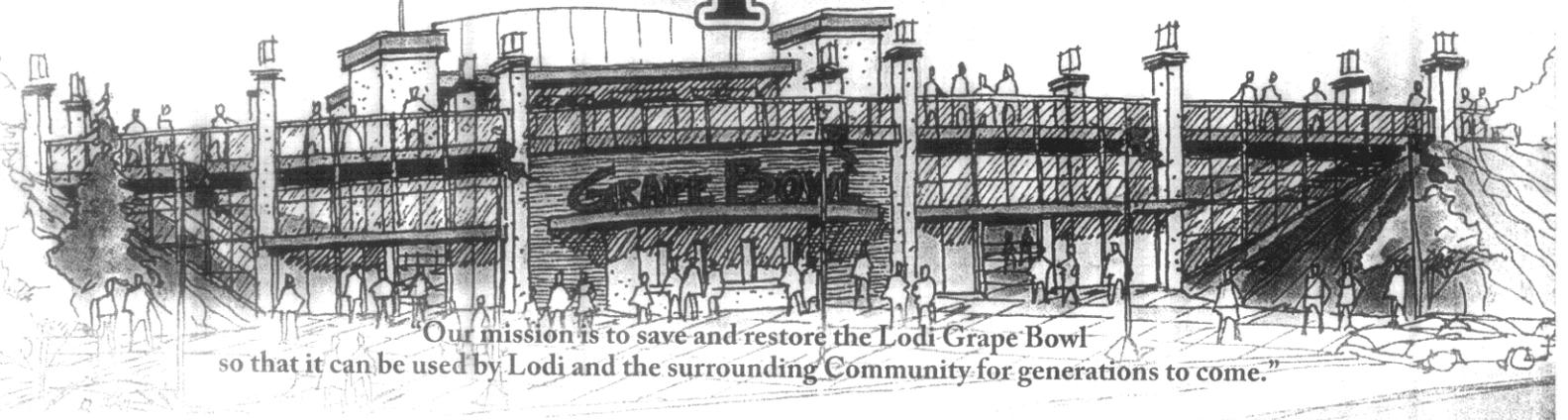
Lodi Community Foundation  
Save the Grape Bowl

P.O. Box 2278  
Lodi, CA 95241-2278

[www.savethegrapebowl.org](http://www.savethegrapebowl.org)



# Save the Lodi Grape Bowl



Our mission is to save and restore the Lodi Grape Bowl so that it can be used by Lodi and the surrounding Community for generations to come."