

CITY COUNCIL MEETING  
SEPTEMBER 17, 1986

34

PUBLIC HEARINGS

CC-6  
CC-55

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Reid called for the Public Hearing regarding the proposed Hotel Lodi Renovation Project.

HOTEL LODI  
RENOVATION PROJECT

The matter was introduced by Community Development Director James Schroeder.

The history of the project and a CDBG Program Chronology of Events regarding the project were presented for Council's perusal.

Mr. Schroeder presented a letter that had been received from Mr. Robert Stone, Program Manager, State of California Department of Housing and Community Development, which read as follows:

"I am writing in response to your inquiry about the status of our SUHRP loan commitment for the Hotel Lodi should the City of Lodi fail to provide the financial assistance to this project described in your SUHRP application.

In brief, our commitment does not hinge on the availability of the City funds. Should you be able to substitute private equity capital for these funds, and produce a project that is otherwise as approved last March, our commitment would still stand and the project could move forward.

The City's withdrawal of its financial participation would be extremely disappointing, especially in light of its previously stated support in the project's application, and at a convocation we attended which included city officials, businessmen and residents, on February 28, 1986, to encourage the State's approval. Even if the City's withdrawal did not render the Lodi Hotel project infeasible, the quality of the project otherwise potentially achievable may be decreased. This would be to the detriment of both the community and future residents after the Hotel's renovation.

Should you require further elaboration on this matter, please contact Russ Schmunk at 916-323-7244."

The following persons spoke on behalf of the project:

- a) Mr. David F. Beatty, Attorney-at-Law, McDonough, Holland and Allen, representing the developer of the proposed project, Daniels C. Logue.
- b) Mr. Jack Carter, 620 Turner Road, Lodi, feels that downtown merchants would be much better off if City has control of the project.
- c) Ms. Shirley Kleim, 216 East Oak Street, Lodi, presented a petition signed by 72 people in support of the project.
- d) Mr. Terry Knutson, 29 North Allen Drive, Lodi, stated that he believes that if City CDBG funds are kept in the City, the City will retain its control.
- e) Mr. John L. Barkley, Attorney-at-Law, 404 West Pine Street, Lodi, representing the property owner John Graffigna, stated that Mr. Graffigna is committed to sell the property and Mr. Logue is committed to buy. They will go forward with or without the City.

Speaking in opposition were:

- a) Mr. Clifford Nitschke, 62 Corinth, Lodi.
- b) Mr. Mike Lapenta, 1718 Edgewood Drive, Lodi, representing the Lodi Downtown Business Association.
- c) Ms. Judy Peterson, 40 Downtown Mall, Lodi, representing the Lodi Downtown Business Association.
- d) Mr. Randy Rosa', 35 South School Street, Lodi.
- e) Mr. Gene Walton, Attorney-at-Law, representing Travel by Charles, 220 West Pine Street, Lodi.
- f) Mr. David Rice, 10 North School Street, Lodi.
- g) Mr. Ron Haworth, 723 El Capitan, Lodi.
- h) Mr. Richard Woolstrom, Golden Era Hotel, South Main Street, Lodi.

Other persons addressing the Council on the matter were:

- a) Ms. Jody Dante, 224 Louie Avenue, Lodi.
- b) Mr. Bill Canepa, 131 South Orange Street, Lodi.

Mayor Reid closed the public hearing.

A lengthy discussion followed with questions being directed to Staff and to persons who had given testimony.

Council Member Hinchman then moved to withdraw the \$110,000 Community Development Block Grant Funds. The motion died for lack of a second.

Following additional discussion, on motion of Mayor Pro Tempore Olson, Pinkerton second, the Public Hearing was continued to the Regular Council Meeting of October 1, 1986.

The motion carried by the following vote:

Ayes: Council Members - Olson, Snider, and Pinkerton

Noes: Council Members - Hinchman and Reid (Mayor)

Council Member Snider then asked Mike Lapenta to have the Lodi Downtown Business Association consider the following questions:

- a) Would Logue and Graffigna consider an alternate project?
- b) If project goes forward as it is proposed today, would they (IDBA) want the City involved?

# COUNCIL COMMUNICATION

TO: THE CITY COUNCIL  
FROM: THE CITY MANAGER'S OFFICE

DATE

September 17, 1986

NO.

SUBJECT:

HOTEL LODI RENOVATION PROJECT

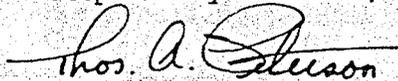
PREPARED BY: City Manager

RECOMMENDED ACTION: That the City Council receive public testimony on the Hotel Lodi Renovation Project and take action as deemed appropriate.

BACKGROUND INFORMATION: This matter has been before the City Council and the community now for several months. This is the third continuance of this public hearing, one at the request of the Lodi Downtown Business Association (LDBA) and twice at the request of the project developer. Attached is a packet of information assembled by the staff of the Community Development Department which presents, among other things, the chronology of events that have brought us to this point. Also enclosed with this agenda packet is a report prepared by the developer which addresses several aspects of the proposed project.

The Community Development Director will be prepared to present the staff report.

Respectfully submitted,



Thomas A. Peterson  
City Manager

TAP:br

attachment

COUNCO90

DECLARATION OF MAILING

On September 8, 1986 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 8, 1986, at Lodi, California.

\_\_\_\_\_  
ALICE M. REIMCHE  
City Clerk

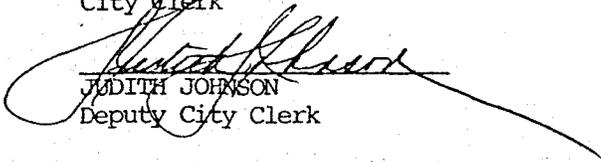
  
\_\_\_\_\_  
JUDITH JOHNSON  
Deputy City Clerk

EXHIBIT A

NOTICE OF CONTINUED PUBLIC HEARING

THE CITY COUNCIL OF THE CITY OF LODI  
WILL CONDUCT A CONTINUED PUBLIC HEARING TO RECEIVE  
PUBLIC INPUT REGARDING THE PROPOSED  
HOTEL LODI RENOVATION PROJECT

NOTICE IS HEREBY GIVEN that on Wednesday, September 17, 1986 at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a continued public hearing in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to receive public input regarding the proposed Hotel Lodi Renovation Project.

The Hotel Lodi Rehabilitation Project will be a public-private partnership project, incorporating participation of the following public and private entities and programs: City of Lodi-Community Development Block Grant; State of California Office of Housing and Community Development-Special User Housing Rehabilitation Program; The Savings Association Mortgage Company (SAMCO); and the Daniels C. Logue Development and Construction Company of Sacramento.

Upon completion the Hotel Lodi, located at the corner of School and Pine Streets, will provide 110 furnished residential rental units available to low and moderate income persons.

If you are interested in further information, please contact Rick Barnum, Associate Planner, City of Lodi Community Development Department, 221 W. Pine Street, Lodi, or call 333-6711.

All interested persons are invited to present their views on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements

may be made at said hearing.

If you challenge the subject matter in court you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk at, or prior to, the Public Hearing.

By Order of the Lodi City Council.

*Alice M. Reinche*  
Alice M. Reinche  
City Clerk

Dated: September 17, 1986

UNITED STATES POSTAL SERVICE  
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE  
USE TO AVOID PAYMENT  
OF POSTAGE \$300



RETURN  
TO



*Miss M. Simke City Clerk*  
(Name of Sender)

*221 W. Pine*  
(Street or P.O. Box)

*Lehi, W 95246*  
(City, State, and ZIP Code)



Exhibit B

Terry Knutson  
Chairman  
UDID  
203 South School Street  
Lodi, CA 95240

Trella Arieda  
Chairman  
Sr. Citizens Commission  
1330 Midvale Drive  
Lodi, CA 95240

Charlene Lange  
Sr. Citizens Laison  
Hutchins Street Square  
Oak and Hutchins Street  
Lodi, CA 95240

Lodi News Sentinel  
125 North Church Street  
Lodi, CA 95240

David F. Beatty  
Attorney at Law  
McDonough, Holland and Allen  
535 Capital Mall, Suite 950  
Sacramento, CA 95814

(Sent Certified Mail, return receipt requested)

John Graffigna  
P. O. Box 388  
Lodi, CA 95241

Mike Lapenta, Chairman  
Lodi Downtown Business Assn.  
The Toggery  
28 South School Street  
Lodi, CA 95240

Daniels C. Logue  
Development and Construction Co.  
1001 6th Street, Suite 200  
Sacramento, CA 95814

Mailing list approved by City Attorney Stein, Community Development Director  
Schroeder and City Clerk Reimche

**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

STATE OF CALIFORNIA,

County of San Joaquin.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily, except Sundays and holidays, in the City of Lodi, California, County of San Joaquin, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953, Case Number 65990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Sept. 11, .....

all in the year 19..... 86

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this ..... 11th day of

Sept. .... 86  
....., 19.....

*[Handwritten Signature]*  
Signature

This space for the County Clerk's Filing Stamp

**Proof of Publication of**

NOTICE OF CONTINUED PUBLIC HEARING  
HOTEL LODI RENOVATION PROJECT

NOTICE OF CONTINUED PUBLIC HEARING THE CITY COUNCIL OF THE CITY OF LODI WILL CONDUCT A CONTINUED PUBLIC HEARING TO RECEIVE PUBLIC INPUT REGARDING THE PROPOSED HOTEL LODI RENOVATION PROJECT. NOTICE IS HEREBY GIVEN that on Wednesday, September 17, 1986 at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a continued public hearing in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to receive public input regarding the proposed Hotel Lodi Renovation Project. The Hotel Lodi Rehabilitation Project will be a public-private partnership project, incorporating participation of the following public and private entities and programs: City of Lodi - Community Development Block Grant; State of California Office of Housing and Community Development - Special User Housing Rehabilitation Program; The Savings Association Mortgage Company (SAMCO); and the Daniels C. Longue Development and Construction Company of Sacramento. Upon completion the Hotel Lodi, located at the corner of School and Pine Streets, will provide 110 furnished residential rental units available to low and moderate income persons. If you are interested in further information, please contact Rick Barnum, Associate Planner, City of Lodi Community Development Department, 221 W. Pine Street, Lodi, or call 333-6711. All interested persons are invited to present their views on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing. If you challenge the subject matter in court you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk at, or prior to, the Public Hearing. By Order of the Lodi City Council. ALICE M. REIMCHE, City Clerk. Dated: September 17, 1986. Sept. 11, 1986 - 6590

# TOKAY PLAYERS, INC.

P.O. Box 1014  
Lodi, CA 95241-1014  
(209) 368-2225



September 3, 1986

To the members of the Lodi City Council:

Due to the fact that several people have asked why Tokay Players hasn't expressed public opinion on the matter of the Hotel Lodi, we offer the following comments.

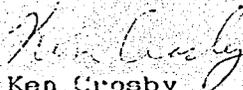
Three years ago, with a pressing need for a new location, we were lucky to find the long-vacant Hotel Lodi lobby and dining area available. With a lot of work from its volunteers we created a theatre. The special atmosphere of the building has been enjoyed by all who have attended our productions; many patrons recall either staying at the hotel or working there. It's surely unique among community theaters.

Obviously, our interests preclude us from speaking in favor of this recent proposal. We have more than \$12,000 invested in our theatre space, most of which could not be recovered should we have to move to a new location.

Mr. Graffigna has for many years given us much consideration and a very favorable tenancy agreement, and we can express nothing but gratitude to him for giving us the space to use. By charging us extremely low rent, we have managed to keep our budget in line; however, we have known for some time that our occupancy of the Hotel Lodi is subject to any future plans. We recognize that the building is in need of costly restoration and respect Mr. Graffigna's efforts to achieve that goal.

The board takes a neutral position on any other issues surrounding the proposed new use for the Hotel.

Yours truly,

  
Ken Crosby  
President, Tokay Players

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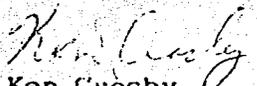
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Ken Crosby  
President, Tokay Players

RECEIVED

Dear Mr. Mayor and Members of the Lodi City Council:

DATE: 9/17/86

We the undersigned, being concerned citizens of Lodi, feel that the Hotel Lodi project is a just project and should be allowed to be completed for the following reasons:

Alice M. Reimche  
CITY CLERK  
CITY OF LODI

1. There is a definite need for low to moderate income housing in the city. There is not enough of this type housing especially for the senior citizens of Lodi, whom comprise most of the city's population. It is hard to find housing in town that is not only economical (under \$250.00 per month) but also kept in a livable condition (many landlords that rent at a cheap rate do not keep the property in shape).
2. Being in the downtown area would not only enhance the surroundings because the Hotel would be brought back to life and made a place of beauty instead of an eye-sore in the downtown area. It would also help to bring to life the dying downtown shopping. These people that would be on foot and within walking distance of the downtown shopping would be frequenting those places that are close at hand to purchase their needs (this including the restaurants in the area). Wouldn't it be nice to relocate the pigeons living on the second floor and repairing the open roof and moving in people that would appreciate that roof over their head? These are the people that are currently living in cardboard boxes, cars or just plain living in the open because they cannot obtain adequate housing and this is in our liveable city. It is too bad that people have to be branded a "low life" person just because of the unfortunate circumstances that have placed them in that position. Why not give someone a chance before you brand them.
3. It is not everyday that someone walks into town and is willing to put over 2.5 million dollars into a project to help the citizens of that town (especially to help those people needing this type of help). Maybe certain points of the project are undesirable and some have been changed already to meet the oppositions request such as bathrooms in every room along with kitchen-ets, we should instead of fighting get together to compromise and make sure that we do not loose this much needed project and help those people needing this help.

Sincerely,

Shilly Klein  
 Marie Grassano  
 Bea Borman  
 Pat Hansen  
 Dorothy Erickson  
 Ruby Grant  
 John Bredem  
 Laura M. Cates  
 Dolores N Rudser  
 Odeal Meier  
 Mae Goh  
 Ida Adams  
 Martha Pfeiffer

Gueda Stahl  
 Terlene L. Griss  
 Julia Rice  
 June Weirich  
 Helen A. McCoy  
 Bertha Schnable  
 Edward Zimmer  
 Elsie C. Preston  
 On one On one  
 Anna M. Baumgard  
 Millicent Simpson  
 Gene King

more on back

Anna Kasan

Mike Keenan

Vernon Goble

Wabeta Hoober

City of Los Angeles  
CITY CLERK

RECEIVED  
DATE

ALIA  
CITY CLERK

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Sincerely, Frieda Jobach

John + Bertha Lopez, Myrtle Eddridge  
Merlin Asterhoudt  
Violet Fanning  
Lynnie Fanning  
Betty Lund

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Sincerely,

Merl Fleckinger  
Marie Addington  
Olga Torpegaard  
Jessie M. Allen  
Lina Dea Medy  
Jaye B. Coe  
Contra Currier  
Emma Benflect  
G. Strand

Pansy Lee Chandler

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Sincerely,

*Mr. & Mrs. C. P. Stickland*  
*Hazel Christensen*  
*Gustave Tschritter*  
*Jack Baker* *Myrtle Barnes*  
*Edw. Prutton*  
*H. H. Cook*  
*Naomi Cook*  
*Anona Blomgren*  
*Mildred E. Hart*  
*Flo Emery*  
*Edna Childers*  
*Ann L. Lynch*  
*Patricia A. Dale*  
*John P. Dale*  
*Edw. Dudley*  
*Hilda Neal*  
*Kim Irvine*  
*Hilda Abbott*  
*Christ L. Walker*  
*Kathleen E. Eberhardt*  
*Ezra Daas*  
*Ratie Eckman*

W/ED  
12/11/17

To: Lodi City Council

RECEIVED

We the undersigned representing the Lodi Downtown Business Association, concerned merchants and citizens, go on record in opposition of the use of the Hotel Lodi as a ~~low~~ ~~income~~ housing project.

1996  
NOV 21 PM 1:17  
ALICE M. REIMCHE  
CITY CLERK  
FOR THE  
CITY OF LODI

This is in direct conflict to everything we have been taxed for as an Improvement District and will only serve to destroy our Downtown Lodi Community.

<u>Susan C. Boster</u>	<u>Newfields</u>
<u>Barry M. Stonerifer</u>	<u>Newfields</u>
<u>Maria Giodrich</u>	<u>Newfields</u>
<u>Laura Fox</u>	<u>Newfields</u>
<u>Jan Harris</u>	
<u>Jim Levrone</u>	<u>Newfields</u>
<u>Lorene Hoffman</u>	<u>Acampo</u>
<u>Don Horan</u>	<u>Lodi</u>
<u>Murray Horan</u>	<u>Lodi</u>
<u>Lena Baumstedt</u>	<u>317 N. Church St #1</u>
<u>Al Kramer</u>	<u>Newfields</u>
<u>Dilys Durbert</u>	<u>Lodi</u>
<u>Sadie B. Dauch</u>	<u>Lodi</u>
<u>W. Goodell</u>	<u>Lodi</u>
<u>Serraine Chouak</u>	<u>Sacramento</u>
<u>Bob Wood</u>	<u>Lodi</u>
_____	_____
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Dana Bietz  
Carole Ruff  
Jack Zeller  
Widya Edward  
Mary Ann Jaffe  
Sheryl Murrell  
Cindy Brantze  
Liz Stumpf  
Mary Ellen McConnel  
R. Curtis Beck  
J. H. Davis  
Karen Munro  
Lillian Skidmore  
John Sheridan  
Richard Coyn  
Fred Reynolds

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Bri Hanley

Joyce King

Stan L. Rupp

Dee Ellwein

Viola Sunday

Thomas Guilbana

Arata Guilbana

Cherylene L. Lora

Robert L. Lora

Laura Holley

8/19/86

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This is in direct conflict to everything we have been taxed for as an Improvement District and will only serve to destroy our Downtown Lodi Community.

Anna Meyer

131 So. Avena

~~Anna Meyer~~

"

Bob Meyer

14 1/2 W. Pine

Edie H. Butler

5 1/2 So School St.

Diane Costantini

30 Downtown Mall

Valerie L. Swinney

30 Downtown Mall

Mary Cole

30 Downtown Mall

~~Robert~~

14 S. School St.

~~Wm. Ford~~

14 S. School St

Steph Lee

111 N. Crescent

To: Lodi City Council

We the undersigned representing the Lodi Downtown Business Association, concerned merchants and citizens, go on record in opposition of the use of the Hotel Lodi as a [REDACTED] housing project.

This is in direct conflict to everything we have been taxed for as an Improvement District and will only serve to destroy our Downtown Lodi Community.

Kathy Ricci  
Addie Wittmayer  
Norma Harper  
Iva Brown  
Marten Brown  
Mary Tanner  
Karl Brown  
Sharon Bunker  
Lydia Beckhoff  
Linda Harvard  
Patricia S. Radotic  
Margaret Jensen  
Reborah Thomas  
Young Kyr  
Brie Reynolds  
Fred Reynolds

To: Lodi City Council

We the undersigned representing the Lodi Downtown Business Association, concerned merchants and citizens, go on record in opposition of the use of the Hotel Lodi as a ~~housing~~ housing project.

This is in direct conflict to everything we have been taxed for as an Improvement District and will only serve to destroy our Downtown Lodi Community.

Joe E. Carter  
Dario DeVin  
Randall R. Mitchell  
Math E. Russell  
B. Carroll  
Cherie Cox  
Tiffany Rock  
Jeff Mank  
Judith R. McCarrall  
Karlisa Lewis  
Joel Mear  
Kerry Reid  
Kale Cooper  
Melissa Lewis  
Cheri Tribayoff  
Debbie Myers  
Gay Johnson  
Lara Lathrop  
Edith Whick  
Jim Van

To: Lodi City Council

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Walt A. Smith

Barbara Wilber

Regina Rice

Raymond Wiggins

Ray J. Knight

Reginald A. Hunter

Sharon Bunsen

John Mark

Paula Stued

Walter Jones

Andrea Smith

Prerna

Cynthia Levin

Sumiya Okuhara

Jayce Hall

Joe Ann Wiggins

Cornel Wiggins

Marcus Wilson

Godwin (D. Wilson)

Karl H. Ramsey

Susan Schmeidt

Bob Ferguson

Gary Shroy

Stan For

Norma Lockman

Pat King

Dennis Walker

Joan Nipkow

Margaret Morrison

Derek Eaton

Jennifer Fritch

Phyllis Lemming

Charles Jennings

James Corrigan

R. Perroni

Jack Thurman

Marvin Hall

Jayce R. Hall

Marvin Hall III

Bonnie J. Schmeidt

Mallory Wiggins

Stan Bauer

Nena J. Bauer

To: Lodi City Council

We the undersigned representing the Lodi Downtown Business Association, concerned merchants and citizens, go on record in opposition of the use of the Hotel Lodi as a ~~low~~ income housing project.

This is in direct conflict to everything we have been taxed for as an Improvement District and will only serve to destroy our Downtown Lodi Community.

## Address

<del>James Johnson</del>	1511 S. Mills #139 Lodi
<del>Patricia Tempel</del>	445 E. Almond Av. #17
<del>Cesar Montano</del>	1600 W. Lockeford St
<del>Mary Hutchinson</del>	108 N. School St. Lodi Ca.
<del>Robert E. Kish</del>	427 W. Oak, Lodi Ca.
<del>Roger E. Lammle</del>	12 W. Oak St
<del>Jim Fick</del>	11 W. School St Lodi
<del>Lisa M. Borelli</del>	835 W. Harney Ln. #133
<del>Ron A. Westbrook</del>	1731 W. Tokay Lodi
<del>K.M. Higgins</del>	907 Elliot Pl. - Lodi
<del>St. Woodard</del>	101 N. Mills St.
<del>Eileen Woodard</del>	101 N. Mills Ave.
<del>Ann Kappmeyer</del>	429 Cedar St.
<del>Theresa S. S. S.</del>	446 1/2 Stillman Lodi
<del>Mark Reese</del>	4527 Diablo Pl. Skn.
<del>Shirley L. Johnson</del>	341 E. Locust St.
<del>Marlowe F. Weil</del>	210. Lockford Lodi Ca.
<del>Gene Doulli</del>	718 W. Pine St Lodi
<del>Dana Ashbaugh</del>	P.O. BOX 1172 Lodi CA 95241
<del>Linda Myrtle</del>	16 S. Washington #B, 95240
<del>Edward P. Mutoy</del>	720 Buckhorn Drive, Lodi
<del>Lorraine Whalen</del>	835 W. Harney Ln #128, Lodi
<del>Mary Ann O'Connell</del>	720 Buckhorn W. Lodi

141

To: Lodi City Council

We the undersigned representing the Lodi Downtown Business Association, concerned merchants and citizens, go on record in opposition of the use of the Hotel Lodi as a ~~low income~~ housing project.

This is in direct conflict to everything we have been taxed for as an Improvement District and will only serve to destroy our Downtown Lodi Community.

Aerina Adolf

Brenda Hensley

~~John Doherty~~

~~John Tuelbeck~~

Clyde E. McQueen

Grace M. Dockett

Paul Schaffer

Garnit Dwyer

Rich Martin

Merkel Tracy

Al Smith

Ray Ramos

Carol Marie Gray

~~John J. Patton~~

~~W. Woodard~~

Christie Tuffe

Mollie A. Hunter

Brenda Coleman

Edna Mantz

Ethel Lane

She Lagomarcino

Susan Baleri

Blanca Turold

Regina Mettler

Catherine Schwab

Deborah Bonini

Senise Leandro

Joseph Aderson

Les Ahlson

Melanie Manassera

Pat Manassera

Betty Hale

Vivit Bauer

Lucia Reed

Dorina Heath

Colleen Hall

Shirley Hauer

Leta Brown

Nathie L. Thompson

Debbie Crane

Steven Crane

Susan E. Forrest

Pat Cairn

Jessie Bond

Peddler

To: Lodi City Council

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This is in direct conflict to everything we have been taxed for as an Improvement District and will only serve to destroy our Downtown Lodi Community.

<u>Drew Palmer</u>	<u>13317 E. Live Oak Lodi</u>
<u>Polly Oragnos</u>	<u>506 Kensington Way, Lodi</u>
<u>Kathrine Oragnos</u>	<u>506 Kensington Way Lodi</u>
<u>Dave Allen</u>	<u>610 S. Mills Ave Lodi</u>
<u>Marilyn Dillon</u>	<u>610 S. Mills Ave Lodi</u>
<u>(Suzanne Dillon)</u>	<u>1010 S. Mills Ave. Lodi</u>
<u>Jane Barbara</u>	<u>P.O. Box 544 Clements</u>
<u>Maryanne Siemes</u>	<u>15191 E. Hwy 88 Rockford Cal</u>
<u>- Mike Ford</u>	<u>24N. CRESCENT Ave Lodi, CA</u>
<u>Ruby Valdez</u>	<u>15191 E Hwy 88 Lockwood</u>
<u>Louise Lockwood</u>	<u>409 Palm Ave.</u>
<u>Dorey Dillon</u>	<u>18 Rio Vista - DR. LODI</u>
<u>Bonnie W. Dixon</u>	<u>18 Rio Vista Dr Lodi</u>
<u>Kerry Schultz</u>	<u>24747 N. Hwy 99 Acampo</u>
<u>John Borelli</u>	<u>718 West Pine</u>
<u>Nelanie Massera</u>	<u>490 E. Harmony Dr. Lodi</u>
<u>Michelle Nevis</u>	<u>5882 Landview Drive</u>
<u>Emily Rushwin</u>	<u>2359 Pheasant Run</u>
<u>Calvin M. Brophy</u>	<u>712 Peach St. Lodi</u>
<u>Martin Trefny</u>	<u>712 Peach St. Lodi</u>
<u>Wade Suchland</u>	<u>621 School Lodi</u>
<u>D. C. Cannon</u>	<u>12 W. Pine St.</u>

To: Lodi City Council

We the undersigned representing the Lodi Downtown Business Association, concerned merchants and citizens, go on record in opposition of the use of the Hotel Lodi as a ~~low income~~ housing project.

This is in direct conflict to everything we have been taxed for as an Improvement District and will only serve to destroy our Downtown Lodi Community.

*[Signature]*  
Nathan Tiffany  
Herald Schmidt  
Tom Miller  
Dennis Solari  
John Castro  
Myron Lickell  
Dorothy K. Haskett  
Keta J. Thimmon  
Kathryn A. Munson  
Gladys Munson  
Jody Kante  
Nancy K. Nobles  
Judith Peterson  
Blanche Brumland  
Marcia Ferris  
Janice Ferrero  
Dorcas Keiser  
Dorothy Hordell  
Betty Loduga  
Marya Loduga  
Elizabeth Sisto

Lea Loduga  
Marilyn Rolph  
Eleanor Kunderst  
Annette Palmer  
Betty Marshall  
John Karaman

To: Lodi City Council

We the undersigned representing the Lodi Downtown Business Association, concerned merchants and citizens, go on record in opposition of the use of the Hotel Lodi as a ~~business~~ income housing project.

This is in direct conflict to everything we have been taxed for as an Improvement District and will only serve to destroy our Downtown Lodi Community.

King Mitchell WRIGHTS  
STATIONERS  
Vilhelm Havel  
DUNN  
KEITH JANN KWAN  
Penny Palmore  
Linda Morgan  
Charles Morgan  
Eric Schuchat  
Walter Kuegel WRIGHTS  
STATIONERS  
Frank M. Mena  
Mildred Kurata  
Chris Samples  
C. Zamudio  
Suzanne Matthews  
Pamela Johnson  
Linda Dean  
Carol McKee  
Bushman & Co. (Merch. & Station)  
Will Anderson  
Guy F. Bender  
M.C. Logan  
Carol Dean  
Beth & Jones

William R. Kooyman  
Florence Wheeler  
Pam Lofgren  
Aunt George  
Hazel Hart  
Jeri Wakeman  
Tony Hart  
Shaw Batten



To: Lodi City Council

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*Malcolm Martin*

*Russel E. Martin*

*David J. Jolly*

*Bob Nathan*

*Jim Werble*

To: Lodi City Council

We the undersigned representing the Lodi Downtown Business Association, concerned merchants and citizens, go on record in opposition of the use of the Hotel Lodi as a ~~residence~~ housing project.

This is in direct conflict to everything we have been taxed for as an Improvement District and will only serve to destroy our Downtown Lodi Community.

Jessamine Louisa  
Misty Sturman  
Jane Wimmer  
Charles Gustaf  
Eva Fisher  
Donna Lando  
E. S. Puglia  
Carmel Ferraro  
Barbara Ghilardi  
Jose Moser  
Carolyn D. Whitt  
Norma Newby  
Luzie Taylor  
Gina Ollet  
Robbie Blankenship  
Jim Neal  
Steve G. Ghera  
Stanley Kall  
Virginia Kall  
Audrey Nelson  
Michelle Reynolds

ROLL CALL VOTE  
RECORDED AS FOLLOWS:

To: Lodi City Council

OLSON

REID

We the undersigned representing the Lodi Downtown Business Association, concerned merchants and citizens, go on record in opposition of the use of the Hotel Lodi as a low income housing project.

PINKERTON

SNIDER

This is in direct conflict to everything we have been taxed for as an Improvement District and will only serve to destroy our Downtown Lodi Community.

Yvonne Stanton

Patricia J. Vialdo

Gilbert

Emma Peters

Margaret

Drus M. Puzler

Gloria Rott

Ruth

Shirley Agomarsini

Suzanne Agomarsini

Jan Smith

Robert May

Mark Smith

Robert K. Hart

★ Paul F. Baysinger



of the 5 items listed above. She and I found this was a problem everywhere we looked at low housing.

You are welcome any time to drop in on me and see what we have to put up with. You can see what a filthy place this is. My apt and 3 others of the 12 are at least clean inside. Our landlord could care less about our safety or health. It is typical of low housing existence.

Thank you for taking the time to hear my views.

Sincerely  
Robertte Renschler  
1817 W. Kettleman Lane # 2  
Lodi,  
Phone 334-5058

P.S. If you can improve on the 5 bad items listed and still have a low housing for people like me, you can take my application now.

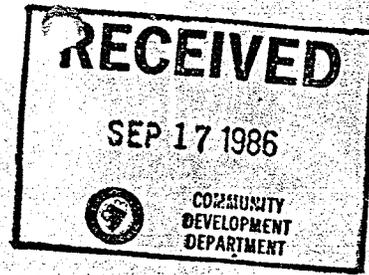
To  
Lodi City Council  
In regards to Hotel Lodi

RECEIVED

1986 SEP 17 PM 4:41

ALICE M. REIMCHE  
CITY CLERK  
CITY OF LODI

Dear Council Members,



Please withdraw any funding toward  
'Hotel Lodi' at this time. Give the people  
what they want and need - a chance to  
improve the downtown area. 'Hotel Lodi' is  
beautiful and there is opportunity on the horizon.  
Not that of a Sacramento Developer but that  
of Lodi! Business place, meeting halls, Fed's  
breakfast there is more there than housing.  
Let the centre of town be something. Let  
the town make it something.

I Love Lodi!

Catherine Brown

Please note enclosed info - find & make \$



# Save the Hotel Lodi

Editor:  
 On May 1, 1915, Hotel Lodi opened its doors. This local landmark, my fellow citizens, is two and a half centuries old. The Hotel Lodi is a building I am intrigued with.  
 Over the past few weeks I have come to my attention that a Sacramento developer (Daniel C. Logue) wants to renovate the hotel, providing (housing for) anyone qualifying with low and moderate income. I feel that a move such as this would be disastrous for the people living in the hotel as well as the downtown merchants. In June the article in the News-Sentinel says and I quote, "Businesses currently leasing space on the first floor will not be affected by the project." That is illogical. Businesses will be affected. They may cease to exist. It would take time but it would happen. We will have people on fixed and low incomes living in the center of town. These people don't have much money. Also, it has been pointed out that these people may fall prey to those a block away. (Buying away their checks, etc.)  
 These people also need to eat. Does this mean a hot plate in the rooms? Think of the fire dangers. They cannot eat out on such low incomes. Shopping is out for since they probably don't need to carpet or furnish a room, a kitchen or a wardrobe. Also, let's look at the parking. Where do the tenants park?  
 Yes, I cherish the old — people too. Basically I don't think it would be fair to anyone. Business

will be down moderate in town where all they can do is sit. I have always dreamed of the Hotel Lodi being redone to its natural splendor. I understand the costs are great but townspeople and business people everywhere will have something beautiful here. Wooden stair railings, bathroom stalls made of marble, developed mirrors, copper sinks, brass fixtures, high ceilings and a wonderful large check-in desk. If all the community get together, could not the hotel come alive again?  
 Big dollars in tourism? July 18, Lodi News-Sentinel. If all the current stores got together and did a section of the hotel would not that be good advertising? Also, furnishings couldn't all businesses share the decorating as advertising? We have many local shops that have beautiful window displays. When we get to the stores there are glass framed cases that exhibit the movie being promoted. Put framed glass cases in key areas and merchants could display shirts, shoes, coats, pants, dresses, toys and give the shop name and location related to the store.  
 Decorate the rooms with pictures taken by the townspeople. City Hall, the Arch, Lodi Lake, the Grape Festival, vineyards and the river. A map of the city to encourage people to explore and spend money in the business district. Movies are also important. Have big screens in every street corner with lines of movies. Fine dining. Have a van with delivery to the homes and businesses. Don't

If you were visiting in town to be in a wedding, would it not be great to walk over to the Toppers or Squires to pick up your invitation? Better yet, send a letter by mail.  
 Coffee could be served in the morning as well as pastries from Lodi's town Pastry Express Cakery Bakery.  
 Also, a Lodi directory to assist customers to bring business to you!  
 Downtown merchant, Chamber of Commerce, citizens of Lodi, we have just redone the downtown streets. You moved toward revitalizing the area. I thought the goal was to get people to spend money downtown.  
 Please don't take three steps forward and two steps back.  
 Attend the public hearing at 7:30 p.m. on Aug. 9. We need community comments on the plan. Speak out!  
 Catherine Brown

*more like 400 steps forward and four steps back*

# Boston's booming urban revival Faneuil Marketplace starts a trend

By KEN FRANCKLING  
UPI Feature Writer

BOSTON (UPI) — The weekday crowd at Faneuil Hall Marketplace is a mix of businessmen taking a lunch break, tourists who combine sightseeing with shopping and lozans watching the antics of a street juggler.

Ever since the festive site reopened on Aug. 26, 1976, it has been a magnet for downtown Boston, key to the city's booming urban revival.

The market remains a trendsetter, the first of dozens of "recreational shopping" areas that have opened in cities all over America.

Rows of colorful pushcarts offer a rainbow array of belts and suspenders, T-shirts, buttons, rafts, flowers, handmade woolens, original art, jewelry, rafts and spices.

Those who arrive with full bellies find the waiting aromas of fresh baked breads and other food so much a temptation to resist.

But choices don't come easy, given the market's 23 restaurants and taverns and 39 food stalls pestered among 150 retail shops in the 6-acre site.

It is a far cry from the same setting in the 1960s. There was a wholesale market operating at the site then, but it was falling apart. Its regular visitors included winos, pests, and seawater in the basements. There was no nightlife in the area, then nicknamed "Ghost Town."

"This has been the glue for the rest of development in every major city where festival marketplaces have occurred. This was the catalyst, breaking the barrier to the 'downtowns of America,'" says James B. McLean Jr., vice president of The Rouse Co., the Maryland firm that developed Faneuil Hall Marketplace.

After pioneering regional enclosed shopping malls in the 1960s, Rouse turned its sights to a new concept for cities, beginning with Boston.

"There was an idea, a vision, but there was a lot of risk involved," McLean said. "We sat here for four or five years with no return on investment because we were pumping everything back into it."

"What you need for recreational shopping is a commitment by the developer, the city, the architect and the lender. Those four pieces make these urban festival marketplaces go." And go they have.

Ideas all across the country have built on their downtowns, with retail areas that tend to focus on water — a nearby lake, a river, or even the ocean, as is happening with a new Rouse retail development called Bayside that is scheduled to open next year in Miami.

Harborplace in Baltimore, South Street Seaport in New York, Tabor Center in Denver, Market East in Philadelphia, National Place in Washington, D.C., The Grand Avenue in Milwaukee, and Union Station in St. Louis are soon to be

joined by Pioneer Place in Portland, Ore., Jacksonville Landing Florida, and Westlake in Seattle.

In Chicago, officials have been working to breathe new life in the city's old Navy Pier, which reopened this year. The war house-laden wharf, built in 1916, being renovated with plans that call for shops, theaters, private concession stands, farmer markets and loft space for artists.

Currently, the pier offers historical tours, free art programs and flea markets to the public. Mayor Harold Washington has scheduled meetings here during the World Conference of Mayors.

Portland, Maine, waterfront came back to life in the past five years, spurred by redevelopment of the city's historic Old Port section. Its quaint brick-and-cobblestone look has become a major tourist draw.

"In Southern Maine, we have some real prosperity, and people got interested in waterfronts, general and ours, in particular. They also had the financial wherewithal to express that interest," said Thomas Balleau, the city's director of transportation and waterfront facilities.

"I would say the area has become exceedingly popular in the summer for a number of reasons. Now we are seeing a trend toward year-round popularity. The restaurants have increased year-round trade, and shopping is the same."

"For a long time the area was used for some traditional port and maritime purposes. It mostly went unnoticed and unappreciated by ordinary citizens. Only in the last five years these other kinds of businesses have started springing up," Balleau said.

The economic impact of such projects can be staggering in terms of giving a city a new development focus and a need for new hotels and additional retail and commercial centers.

"Boston from 1990 to 1990 will see \$1 billion worth of new building and renovation each year. That's \$1 billion," McLean said. "It creates jobs, new tax revenue, cultural opportunities. If a city didn't consider this, they would be thinking in the past and treating their people as slaves."

"We're just at the tip of it. Officials must make strategic plans looking to where they want to take their cities over the next 10 to 20 years."

Faneuil Hall Marketplace, which draws an average of 15 million visitors per year, is celebrating its 10th anniversary this month with a series of free concerts, parade and author appearances. Boston Pops performance, a laser light show and a gala ball.

# Ralph Trovingers honored at 65th anniversary buffet party

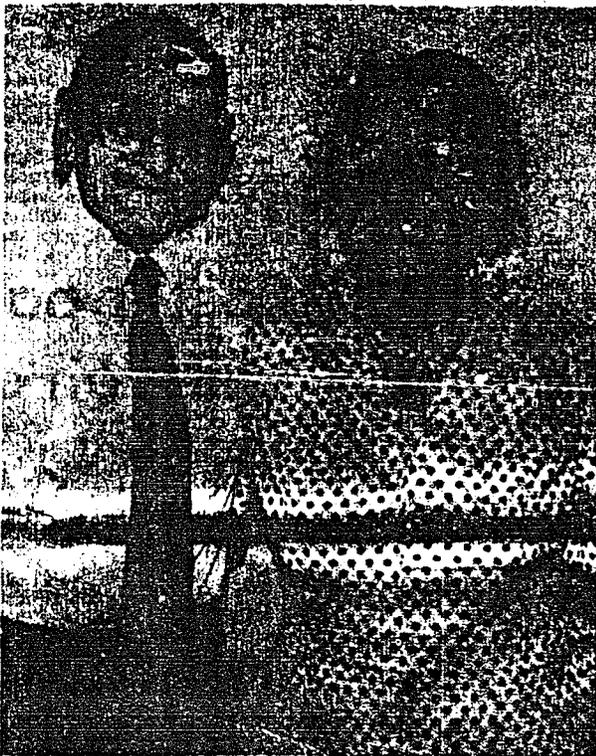
Ralph and Emma Trovinger observed their 65th wedding anniversary at a recent buffet party at their Acampo home.

Fifty guests attended the event which was hosted by their children, Wilbert Trovinger, Harry Trovinger, John Trovinger, Bernice Schmierer, Ruth Hieb and Joris Reddman, all of Lodi. One other daughter, Mildred Geisler of York, Pa., was unable to attend. Their grandchildren and great-grandchildren also were present.

Mr. and Mrs. Trovinger were married on July 25, 1921 in the Primitive Methodist Church in Mt. Carmel, Pa. and spent their honeymoon at Niagara Falls.

Mr. Trovinger was an anthracite hard coal miner in Pennsylvania for more than 30 years and came to California in 1945. He was employed by Earl Fruit Company for 11 years.

Among the cards and gifts the Trovingers received was a congratulatory message from President and Mrs. Ronald Reagan.



MR. AND MRS. RALPH TROVINGER

## Reminding You

AUG. 18  
No meetings today.

AUG. 19  
Singles World volleyball — 7 to 9 p.m. At gymnasium, 550 W. Century Blvd.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
Division of Community Affairs  
921 Tenth Street, 3H  
Sacramento, CA 95814-2774



September 16, 1986

Daniels C. Logue  
Daniels C. Logue Development  
and Construction Company  
1001 Sixth Street, Suite 200  
Sacramento, CA 95814

Dear Dan:

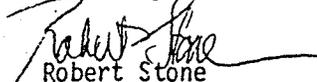
I am writing in response to your inquiry about the status of our SUHRP loan commitment for the Hotel Lodi should the City of Lodi fail to provide the financial assistance to this project described in your SUHRP application.

In brief, our commitment does not hinge on the availability of the City funds. Should you be able to substitute private equity capital for these funds, and produce a project that is otherwise as approved last March, our commitment would still stand and the project could move forward.

The City's withdrawal of its financial participation would be extremely disappointing, especially in light of its previously stated support in the project's application, and at a convocation we attended which included city officials, businessmen and residents, on February 28, 1986, to encourage the State's approval. Even if the City's withdrawal did not render the Lodi Hotel project infeasible, the quality of the project otherwise potentially achievable may be decreased. This would be to the detriment of both the community and future residents after the Hotel's renovation.

Should you require further elaboration on this matter, please contact Russ Schmunk at (916) 323-7244.

Sincerely,

  
Robert Stone  
Program Manager

RS:klf

SEP 17 1986

LODI

Population	<u>43,292</u>
Single Family	11,551
2 to 4	1,623
5 and up	4,134
Mobile	<u>399</u>
Total	<u>17,707</u>

Ratio 65.23/34.77

PLEASANTON

Population	<u>45,371</u>
Single Family	10,828
2 to 4	1,403
5 and up	2,723
Mobile	<u>345</u>
Total	<u>15,299</u>

Ratio 70.77/29.23

MANTECA

Population	35,437
No exact figures. Planning Department estimates:	

Ratio 75/25

STOCKTON

Population	<u>181,625</u>
Single Family	43,920
2 to 4	7,426
5 and up	<u>18,199</u>
Total	<u>69,545</u>

Ratio 63.13/36.87

MONESTO

Population	<u>134,282</u>
Single Family	40,987
Condo	2,832
Duplex	3,933
3 and up	9,890
Other	<u>2,220</u>
Total	<u>59,862</u>

Ratio 68.46/31.54

TURLOCK

Population	<u>33,546</u>
Single Family	8,516
2 to 4	1,117
5 and up	2,858
Mobile	<u>421</u>

Total 12,912

Ratio 65.95/34.05

OAKDALE

Population	<u>9,954</u>
Single Family	2,957
2 to 4	386
5 and up	507
Mobile	<u>133</u>
Total	<u>3,983</u>

Ratio 74.24/25.76

TRACY

Population	<u>26,300</u>
Single Family	6,981
2 to 4	651
5 and up	1,111
Mobile	<u>355</u>

Total 9,093

Ratio 76.73/23.27

PHOTOS

- # 1 View of front of Hotel.
- # 2 & 3 Two residents approximately 45-55.
- # 4 Elderly resident - very neatly dressed.
- # 5 Janitor? Made many trips in and out.
- # 6 & 7 Younger resident - approximately 28-30 long hair, beard, unkempt.
- # 8 Two residents in 50's.
- # 9 Three residents - yellow hat 50's, white hat 28-30, long hair, goatee one entering Hotel.
- #10 Yellow hat and white hat walking west.
- # 11 Two residents loitering in front - one possibly 40's, green shirt late 50's.
- # 12 Elderly resident 60's.
- # 13 Elderly resident 60's.
- # 14 Blue shirt and shorts 20's.
- # 15 One entering and one leaving.
- #16 Late 50's early 60's leaving - portly gentleman in shadows under Key Booth spent much time in and out and leaning on booth.
- #17,18,19 Two men in 20's attempting to visit a resident. Spent approximately twenty minutes outside trying to get in. Finally located someone to gain access. Note drinking from bottle in brown bag.

McDONOUGH, HOLLAND & ALLEN  
A PROFESSIONAL CORPORATION  
ATTORNEYS

555 CAPITOL MALL, SUITE 550  
SACRAMENTO, CALIFORNIA 95814

(916) 444-3900

DAVID F. BEATTY

September 16, 1986

NEWPORT BEACH OFFICE  
4041 MACARTHUR BOULEVARD, SUITE 101  
NEWPORT BEACH, CALIFORNIA 92660  
(714) 851-1180

OAKLAND OFFICE  
P. O. BOX 3448  
OAKLAND, CALIFORNIA 94608  
(415) 547-0106

ARTHUR H. BERNSTEIN  
OF COUNSEL

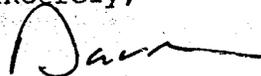
VIA FEDERAL EXPRESS

Mr. Ronald Stein  
City Attorney  
City of Lodi  
221 West Pine Street  
Call Box 3006  
Lodi, CA 95240

Dear Ron:

I am enclosing a copy of a letter from Robert Stone of HCD to Dan Logue regarding the status of HCD's loan commitment and its dependence upon the City's CDBG grant. I hope the letter will be of assistance to the City Council in its deliberations Wednesday.

Sincerely,



David F. Beatty

DFB/kh

Enclosure

cc: Daniels Logue

SEP 17 1986