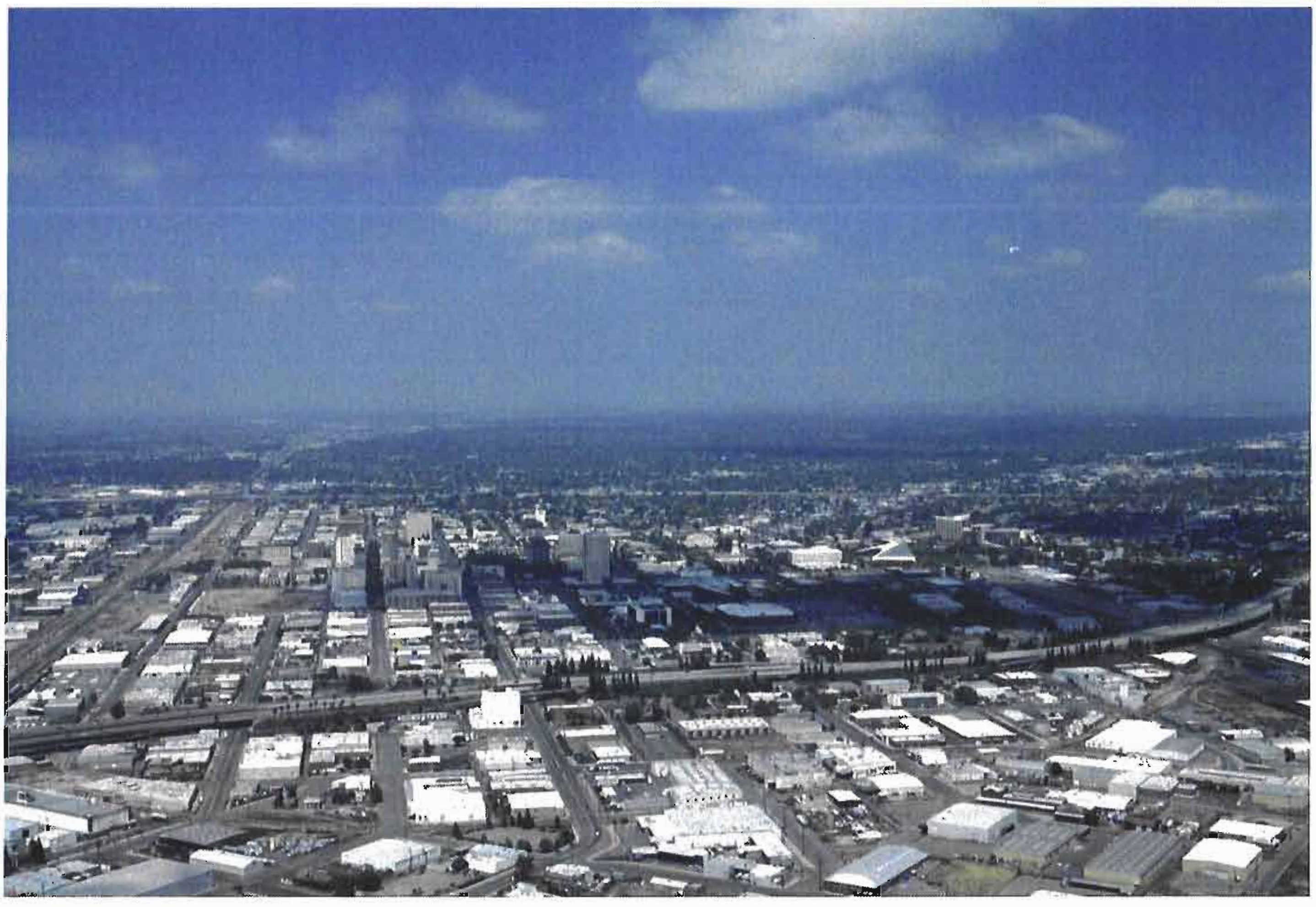
Redevelopment Agency
of the City of Fresno

Recommended Budget
For Fiscal Year 2010-2011



Redevelopment Agency of the City of Fresno

Recommended Budget
For the Fiscal Year
July 1, 2010 to June 30, 2011

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INTRODUCTION

Mission Statement

To remove blight and encourage growth, vitality, renewal and rehabilitation of deteriorated areas beset by adverse physical, environmental and economic conditions.

Purpose of Redevelopment

Redevelopment was created by state law to revitalize communities, encourage new development, create jobs, increase housing stock, provide infrastructure and generate tax revenues in declining urbanized areas through partnerships developed between public and private entities.

Without the initial investment from redevelopment agencies, many important community projects simply would not happen, leaving communities to suffer from deterioration, crime, and poor economic and social conditions.

The Fresno Redevelopment Agency's work program focuses on facilitating public and private investment that will reverse blight, stimulate growth in value and positively affect the shape and future of Fresno's downtown, inner city neighborhoods, older commercial corridors and industrial areas.

Redevelopment Agency Budget

The Redevelopment Agency is required by Section 33606 of the California Health and Safety Code to adopt an annual budget.

The Redevelopment Agency Budget is presented by individual redevelopment areas and prepared in accordance with the requirements of California Redevelopment Law The format presents Sources and Uses of Funds for each of the Agency's project areas as follows: FY 08/09 Actual; FY 09/10 Approved Budget; FY 09/10 Year-to-Date (YTD) from July 1, 2009 through March 31, 2010; FY 09/10 Estimate from July 1, 2009 through June 30, 2010; and FY 10/11 Budget Request. The budget includes: Highlights of FY 09/10 Accomplishments; Debt Service and Contributions; Administrative and Management Summary; Project Area and Housing Program Budgets proposed for FY 10/11; and a proposed Resolution for adoption of the FY 10/11 Budget.

Revenue Estimates

Incremental property taxes are the single largest revenue source of the Redevelopment Agency The FY 10/11 incremental property tax revenue estimates are projected to remain at the same levels as FY09/10 for all project areas. The FY 10/11 estimate is based upon FY 09/10 tax increment received, historical trends and the type of properties in redevelopment areas. The Agency's redevelopment areas consist primarily of commercial and industrial properties and as such, the effect on Agency revenues to date from the decline in housing market values has been moderated. The Agency's policy and practice is to conservatively estimate tax increment revenues to help ensure adequate funding for the budgeted uses.

The Sources section of the project area budgets reflects negative amounts for Pass-Through Payments, County Administration Fees, Housing Set-Aside and Supplemental Educational Revenue Augmentation Fund (SERAF). These amounts are shown as an offset to Sources of Funds since these costs are mandatory and not available for use at the Agency's discretion.

On September 15, 2008, AB 1389 was amended to require that by October 1, 2008, for each project area (a) adopted on or after January 1, 1994, or (b) amended to add area on or after January 1, 1994, each agency shall submit a report to the county auditor and each affected taxing entity describing each project area including its location, purpose, date established, date or dates amended, and statutory and contractual pass-through requirements. The new reporting requirement is in response to the state's concerns that pass through payments have not been properly calculated. In some counties, the pass through payments are calculated by the redevelopment agencies. In Fresno County, the County Auditor-Controller's Office calculates the pass through payments the Agency is required to make from gross tax increment receipts and notifies the Agency of the specific amount due to taxing entities. Therefore, to comply with AB 1389, the Agency, using the County provided pass through amounts, prepared the State's report and submitted it to the County Pursuant to AB 1389, the County may review its prior calculations to reconfirm whether pass through payments could potentially be due.

Subsequent to the adoption of the Agency's Budget for FY 08/09, the State passed its budget requiring a $350 million Educational Revenue Augmentation Fund (ERAF) contribution from redevelopment agencies to be paid by May 10, 2009 The Agency's share of the ERAF contribution was determined to be $1,385,523. Pursuant to a lawsuit filed by the California Redevelopment Association (CRA) and the redevelopment agencies of the Cities of Moreno Valley and Madera, Judge Lloyd Connelly of the Sacramento Superior Court ruled on April 30, 2009 that State's take of ERAF from redevelopment agencies was unconstitutional per Health and Safety Code Section 33685. (Sacramento Superior Court Case No. 34-2008-00028334-CU-WM-GDS.) The State initially appealed this ruling but subsequently dropped its appeal in September 2009 thereby eliminating the ERAF obligation for FY 2008-2009.

In July 2009, and subsequent to the adoption of the Agency's FY 09/10 Budget, trailer bill ABX4-26 was passed as part of the FY 09/10 state budget requiring redevelopment agencies statewide to pay the State of California a total of $2.05 billion; $1 7 billion in FY 09/10 and $350 million in FY 10/11 to a Supplemental Educational Revenue Augmentation Fund (SERAF). On October 20, 2009, the CRA filed a second lawsuit against the state to stop ABX4-26. On May 4, 2010, Sacramento Superior Court Judge Lloyd Connelly upheld AB X4 26, the state budget bill that requires redevelopment agencies statewide to transfer $2.05 billion in local redevelopment funds over the next two years. The Agency's share of this SERAF take is $6,736,202 in FY 09/10 and an estimated $1,385,523 in FY 10/11

Redevelopment Agency of the City of Fresno

HIGHLIGHTS OF FY 09/10 ACCOMPLISHMENTS

General Administration

4th Comprehensive Annual Financial Report (CAFR) for FY 07/08 - For the fourth year in a row, the Certificate of Achievement for Excellence in Financial Reporting was awarded to the Redevelopment Agency of the City of Fresno by the Government Finance Officers Association of the United States and Canada (GFOA) for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ending June 30, 2008. The CAFR includes a transmittal letter and a statistical section in addition to the basic audited financial statements that are required by California Redevelopment Law. The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management. The Redevelopment Agency of the City of Fresno is one of only six redevelopment agencies in California that prepares its own CAFR and receives the GFOA award. In addition, an Award of Financial Reporting Achievement was awarded to the Financial Officer of the Redevelopment Agency, as the individual primarily responsible for preparing the award-winning CAFR.

Annual Report/5th Comprehensive Annual Financial Report (CAFR) for FY 08/09 - The Council received the Annual Report of the Redevelopment Agency for Fiscal Year 2008-2009, in which Brown Armstrong Paulden McCown Starbuck Thornburgh & Keeter, Certified Public Accountants (Brown Armstrong CPAs) stated in its Independent Auditors Report that the Agency's financial statements presented fairly, in all material respects, the financial position of the Agency as of June 30, 2009, and the results of its operations for the fiscal year then ended, in conformity with generally accepted accounting principles. The results of their tests of the Agency's compliance with certain provisions of laws, regulations, contracts and grants, disclosed no instances of non-compliance or other matters. In addition to the required basic financial statements, staff also worked with Brown Armstrong CPAs to prepare a 5th Comprehensive Annual Financial Report for FY 08/09, which was submitted in December 2009 to the Government Finance Officers Association (GFOA) for consideration for the Certificate of Achievement in Financial Reporting Award

California Redevelopment Association Award - In March 2010, the Agency received the California Redevelopment Association's prestigious "Special Citation" Award for "Miracle on Divisadero Street" that recognized on a statewide level the significant achievement created from the partnership forged between the Agency and Community Regional Medical Center The 58 acre $350 million project is the largest and longest term redevelopment project in Fresno County. The latest addition to the campus opened on March 17, 2010, with the new $25 million, 79,000 square foot Deran Koligian Ambulatory Care outpatient clinic.

Best Practices - Best practices in fiscal management has enabled the Agency to weather the economic climate of declining revenues and address the State of California's significant take of $6,736,202 in FY 09/10 and $1.4 million in FY 10/11 for its Supplemental Educational Augmentation Revenue Fund (SERAF). The Agency's conservative tax revenue projections and fiscal practices have enabled the continuation of project implementation through phasing, extension of time lines and cash flow management.

Undertaking best management practices for contract monitoring and compliance, the Agency has created a comprehensive standardized single source index of agreements, contracts, leases, and plans that summarizes key information and dates. The index is further backed up, where applicable, with excel spread sheets detailing performance activity and corresponding schedules.

The Agency worked with Board Members to improve various policies and procedures including the Redevelopment Improvement Act adopted in August of 2009.

Professional Training and Development/Employee Retention - The Agency encourages professional employee training and development. In FY 09/10, the Agency staff received redevelopment and technical training through the California Redevelopment Association's Redevelopment Institute and other redevelopment related workshops.

Employee Benefits - Consistent with benefits provided to City employees, the Agency established life and long term disability insurance program for its employees beginning July 1, 2009.

Public Information and Marketing - The Agency advanced outreach and marketing through a variety of tools:

- The Agency is launching a new website with several major improvements a photo gallery is added to illustrate events, activities and the progress of projects; the document library is expanded in capacity to reach beyond the basic items (such as Annual Budget and CAFR) and accommodate additional agreements, reports, and other information, the portfolio section describing projects and project areas is updated and expanded, and, the overall ease of navigation improved

- The Agency launched a Facebook Page in October 2009, that quickly spread to include over 173 fans and continues to grow.

- In March 2010, the Agency completed a general information brochure that was distributed at the Annual CRA conference in Pasadena and will continue to be distributed at local meetings and events.

- A new marketing brochure was prepared for the Storefront Improvement Program.

The Agency participates in and provides a range of services and information to numerous task forces, community groups commissions and citizen committees that include PIPES, Downtown Specific Plan Charettes; City Directors Weekly Downtown Coordination

Meetings; RDA/Public Works Weekly Meetings; City/RDA Cooperation Task Force; Belmont Merchants Association; Lowell Community; Fulton/Lowell Implementation Plan Committee; Fulton Project Area Committee; El Dorado Park Neighborhood Committee; Chinatown Revitalization Inc; Chinatown Project Area Committee; Airport Land Use Commission; District Implementation Committees; Downtown Association; Fresno Revitalization Corp; Economic Development Corp; HCDC; Planning Commission; and Historic Preservation Commission.

The Agency Sponsored, Co-Sponsored and/or exhibited at the following:

- 2009 EDC Annual Investor Luncheon
- 2009 11th Annual Downtown Art Gala
- 2009 Greater Fresno Area Chamber Profile & Membership Directory
- 2010 1st Annual State of the Downtown Breakfast
- 2010 EDC California's Future Luncheon
- 2010 State of the City Luncheon
- 2010 EDC Real Estate Forecast Brochure
- 2010 EDC New Frontier Tour
- 2010 EDC Real Estate Forecast
- 2010 Developing Hispanic Leaders Gala
- 2010 Fresno Street Saints Gus Newport Luncheon

General Redevelopment Plan Implementation

Storefront Improvement Program - To encourage physical improvements to existing commercial buildings and stretch dollars for maximum visual impact the Agency has aggressively implemented its Storefront Improvement Program (SIP). The Agency has actively marketed the SIP through a new marketing brochure to serve all project areas, informational workshops and architectural design assistance to property owners and tenants. In addition, the Agency is working with Council District staff, Downtown Association, Chinatown Revitalization Inc., Belmont Merchants Association and other groups to identify opportunities to increase participation in the program.

The Storefront Improvement Program continues to grow benefitting revitalization of older commercial districts and corridors. In FY 09/10, the Agency assisted improvement to 79 commercial storefronts that generated over $927,071 in improvement value. Every Agency dollar invested was matched by about $3.50 from the private sector

Review of Development Entitlements within Redevelopment Project Areas - Between July 1, 2009 and June 30, 2010, staff reviewed and made recommendations on 137 entitlements, comprised of: Site Plan Review Applications (24), Conditional Use Permit Applications (56), Alcoholic Beverage Conditional Use Permit Applications (10), Rezoning Applications (6), Tentative Parcel Map Reviews (3), Amendment Reviews (4), Variance Applications (2) and Plan Review and Sign Offs (32), Tentative Tract Map Reviews (0), CEQA/NOP Reviews (0) and Street Vacation Applications (0). Review of these entitlements has helped ensure their consistency and development in accordance with all adopted plan goals and design guidelines of both the Redevelopment Agency and the City of Fresno. Also, in association with the entitlement review process, staff addressed over

200 public inquiries and reviewed 44 applications through the Development Partnership Center

Business Retention and Attraction - One of the Agency's objectives, and a measure of success, is maximizing private investment with a minimum of public financial assistance. Due in part to an improved environment created by redevelopment efforts, in many instances the Agency has been able to facilitate private development through site selection or other types of low cost assistance, or private investment has occurred with little or no direct public involvement. A few examples in the past year have been: adaptive reuse of 801 "R" Street warehouse for Small Business Administration valued at about $7.2 million; in-progress renovation of Warehouse Row at 702-764 "P" Street with estimated $15 million of improvements; retail development with new value of about $2.5 million at Fresno and "E" Streets; $1.7 million renovation for commercial occupancy of 22,500 square feet in Uptown; Tenancy of 11,200 square feet at 2445 Capital Street; $3 million renovation of 907 Santa Fe for law offices, over $100,000 renovation of 814 & 820 Van Ness; Fulton Mall rehabilitation of 37,000 square feet and $1.2 million in new value; and, retention and future expansion of Harley Davidson at the northeast corner of Blackstone and Belmont (backed by 5 year agreement with dealership to remain Downtown and expand).

Environmental Improvement - The Agency has worked with the EPA to obtain their services in assisting our community address Brownfields. EPA has agreed to facilitate community sessions focused on Brownfields identification and remediation leading to strategies for remediation and reuse. The general focus of study will be a two mile wide corridor along FW 99 between Belmont and Church Avenues. EPA will identify potential Brownfields in the area of study. In addition, EPA has agreed to provide the Brownfield Revitalization Action Model, a training tool from which to assess the impacts of Brownfield on public health with a goal of achieving positive, sustainable improvements in overall community health and development. The value of EPA assistance is about $120,000 and no local cash match is required. The EPA assistance will position the community to be competitive in obtaining future EPA planning, assessment and clean up grants of up to about $200,000 each.

Industrial Redevelopment - To help address the need for shovel ready sites, the Agency identified its role as a catalyst to advance site availability through a multi-prong approach that includes; (1) selective strategic enhancement of critical infrastructure for underserved sites and areas; (2) advancing site availability through Owner Participation Agreements, Memorandums of Understanding and selective site acquisition; and (3) assisting owners with professional and technical development assistance. Consistent with the Agency's role and jurisdiction, efforts are directed toward infill sites within urbanized designated redevelopment areas.

The combination of these efforts have helped stimulate a wide range of industrial projects that includes over 921,100 square feet of building activity or expansions of existing manufacturers and distributors. In addition, various industrially-zoned parcels, totaling more than 500 acres, have moved closer to shovel readiness through added infrastructure, advancing entitlements or final preparation for actual sale or end-user occupancy

Infrastructure and Street Improvements - To stimulate redevelopment, the Agency has actively sought strategic, cost-effective opportunities for public infrastructure improvements and has worked with the City, Flood Control District and other entities to leverage local resources and matching fund opportunities. The Agency has expended $25,222,357 from July 1, 2004 to date to improve and construct new streets and infrastructure that became city owned assets. Included in this amount is $2,958,921 incurred in FY 09/10. The Agency's investment has increased city asset values, reduced city expenditures, relieved demand on the general fund, upgraded and replaced aging infrastructure and stimulated new growth and development. In some instances, Agency participation filled a need or requirement to access state and federal funds.

Prospective Business and Industrial Development - The Agency worked with a number of developers, businesses and industries to attract new development to redevelopment areas and to foster retention and expansion of existing businesses through assistance with development needs such as site availability, selection and assembly, infrastructure and funding.

Property Maintenance and Weed Control for Agency Properties - The Agency manages property maintenance and year-round weed control of Agency owned properties through a contract negotiated with the Fresno County EOC. The contract with EOC provides an additional benefit to the community by providing job skill training and environmental education to the young men and women of Fresno County.

Process Improvement and Permit Streamlining Strategy (PIPES) - The Agency has participated in the development of the City's PIPES Program that will streamline and coordinate inter-department and inter-agency permit processing.

Downtown Fresno Property-Based Improvement District (PBID) - Since March 2009, the Fresno Revitalization Corporation has served as the Fiscal Agent during the potential formation of a Property Based Improvement District, and entered into a Grant Funding Agreement with the City of Fresno for an additional $56,264 for this effort. These monies fund consulting services and other costs incurred in the formation of the PBID The City loan will be repaid if the assessment is approved by the property owners.

Fresno Revitalization Corp - In FY 09/10, the Fresno Revitalization Corporation (FRC), a 501 (c) (3) non-profit staffed by the Agency, served as fiscal agent for the PBID and for the Neighborhood Stabilization Program's purchase of the 118 unit Canyon Crest multi-family development.

Merger 1 and Merger 2 Redevelopment Plan Amendments & 5-year Implementation Plan - The Agency made substantial progress to update and extend the time limits of Merger 1 through plan amendments scheduled to be heard in a joint Council and Agency Board public hearing on June 24, 2010 The amendments to Merger 1 extend crucial tools for redevelopment within its nine expiring plans that collectively cover most of the Downtown triangle and an area southeast of State Highway 99 to Jensen Avenue.

The Agency retained Keyser Marston Associates, Inc. (KMA), and Jones & Stokes (JSA) to prepare major redevelopment plan amendment updates to the two plans in Merger 2.

JSA has completed the Draft Subsequent Environmental Impact Report and KMA has completed the Preliminary Report for the project.

The Agency completed the Merger 1 5-year Implementation Plan.

Merger 1 - Downtown Fresno

Merger 1 consists of the following Project Areas: Central Business District, Chinatown, Convention Center, Fulton, Jefferson, Mariposa, South Van Ness, West Fresno I and West Fresno II and III.

An indicator of the Agency's successful redevelopment efforts is reflected in tax increment growth. During the worst downturn since the great depression, the Downtown managed to grow in property value. In the fiscal year ending in 2010, increment grew 5.07 % in the Central Business District and 2.24 % overall in the Downtown Merger 1 area. In the prior two fiscal years ending in 2008 and 2009, the combined increment for Downtown grew about 13%. From 2003 to 2007, gross tax increment more than doubled in the Downtown area.

Another indication of successful redevelopment is absorption and vacancy rates. Downtown was one of only two areas in the Fresno/Clovis market that saw a positive net absorption of office space in 2009 with 88,528 net square feet absorbed One of the largest leasing transactions (of 17,400 square feet of privately owned space on the tax rolls) is in great part owing to the Agency's active role to encourage government space leases in Downtown consistent with the GSA's Executive Order In addition to having the highest net absorption (or largest amount of space leased after deducting space vacated), the Downtown had a lower office vacancy rate. The Downtown had an 8.83% rate as compared with 14.11% for the Fresno/Clovis area. Both still fared better than the national average of 18%.

Central Business District

Broadway-Tuolumne Parking Lot - To serve and attract activity in the Downtown, the Agency is working to create 38 additional parking on underutilized land at the southeast corner of Broadway and Tuolumne Streets. A Conditional use permit has been approved, and a site plan has been prepared, laying the groundwork for construction plans and specifications.

Fulton Mall - The Agency progressed in assembling about 80% of the ½ block site between Kern and Inyo that advances objectives for blight removal and mixed-use development at this key location.

Storefront Improvement Program - In FY 09/10 the Agency invested $58,000 in the renovations of 24 local storefronts in the Central Business District that was matched with an equal or greater amount by the property owners. Renovations include 1118 Fulton Mall, the historic Kress five and dime store. Agency staff worked with the owner to encourage improvements that would reveal the original architecture of the 1924 building.

Chinatown

Business Attraction and Retention - The Agency promoted and provided assistance to attract, retain and expand business in Chinatown.

Business Attraction/Fresno and E - The Agency, working with the new owner/developer of property at the southwest corner of Fresno and "E" Streets, initiated a public/private partnership to enhance the entryway into the Downtown. This is a highly visible area located at Freeway 99 and Fresno's namesake street accessing Downtown. An entryway feature will offer strong visual identity, and contribute to a positive overall experience and perception of the area. The owner/developer is constructing 11,000 square feet of retail space with enhanced frontage and will dedicate an area for public art and maintain the installation.

In a "Call to Artists", requesting proposals that would be incorporated into the new business development site, 36 responses were received and are now under review by a panel of Chinatown and community participants.

Chinatown New Year Parade - The Agency co-sponsored the Chinatown New Year Parade with Chinatown Revitalization, Inc., that was held on March 20, 2010.

Chinatown Community Cleanup Day - The Agency, through a partnership with Chinatown Revitalization, Inc., sponsored a successful "Chinatown Community Day" on September 13, 2009 The courtyard of the historic Bow-On-Tong Building on "F" Street was cleaned of debris and weeds.

Chinatown Revitalization, Inc. (CRI) - Agency staff continued meeting with CRI Executive Committee members on potential events in Chinatown. Financial audits for CRI were also completed for the past three fiscal years.

Chinatown Community Meetings - Agency staff conducted meetings with the Chinatown Project Area Committee (PAC) to provide updates on the Merger 1 Plan Amendments. The PAC voted unanimously to recommend Council and Board approval of the amendments. In addition, Agency and City staff attended Chinatown community meetings to discuss various issues.

Historic Chinatown, LLC / Chinatown Mixed-Use Development - During FY 09/10 Historic Chinatown LLC focused primarily upon affordable housing proposing a mixed-use development on Agency owned land in the block between "F" and "G", Mono and Inyo. The Agency and developer successfully applied for a $4 million Prop 1C Urban Infill Grant. (See Housing Section)

Convention Center

Old Armenian Town Project (OAT) - Phase 1A of the Old Armenian Town Project (OAT) was significantly advanced with the construction of the $24 million, 60,000 square foot, three-story 5th District Court of Appeals building on Agency-assembled land and surrounding improvements, enhancing a major entryway into downtown Fresno from

Freeway 41

On May 21, 2009, the Agency Board approved the acquisition of 550 "M" Street at the southeast corner of Ventura and "M" Streets. The entire ten acre Old Armenian Town site is largely assembled with only two parcels remaining to be acquired To remove blight and facilitate redevelopment at Freeway 41 and "O" Streets, the Agency purchased properties at 2518-2522 Ventura Street at the southeast corner of Ventura and "P" Streets. This major entryway area is significant to Downtown, leading into Old Armenian Town, the 5th District Court of Appeal, Convention Center, the Santa Fe Depot and other major developments.

Old Armenian Town Historic Properties - Pending relocation to their final receiver site, the five historic structures and their temporary storage at Santa Clara and "N" Streets are regularly monitored according to Brief 31 Guidelines - Mothballing Historic Buildings (National Park Service, U.S. Department of Interior). In accordance with a court ruling in June 2008, the five historic homes will be permanently sited at 450 "M" Street, (Santa Clara and "M" Street) the former FFD Headquarters site. A site plan for the placement of the five (5) historic structures, to their permanent site at 450 "M" Street, received final approval from City Planning and Development Department.

In FY 09/10 the construction documents for relocation and exterior renovations were completed and will now go to bid The relocation and restoration is scheduled to be completed by June 2011

After the Fresno Fire Department Administration offices relocated to the new 911 "H" Street site the Agency and City initiated a transfer of title for the site from the City to the Agency During the process, the California Regional Water Quality Control Board (CRWQCB) notified the City of Fresno of the need to close a pending file on the removal of a gasoline underground storage tank. The Agency contracted with an environmental firm in July 2009 to complete an approved work program and received a notice of completion on March 26, 2010. On April 15, 2010, the Agency Board approved the final transfer of title of 450 "M" Street to the Redevelopment Agency

Radisson Hotel/Uniwell - The Agency's negotiated sale of the Agency-owned Convention Center Hotel land effectively cashed out an asset with no adverse effect on the project itself and with positive effect upon the City's general fund during a time of declining revenues. The Agency offered the entire $2.9 million in sale proceeds to the City which, along with the bond reserves, enabled the City to pay off the remaining Convention Center bond debt of $3.725 million four years early, thus eliminating annual debt payments of $1,051,000 from the City's general fund.

Jefferson

Community Medical Center Project - Utilizing a portion of the land contributed by the Agency for the multi-phase medical campus, Community Medical Center (CMC) opened the 80,000 square foot, $25 million Deran Koligian Ambulatory Center in March 2010. In September 2009, a $24 million, 4-story, 82,000 square foot Medical Office Building was completed. The facility is connected by a sky bridge to the hospital and to a $28 million, 6-

deck 1,153 space parking structure.

The partnership between the Agency and CMC enabled siting of the UCSF Medical Education and Research Center in Downtown Fresno. The $30 million building currently houses over 60 research studies and graduates over 200 physicians per year with about 1/3 remaining to practice in the Central Valley

Mariposa Area

Ice House/Warehouse Row - The project envisions an integrated business center that includes adaptive reuse of the three multi-story historic buildings, construction of new complementary buildings and parking facilities for the site, totaling about 133,000 square feet. Following a CEQA challenge, site plan approval was received in April of this year and the project is prepared to go forward.

Tulare & "R" Streets - A milestone achievement was reached with the January 2010 opening of the first grocery store in Downtown in over 2 ½ decades. The Agency induced Fresh and Easy to locate a $4.5 million architecturally enhanced landmark building on Tulare Street, a major entryway to the downtown core.

Storefront Improvement Program - In FY 09/10 the Agency provided funding for the renovation of twelve storefronts including the Birdcage Building at 907 Santa Fe that after an extended period of vacancy is now owner-occupied professional office space.

South Van Ness

Business Retention and Attraction - Streetscape/Street Improvements - The multi-phase reconstruction project on Florence Avenue between Railroad and East Avenues has been completed Offsite improvements include street lights, curbs, gutters, driveway approaches and street paving, in addition to extensive power and utility infrastructure relocation. To eliminate flooding issues experienced in this area, 18" to 36" storm drains have also been installed. This improvement project induced the retention and expansion of Jain Irrigation, a leading micro irrigation manufacturer that has grown from about 40 to 200 employees. By improving the physical quality of the neighborhood, additional business development and expansion is encouraged in this older industrial area.

Valley Foundry Park – There were 13 parcels created from the vacant land at the Valley Foundry Industrial Park, in addition to the original rehabilitated buildings. Of these parcels, 12 have been sold to users and eight have been fully developed at a total park assessed valuation of more than $22 million. Of the remaining vacant parcels, three were advanced with additional entitlements this past fiscal year, indicating emerging plans for final development.

Merger 2 - Southwest Fresno/Fruit Church

Southwest Fresno

California Avenue Revitalization Plan (CAR) - The Agency has made significant progress in implementing and facilitating the "California Avenue Revitalization" (CAR) Plan. The CAR Plan includes fifteen (15) significant projects along the California Corridor from Freeway 99 to West Avenue. To date, eight projects have been completed: Walnut Avenue Improvements, Casa San Miguel, Pocket Parks, HOPE VI Master Plan Adoption, Lincoln School Improvements, Edison Track and Edison Plaza – West Fresno Regional Center, Elm Crossing; and, seven are well underway: EOC Youth Center, California Triangle, California Avenue Brownfields, California Avenue Widening, Edison Plaza Phase 2, Walnut Avenue Realignment and Yosemite Village.

California Avenue Improvements and Land Acquisition - The widening of California from Fruit to West is completed. The Agency's early commitment of funds enabled the widening of this segment of California Avenue and fulfilled a requirement to allow construction of the Community Enrichment Center; 53-home Sierra Pointe, and the rehabilitation of 69 existing units in Yosemite Village. The Agency and City of Fresno identified California Avenue from Freeway 99 to West Avenue as a priority for funding and received Tier 1 allocation in the Measure C Bond for street widening and improvements and landscaped median islands. The bond will reimburse for the segment from West to Fruit Avenues.

California Walnut Mixed-Use/Edison Plaza Project - In February 2010, the Agency and community celebrated the opening of West Fresno Regional Center – the largest commercial project in West Fresno in over a decade that includes the area's first library The Agency's assembly of land and infrastructure investment of about $7 million was the foundation for a partnership with private development and the County of Fresno that leveraged the $12 million project on about 6 ½ acres at California and Walnut Avenues.

Tuolumne-Merced, "A"-"B" Street Alley Improvements - The Agency identified this blighted alley servicing both commercial properties and residential properties as a priority because it was discouraging commercial traffic and private investment. The Agency partnered with the City to improve the alley condition in southwest Fresno. The alley bordered by Tuolumne and Merced Streets, and "A" and "B" Streets was cleaned of various debris, overgrown grass and weeds that accumulated on the alley shoulders. Additionally, the alley shoulders were improved with concrete millings, providing for a drivable yet permeable surface to provide water percolation during rain storms. Various asphalt patching improvements were also placed to repair the street surface.

Willow Bridge Improvement Project - The FY 10/11 Agency budget provides funding to widen the Willow Bridge crossing north of Jensen. The project was initially funded through the City's $600,000 grant from the State Workforce Housing program grant, however to meet the State's June 2010 deadline, and retain the award in Fresno, the Agency helped shift the award to a state approved alternative project in Southwest Fresno.

Airport Area Revitalization

Airport Area Plan Amendment - The Agency retained Rosenow Spevacek Group (RSG) to prepare an amendment to the plan to extend time limits.

Street and Infrastructure Improvements - Floradora/Whitney/Dearing/Recreation Street Reconstruction Project - Curb, gutter and paving improvements have been completed along Floradora, Whitney, Dearing and Sierra Vista Avenues between Maple and Chestnut Avenues. The improvements helped to retain and induce a 16,400 business expansion and will help existing businesses through needed road improvements.

Carmen Avenue Street Reconstruction Project - In FY 08/09, street improvements for a segment of Carmen Avenue between Backer and Sierra Vista Avenues were completed The offsite improvements helped to induce infill of 12 acres with 158,000 square feet of office warehouse and improved this older industrial neighborhood In FY 09/10 reconstruction was completed on additional segments of Carmen Avenue, generally between Maple and Chestnut Avenues and improvements were made to address flooding issues on Home and Dearing Avenues. Offsite improvements included curbs, gutters, driveway approaches and street paving, in addition to extensive power and utility infrastructure relocation.

Clovis Avenue Overlay Project - The Agency funded new paving for Clovis Avenue between Garland and Shields Avenues. City Public Works has nearly completed this segment, as well as the adjoining segment from Shields to McKinley

Shields and Winery Property Acquisition - In 09/10, the Agency completed acquisition of long vacant properties at the southwest corner of Shields and Winery that creates an attractive 2 ½ acre developable site when combined with the adjacent 10 airport owned vacant parcels. The site will be packaged for sale and development during the coming fiscal year

El Dorado Park Neighborhood Inclusion into Redevelopment Project Area - Since 2007, the Agency, City, California State University, Fresno, the United Wesley Methodist Church, and Stone Soup have been working with residents and property owners in the El Dorado Park Neighborhood to discuss plans and ideas to eradicate the multiple blighting factors of the area. After numerous meetings and charettes, a Specific Plan was developed to help guide the future development of the neighborhood. It was determined that the inclusion of the El Dorado Park Neighborhood into a redevelopment project area would help bolster the neighborhood with additional sources of revenue for future development and investment. The Agency retained Rosenow Spevacek Group (RSG) to prepare an amendment to add the El Dorado Park Neighborhood to the Airport Area Redevelopment Plan or another existing Redevelopment Project Area Plan and the work is well underway

Central City Commercial Revitalization

Business Attraction and Retention - Working with Belmont Avenue area businesses, the Agency supported and jointly applied for a State of California Transportation Planning Grant. Agency support led to a formalized Belmont Merchants Association (BMA) that has been awarded a $2,500 planning grant from Council of Fresno County Governments. Through an Agency supported Belmont Corridor study completed in 09/10, corridor issues, goals and implementation strategies have been identified

Street and Infrastructure Improvements - Belmont Street Light Installation – In 09/10, the Agency completed Phase 2 of the Belmont Street Lighting Project from Cedar to Chestnut Avenue. The 2-phase project added and updated street lights and undergrounded utility lines from FY 41 to Chestnut and leveraged the Agency's $1.2 million with $4 million from state public utility funds.

Freeway 99/Golden State Boulevard Corridor

Shaw and Polk Signalized Intersection - The Agency provided funds for the now completed design and reconstruction plans for signalization at the Shaw and Polk Avenues intersection. Construction is expected to commence during FY 10/11. The project improves traffic circulation and safety and facilitates redevelopment of the area.

McKinley Avenue Widening/Improvements - McKinley Avenue from Freeway 99 west to Marks Avenue is a gateway to the recent housing growth in the Fresno West area. Development on McKinley Avenue in this corridor is a mixture of residential housing and commercial businesses. The Agency funded design work that was completed in 09/10

Golden State Boulevard Improvements - In 09/10 Phase II of the Golden State project was completed. The Agency provided approximately $130,000 for the cost of the design work, FMFCD constructed the pipeline and the City resurfaced the street. The project alleviates flooding at Golden State Boulevard and Ashlan Avenue through storm drain pipeline to a permanent basin.

The Golden State Boulevard multi-year project is providing infrastructure and street improvements including new street pavement, curb and gutter, street lights, parkway landscaping and irrigation, and completion of the street drainage system for about 8,000 linear feet from State 99 exit to Shaw Avenue. The project was divided in three phases: Phase I, completed in 08/09, improved the 2,000-foot segment between Swift and the Gettysburg Avenue alignment; Phase II, completed this year, improved the 2,000-foot segment between Ashlan Avenue and the State Highway 99 Exit; and, Phase III, the 4,000-foot segment between Gettysburg and Shaw Avenues. At completion, improvements to the 8,000-foot segment of Golden State Boulevard between State Highway 99 Exit at Ashlan and Shaw Avenue will revitalize and encourage new development.

Roeding Business Park

Real Property Acquisition and Blight Removal - Progress was made in advancing the single largest industrial parcel in the Roeding Project Area to more "shovel-ready" status. This 66 acre, M-3 parcel is extensively covered in aged and blighted cotton storage structures. The owner has initiated the demolition and removal of more than 15 acres of non-functional structures and submitted new entitlement requests as an initial critical step in making the parcel prepared for industrial development.

The Agency continued an agreement with the Central California Society for the Prevention of Cruelty to Animals (SPCA) for the use of a ponding basin on SPCA property The purpose of the basin is to temporarily receive rain water runoff from Nielsen Avenue until the Fresno Metropolitan Flood Control District (FMFCD) constructs permanent drainage facilities to serve this area of the Roeding Business Park.

Infrastructure and Improvements - To continue to facilitate the infrastructure improvements needed to stimulate and expand industrial and business development, further progress was made this year on major enhancement to the area's telecommunications infrastructure. This was facilitated by the design work accomplished to update all telecommunications with new fiber optic and other enhanced technology with the support of a second EDI grant for $497,000. This design work has been completed and will facilitate the area served around Dan Ronquillo Drive, between West and Hughes Avenues. Actual construction of these newly designed facilities will be phased for construction in future years.

Extensive discussions were also held with many industrial property owners during the past year, for the purpose of re-evaluating priorities for future infrastructure improvements and enhancements that would facilitate industrial development in future years. These meetings identified several other key needs in addition to the completion of the telecommunications infrastructure already being designed for future construction. Two needs were particularly noted

1 Completion of the permanent branch of the flood control system was identified as a high priority so that valuable industrial land is no longer lost to temporary ponding basins and property can continue to be advanced to "shovel ready" status. The elimination of a temporary ponding facility serving a significant and strategically located area of the Roeding Business Park was made a high priority. The design to construct a pipeline project was completed in conjunction with the FMFCD, and cost estimates for an actual project were established

2 The identification of alignment, design and construction of the frontage road south of Neilsen Avenue and between Marks and Hughes Avenues was identified as a priority.

The frontage road would provide critical internal access to the larger area bounded by Nielsen Avenue on the north, Freeway 180 on the south, West Avenue on the east and Marks Avenue on the west. The frontage road is required before most property owners in this approximately 100 acre area can advance their property for industrial development.

Working with the City Public Works department, a final alignment of this critical piece of infrastructure was finalized in the past year and plans initiated for the start of design and property acquisition for the road alignment. The bulk of this construction project will be funded through its designation as a Measure C project.

Future work is programmed in the Roeding area to reflect these identified priorities.

Infrastructure improvements have helped stimulate and attract extensive business development in the Roeding area in the past several years. Highlights of the areas expansions include:

- Right-Now-Couriers constructed a 20,000 square foot building at 188 West Avenue;
- Delta Rubber Products, a wholesale-distributor relocated into a 25,860 foot building within the West Commerce Center at the northwest corner of West Avenue and Dan Ronquillo Drive;

- Woodworking Specialties, a cabinet and millwork operation, moved into the existing 18,992 square foot building located at 411 S. West Avenue adjacent to Freeway 180 West;
- Specialty Branded Products, a premium meat processor, purchased a vacant 6-acre parcel for the construction of a 100,000 square foot concrete tilt-up building at the southwest corner of Nielsen and Hughes Avenues;
- Horizon Enterprises constructed two 25,860 square foot office-warehouse buildings at the northwest corner of West Avenue and Dan Ronquillo Drive with additional construction planned for future phases of development;
- Central Sanitary Supply Company constructed a 50,000 square foot building at 1149 Nielsen Avenue;
- Pleasant Mattress, Inc. completed construction of its new 102,000 square foot manufacturing plant consisting of a tilt-up masonry building with extensive landscaping on the east side of West Avenue at Dan Ronquillo Drive;
- Certified Ad Services added 30,000 square feet in warehouses to its existing plant located at 909 West Nielsen Avenue;
- The Central California SPCA constructed a new 10,676 square foot animal shelter, 2,400 square foot barn and free standing snack bar on the 11 acre site located at 103 South Hughes Avenue;
- MVP Hydratech, located at 1331 South West Avenue, added 10,700 square foot of floor area to the existing 34,498 square foot building for assembly operations and storage;
- Lorena Restaurant added a new kitchen and scullery to the existing restaurant and a 410 square foot patio cover to an existing outdoor dining area The restaurant is located at 435 West Belmont Avenue;
- Cliff Hangers, Ltd, constructed an approximately $2 million, 81,300 square foot aircraft hanger which accommodates 66 aircraft at the Fresno-Chandler Downtown Airport;
- The Whirlwind Car Wash, located at 225 North "H" Street, remodeled and expanded its facilities to include an office, staging area and mini-mart.
- Calaveras Materials Inc., located at 410 West Thorne Avenue, replaced an existing batch plant with a new 90-foot high batch plant;
- The Sprint Corporation added 3,000 square feet of floor area to its fiber optics transmission center at 233 West Voorman Avenue;
- Producers Dairy located at 144 West Belmont added a new office building at the southwest of Palm and Belmont. Producers also added a 925 square foot orange off loading station, a 2,000 square foot milk off loading station, a 10,960 square foot bottle warehouse and a 12,375 square foot cold storage building;
- La Tapatia Tortillera expanded into an existing building to the west of its existing plant located at 102 East Belmont Avenue. The site was expanded with the vacation of Harrison Avenue to consolidate the existing plant and the added building. La Tapatia has also made new facade improvements to integrate the design and enhance the appearance of the buildings;
- California State Department of Corrections built a 20,169 square foot office building at 405 East Divisadero;
- American Paper Conversions constructed a 19,960 square foot warehouse at 2290 "G" Street just north of Nielsen Avenue;
- U.S Food Service Distribution Company (formerly Hestbecks), located in the old Rykoff warehouse added a 37,790 square foot cold storage unit to the existing facilities located at 302 North Thorne Avenue. Approximately 50 new jobs were created by this business,
- Mygrant Glass constructed a new warehouse-distribution center at 485 West Nielsen;
- Patton Air Conditioning expanded its facilities located at 272 Palm Avenue adding 2,557 square feet and a parking lot for employees and customers,
- Level (3) Communications, a Fiber Optics Internet Service Provider, renovated an existing 72,000 square foot building at 310 West Napa to house an unmanned switching station with an estimated cost of improvements and equipment between $2 to $3 million.

South Fresno Industrial Revitalization

Street & Infrastructure Improvements - The Agency has continued to identify target areas for infrastructure improvements in order to stimulate infill industrial development and advance planned industrial projects to shovel ready status.

The public/private partnership for East Avenue improvements triggered retention and expansion of Utility Trailer Sales resulting in the addition of $8.5 million of new value including a new 45,000 square foot building and almost doubling the number of employees to 70. During the last year, the Utility Trailer Sales (UTS) site was completed to full build out and the company met its obligations for all funded improvements under the established Memorandum of Understanding (MOU). Construction for onsite improvements of East Avenue from Dorothy to Annadale Avenues adjacent to Utility Trailer with curbs, gutters, paving, street lights, sidewalks and storm drain improvements has been completed. The Agency portion of the MOU moved forward with the completion of the final design of Agency sponsored off-site improvements. The final improvements, along East Avenue from Dorothy to Annadale Avenues, will be constructed in the first quarter of the 2010-11 fiscal year

In addition to the UTS, an agreement has been reached with an adjacent 10 acre property owner for the owner's share of future development and entitlement costs that will advance their strategic infill parcel closer to shovel ready status. This draft MOU agreement will be executed in conjunction with the implementation of the planned improvements along East Avenue at Annadale Avenue.

Planned improvements at the intersection of Jensen and Cherry Avenues were also designed and prepared for construction in the next fiscal year. These improvements were determined by the finalization of the development plans of the expanding company, located at the corner of Jensen and Cherry Avenues. The company plans a 24,000 first phase office, testing and warehouse facility at this intersection and submitted plans for revised entitlements. Based upon their final plans, design work was completed and a draft MOU agreement has been prepared for execution in the first quarter of the 2010-11fiscal year

Progress was also made on several significant industrial parcels located at the corner of East and North Avenues. A major industrial developer has finalized plans for off-site needs for several planned users of a 40 acre parcel. These improvements would help induce the development of the first 26 acres of development and would advance the balance of the project site to further shovel ready status.

Additionally, a national company has identified a 6 acre site just to the north of East and North Avenues intersection for a future plant and initiated negotiations for the development of an MOU The Agency assisted the company with several environmental inquires which had slowed their process but which were resolved to their satisfaction

Southeast Fresno

Real Property Acquisition and Blight Removal - Tenth and Ventura Project – In FY 09/10 the Agency completed assembly of the north side of Ventura between Tenth and Eleventh Streets and demolished the blighted structures at the corner of Ventura and Tenth. The acquisition and demolition advances the Agency's goals for blight removal along a highly visible corridor and facilitates higher density land use consistent with the Southeast Fresno Revitalization Plan.

Street & Infrastructure Improvements - The Jensen and Willow Traffic Signalization project was completed this year The construction comprised a signalized intersection, dedicated left turn lanes from Jensen Avenue onto Willow Avenue, loop detection, transition paving, and appropriate signage.

Frank Chance Field Monument Sign - The original Frank Chance Field site at the southwest corner of Ventura and Cedar Avenues was nominated to the Local Historic Register in May 2009. The site is now occupied by the Sunnyside Car Wash. Working with the property owner and community members, the Agency provided funds for a monument recognizing this individual's importance in Fresno's history and the history of Baseball.

Storefront Improvement Program - During FY 09/10, the Agency assisted with the renovation of 12 storefronts along Kings Canyon and Ventura including a prominent, well established gathering place on Ventura. Castillo's Mexican Restaurant.

Housing

Housing Authority Contract/Community Housing Partnership Program (CHPP) - The Agency's multi-year Community Housing Partnership Program (CHPP) agreement with the Housing Authorities of the City and County of Fresno provides for minor and major rehabilitation of low- and moderate-income, owner-occupied housing in designated target areas of the City. Several contract amendments have expanded target areas and increased the funding for aggressive programs to attack blight caused by boarded-up houses and neglected vacant land. Since July 2000, 1,646 homes have received minor and major rehabilitation and, from boarded up or vacant lots, approximately 25 homes have been built or reconstructed to provide infill housing. In FY 09/10, it is expected that approximately 65 homes will have been rehabilitated and two reconstructed.

Parc Grove Commons - Construction of Park Grove Commons at Clinton and Fresno Streets began with a groundbreaking celebration on February 3rd The Agency provided $500,000 in Low- and Moderate-Income Housing Funds for the $38 million, 215-unit multi-family housing development and will receive covenants on 16 low-income units in return for its contribution. Parc Grove Commons II, LP, is comprised of the Housing Authority as Administrative General Partner, and Silvercrest, Inc, a non-profit, as Managing General Partner

Canyon Crest Condominiums - In the spring of FY 09/10, the Fresno Revitalization Corporation, Inc. (FRC), a California Non-Profit Corporation and the non-profit arm of the Agency purchased the foreclosed Canyon Crest – a 118-unit apartment complex near the southwest corner of Tulare and First Streets from NSP funds. The HUD requirement that at least twenty-five percent ($2,772,253) of the total NSP funds received by the City of Fresno must address the housing needs of very low-income persons was well satisfied through the acquisition. The Agency provides all administrative, financial and technical support to the FRC in the acquisition and operation of the Property through several agreements. Once the affordability covenants are established, repair work is completed and the property stabilized, it will be marketed for sale to a qualified affordable housing entity.

<u>Neighborhood Stabilization Program</u> - In response to U.S. Department of Housing and Urban Development's (HUD) Neighborhood Stabilization Program (NSP) funding opportunities, the Agency received an allocation from the City in June 2009 and approval of the contract in October 2009 that directs focus on Lowell, Jefferson and South Tower Neighborhoods.

The Program allows the Agency and other NSP Partners to acquire and redevelop abandoned or foreclosed properties that might otherwise become sources of blight. The program's objective is to stabilize neighborhoods affected by the high incidence of abandoned and foreclosed homes by facilitating the resale of these rehabilitated homes to eligible, owner-occupied, low, moderate and middle income families.

The Agency has purchased 15 homes through the NSP program. As of June 2010, two homes have sold (Franklin and Forestiere) and three are in escrow (West Cambridge, Adoline and Vassar). The construction on most of the remaining homes is substantially complete.

<u>Other related properties in Lowell</u> - To support the NSP focused effort on Lowell, Jefferson and South Tower, the Agency made additional investment from Housing Set-Aside funds.

- The Agency purchased for renovation, a boarded up, small, single family home at 237 N Park located across the street from Lowell Elementary
- The Agency purchased a blighted, boarded up four-plex at 329 N. College in the Lowell Neighborhood that is appropriate for demolition The Agency will entitle a single family home and solicit a builder/developer to finance, construct and sell to an income-qualified buyer

- The Agency acquired and will renovate a single family home at 129 N College adjacent to an NSP-funded house at 137 N. College
- The Agency is preparing renovation and site development plans for 473 Glen Avenue purchased last year

<u>Downtown Housing and Mixed-Use Development</u> - The Agency has directed substantial resources to further the goal of downtown housing development. Approximately 271 units at various income levels have been recently completed, are underway or planned with the assistance of the Agency·

- Broadway Lofts Mixed-Use - Construction is well underway for reuse and conversion of a historic building into a mixed-use of 22 lofts at 1625 Broadway

Street. In May 2009 the Agency approved an Owner Participation Agreement (OPA) with Reza Assemi to provide for participation in the Broadway Lofts project, a mixed-use project at Broadway and Calaveras Street in the Fulton Redevelopment Project Area/Cultural Arts and Entertainment District, in the amount of $750,000. The project will produce 5 moderate income units. Currently under construction, the project includes reuse of a historic property and conversion into 22 loft residential units.

- Iron Bird Lofts (formerly Fulton Plaza) - Construction of Iron Bird Lofts was completed in December 2009. Through a Disposition and Development Agreement (DDA), the Agency contributed the land and provided $1.2 million in gap financing in this 80-unit, $10 million mixed-use development. The Agency received affordability covenants for 16 units.

- Fulton Village - In May 2010, ground was broken for Fulton Village mixed-use project near Fulton and Amador Streets. In December 2008, the Agency Board approved an OPA for a mixed use project in the Cultural Arts District near Fulton and Amador Streets. The project consists of 61 units of housing: 48 market rate and 13 affordable units, and 4,500 square feet of commercial space. The Agency's contribution consists of an $800,000 second trust deed loan and a $500,000 grant made at completion.

- Mayflower Lofts - The Agency approved an OPA with Mayflower Lofts, LLC to facilitate the development of a mixed-income housing development in the long vacant 3-story brick Mayflower building at 1417 Broadway The project consists of 15 rental units with affordability covenants on eight of the units in consideration for Agency assistance through a $400,000 loan.

- The Fultonia – The Developer completed renovation of thirty-nine (39) residential units and ten (10) commercial units in a mixed-use project at 532-614 Fulton. This is the first multi-family project that the Agency has assisted in the Freeway-99 Golden State Corridor Fulton area and is the renovation of an existing 2 story mixed-use building, constructed in 1950 with approximately 30,168 square feet. Under the OPA agreement with TFS Investments, a loan in the amount of $600,000 was made to the project by the Agency and the Agency would receive 8 low-income units at 60% of AMI and 31 moderate income units.

- <u>Chinatown Lofts Mixed-Use Project</u> - In July 2009, the Agency Board approved a Disposition and Development Agreement for a three-phase, mixed-use low-income housing and commercial development at "F" and Mono Streets. The developer and Agency received $4,000,000 in Proposition 1C Urban Infill funding from the State in June 2009 Following environmental issues raised by a neighboring property owner, the Agency and City prepared a detailed request for proposals and retained a consultant to prepare an Offsite Consequence Analysis (OCA) report. The OCA shall be incorporated into the CEQA document for the Project as it works its way through the entitlement process once again. The CEQA process on the project will likely culminate in late summer 2010.

- Met Museum RFQ - In December 2009, the Agency and the City jointly issued a solicitation inviting qualified developers to submit qualifications and conceptual proposals to design and develop an infill project on about 2.5 acres excluding the Met Museum building and bounded by Calaveras, Stanislaus, Fulton and Van Ness and including the parking lot north of Stanislaus across from the Museum building. Qualified Developers were required to have a sound and in-depth understanding of contemporary commercial retail, mixed-use and entertainment center development, as well as extensive experience in the design and construction of quality projects within downtown entertainment districts. Proposals were required to complement the architectural and cultural prominence of the Met Museum building. One proposal was received and is under evaluation by City and Agency staff in preparation for recommendation to the City Council.

- Berkeley Block – In 09/10 the Agency's continued assembly of land reached 80% of the Berkeley ½ block between Kern and Inyo along the Fulton Mall.

Southeast Fresno Infill Housing

- Ventura and Seventh - In a joint effort to revitalize a blighted block on the south side of Ventura Street between Seventh and Eighth Streets, the Agency and the City Housing Department have proposed a new affordable housing project on the former Fresno Unified School District site located at 717 S Seventh Street and an Agency-owned parcel at the corner of Seventh and Ventura Streets. The overall project site is 3.42 acres.

  A new RFP was released in January 2010 and an ENA was approved with AMCAL Multi-Housing, Inc. AMCAL's conceptual proposal consists of between 60 to 90 units of senior affordable rental housing and commercial/retail.

- Ventura and Tenth - In FY 09/10 the Agency completed assembly of the north side of Ventura between Tenth and Eleventh Streets and demolished the blighted structures at the corner of Ventura and Tenth. The acquisition and demolition advances the Agency's goals for blight removal along a highly visible corridor and facilitates higher density land use consistent with the Southeast Fresno Revitalization Plan.

Southwest Fresno Infill Housing

- AMCAL/Summer Hill Place Apartments - The Agency owned about 3 acres of land generally at the northeast corner of "B" Street and San Benito Avenue and a parcel at Elm and Geneva Streets since the mid-1970's. In September 2008, the Agency selected AMCAL Multi-Family as the developer and in September 2009, AMCAL was successful in obtaining State Housing Tax Credits which had been unsuccessfully applied for at least 5 times prior. In March 2010, the community celebrated the groundbreaking for the 50-unit development that is designed to serve low income families.

- Annadale/Elm EAH Housing - Through a negotiated agreement with Sequoia Health, the Agency received 7 5 acres of vacant land on Annadale Avenue, just west of Elm Avenue and selected EAH as the developer. The proposed project would address the demand for affordable senior housing. The development would also be the first PACE (Program of All-inclusive Care for the Elderly) in the Central Valley. EAH has incorporated the PACE component into this project and is currently evaluating its project feasibility.

  In FY 09/10 EAH acquired the sole single family home within the project footprint that caused the project site to be very inefficient and irregular The Agency assisted the acquisition and will receive title to the property from EAH if the project does not move forward

- California Triangle - The partners have nearly completed the acquisition of properties in the project area referred to as the California Triangle, an area bounded by Kern, Waterman and California Streets within the Southwest GNRA Redevelopment Area. All residents in this area were relocated to improved housing. The project site consists of approximately three acres divided into a number of parcels. The house at 864 S Klette is slated to be conveyed to the EOC for relocation to another infill lot in the neighborhood, then rehabilitated and sold to a low-moderate income family The EOC will use the house as a training lab for their construction trade students. Once all of the acquisition is complete, the Agency will publish a Request for Qualifications (RFQ) seeking developers for a mixed-use or mixed-income project.

- California and Fruit Avenues Brownfields Cleanup Grant - The Agency and Housing Authority completed remediation of the long vacant two acre former service station site, 437 California, at the southeast corner of California and Fruit Avenues. The cleanup work consisted of installing and operating a vapor extraction system (groundwater monitoring wells, soil-vapor wells, air-sparge wells, catalytic oxidizer unit and granular activated carbon unit). The vapor extraction system was installed in March 2009 and the work completed in early 2010. Remediation and vapor extraction costs were covered by a state grant of approximately $180,000

  The remediation of the adjacent two acre former auto dismantling site is well underway and is partially funded by a $200,000 Environmental Protection Agency (EPA) Brownfields Grant. The total cleanup work is estimated at $285,000, of which $85,000 will be funded by the Agency The cleanup of this two-acre Brownfields site, containing lead contaminants on the surface, will enable housing development in connection with the California Avenue Plan.

- South Clara and North Estates - Habitat for Humanity Fresno (HFHF) broke ground and is well underway on the 11 single family home development at Clara and North Avenues. The Agency assisted with off-sites.

Recommended Budget for Fiscal Year 2010-2011

Redevelopment Agency of the City of Fresno

DEBT SERVICE AND CONTRIBUTIONS

During FY 10/11, funds have been budgeted as follows:

Merger 1

Central Business District Agency contribution to the City's Stadium Bond	$ 75,000
Central Business District Payment to City on $1,500,000 loan for stadium project	$139,781
Convention Center Project Area for Conference Center Loan	$ 62,000
Fulton Payment to City on $1,500,000 loan for streetscape project	$139,781
Mariposa Project Area 2003 Tax Allocation Bonds, Series A (Civic Center Square/Kern Street Improvements)	$429,956

Merger 2

Southwest Fresno $10,000,000 2001 Tax Allocation Bond	$880,728

Roeding Business Park

$2,118,000 loan from California Infrastructure & Economic Development Bank	$116,958

Redevelopment Agency of the City of Fresno

ADMINISTRATIVE AND MANAGEMENT SUMMARY

The administration and management costs identified in this budget section are allocated across all project areas.

Personnel Services - Overall, salary and benefit costs have been held near FY 08/09 levels. Employee pay rates and related benefits are generally comparable with the City and adjustments are made where appropriate to reflect changes in the City MOUs.

> Intern Program - The Agency has an intern program intended to provide professional training opportunities and experience for college students and recent graduates while meeting the Agency's staffing needs for short-term assignments in specialized areas. The intern program is limited to 900 hours per intern per fiscal year The costs are allocated to specific project capital accounts.

> Edison High School Intern Program - The Agency offers a paid intern program for Edison High School seniors to provide job experience and employment opportunities for young students. Recruitment is held annually. Interns work part time as their school schedules permit.

Operation and Maintenance - The FY 10/11 operation and maintenance costs reflect a 2½% reduction primarily due to increasing conversion from printed documents to electronic. The Agency continues to work toward electronic filing of documents that will result in more efficient access to redevelopment records and will reduce the need for physical storage space. The FY 10/11 Budget includes funds for annual upgrading of old and obsolete computer equipment.

Redevelopment Agency of the City of Fresno

ADMINISTRATIVE and MANAGEMENT SUMMARY

	FY10	FY11
Program Appropriations		
Personnel Services		
Permanent Salaries	1,367,974	1,301,674
Fringe	379,302	416,784
Employee Leave Payoff	21,600	18,800
Non-Permanent Salaries	27,000	27,000
Gen Serv Pens Oblig Bnd Dbt Serv	3,400	1,800
Recurring Vehicle Allowance	3,600	3,600
Total	1,802,876	1,769,659
Financial/Accounting/General Consultants	40,000	40,000
Operations/Maintenance		
Rent	98,400	98,400
Capital Equipment	15,000	15,000
Copier Lease	28,000	29,200
Computer Services	36,500	35,500
Computer Software - Microsoft Migration	2,500	2,500
Dues/Subscriptions/Publications	20,000	20,000
Office Supplies and Postage	32,000	32,000
Office Equipment	10,000	10,000
Public Information/Exhibits	15,000	15,000
Telephone Service	13,200	12,100
Travel/Training	20,000	20,000
Interdepartmental Charges to City of Fresno	62,500	55,100
Total Operations/Maintenance	353,100	344,800
Total Personnel Services and Operations/Maintenance	2,195,976	2,154,459

ADMINISTRATIVE and MANAGEMENT SUMMARY

	Budgeted Positions FY10	Budgeted Positions FY11	
Full Time Employee Positions			
Engineer/Professional Engineer	1	1	
Executive Director	1	1	
Executive Secretary	1	1	
File Clerk/Administrative Assistant	1	1	
Financial Officer	1	1	
Project Coordinator	4	4	
Project Manager/MA	5	5	
Receptionist/Senior Secretary	1	1	
Redevelopment Administrator/Assistant Director	1	1	
Senior Project Coordinator	3	2	*
Total	19	18	

* FY 10/11 eliminates one position vacated through the Early Retirement Incentive Program.

Redevelopment Agency of the City of Fresno

MERGER 1 - DOWNTOWN FRESNO

Plan Implementation/Merger and Plan Amendment - In order continue with the revitalization of downtown Fresno, plan limits of the ten redevelopment project areas within Merger 1 are being updated. The amendment process is expected to be completed by the end of summer 2010

Central Business District

The Agency continues to work with existing and potential businesses, tenants and private developers to optimize use and occupancy of office, commercial and residential space in the Central Business District (CBD). The Agency will continue to work to improve the mall environment in conjunction with existing and new development.

Downtown housing and mixed-use development continues to be a major priority in FY 10/11 In CBD, the Agency has focused on the southwest portion of the Fulton Mall between Kern and Inyo Streets acquiring property in a concentrated area These properties, coupled with the Agency-owned parking lot directly south presents an outstanding development opportunity at a key location that will be the subject of a future Request for Proposals (RFP).

Storefront Improvement Program - As part of its commitment to revitalize the Fulton Mall, the Agency's FY 10/11 Budget includes funds allocated to the Storefront Improvement Program. Continued outreach and informational workshops are planned to promote the program.

Streetscape/Street Improvements - Tuolumne/Broadway Parking Lot - The FY 10/11 Budget continues to provide for this multi-year project that will expand and reconstruct the existing parking lot located at the southeast corner of Broadway and Tuolumne Streets in the Central Business District. The expanded parking lot will include and integrate underutilized Agency property that was formerly a frontage road. The project will enhance visual quality, help address parking needs in the area and may serve as a future development site.

Tuolumne and Van Ness - The Agency is working to vacate the existing Tuolumne Street frontage at the southwest corner of Tuolumne and Van Ness to improve the site and increase buildable frontage space on the CVS/Longs lot. The Agency is concurrently working with CVS on preliminary conceptual plans to upgrade and intensify land use and development at this key Central Business District location.

"H" Street Realignment - The Agency is working to abandon the Broadway Diagonal and realign "H" Street between Fresno and Merced Streets to improve circulation and land use and revitalize the area around the former Hotel Fresno, Agency owned "H" Street lot and IRS Building.

Chinatown

Plan Development/Amendments/Chinatown Mixed-Use and Storefront Improvement Program - Fresno Historic Chinatown, LLC is proposing Chinatown Lofts, a three-phase mixed-use low-income housing and commercial development on an Agency owned site of approximately .60 acres at "F" and Mono Streets. The Developer and Agency co-applied for a Prop 1C grant and awarded approximately $4 million to assist the initial phase of the project consisting of 68 residential units and associated commercial uses. An environmental study is underway to assess issues potentially impacting the site and an Environmental Impact Report (EIR) may be required for the project.

The Agency continues to work with Owner Participant Candidates and other stakeholders for enhancement and development of property and businesses in Chinatown.

Plan Implementation/Streetscape/Street Improvements and Chinatown Association - The Agency will continue to support business retention and attraction through activities such as community clean up days, business education workshops, storefront improvement programs, streetscape improvements, and various community events and festivals.

> "F" Street Design Guidelines - The Agency is working with Fresno Historic Chinatown, LLC to develop design guidelines for "F" Street in Chinatown. The focus will be on "F" Street from Ventura Avenue to Fresno Street. The guidelines will help to enhance the area's identity and attractiveness by providing consistent standards and criteria for future development.
>
> Fresno and Freeway 99 Entryway Improvements - The Agency is working with an owner participant and Caltrans for the reuse and enhancement of a major entryway site generally located at the southwest corner of Freeway 99 and Fresno Street. The Agency has budgeted funds to remove blighting conditions and enhance this major access point to downtown with an aesthetic entryway feature benefitting the area. In addition to improving appearance, the new private development will be one of two in recent years that adds new value and economic activity to the area.

Real Property Acquisition and Disposition/Blight Removal - The Agency will continue to identify targets of opportunity for potential acquisition or other action to reverse blighting conditions particularly along the Ventura Avenue and Fresno Street entryways.

Storefront Improvement Program - In its efforts to revitalize the project area, the Agency's FY 10/11 Budget includes funds allocated to the Storefront Improvement Program. Agency staff will proactively market the program to commercial property owners.

Convention Center

Old Armenian Town - Ventura/Fwy 41 - O/P Diagonal - The FY 10/11 Budget provides funding for demolition and site clearance at the southeast corner of Ventura and "M" Streets. The site currently contains a vacant one story commercial store front and accompanying storage structures. Demolition and clearing of this site will be a benefit to future redevelopment plans in the vicinity. Demolition will include contractor mobilization costs, drainage, dust and traffic control, asbestos and lead paint removal, sludge/sediment removal and demolition and clearance of all structures and debris.

Staff has continued to work with developers and property owners on strategic land acquisition and conceptual plans to remove blight and redevelop the major downtown entryway at the “O/P” Street Diagonal and Old Armenian Town with office, parking and other uses consistent with and in support of area redevelopment, such as the Warehouse Row Project.

Old Armenian Town - Historic Structures - The FY 10/11 Budget provides funding for relocation and re-establishment of five historic homes to the former fire station site. The structures will be relocated, set on constructed foundations and receive new roofs, reconstructed floors and exteriors. The interiors will be “shell ready” for build to suit.

Fulton

Warnors Theatre Renovation/Save America’s Treasures Grant - NPS - The Agency has been working closely with the owners of the Warnors Theater to secure a Save America’s Treasure Grant that will primarily renovate and restore the exterior of the building. A grant of $400,000 is being sought that would be matched by $200,000 from private sources and $200,000 from the Agency

Jefferson

Regional Medical Center - Nottoli - Pursuant to a settlement agreement, the Agency entered into a financing lease with Nottoli C.M.C. to purchase an office complex located at 2021-2045 Divisadero and a 6-unit apartment complex located at 161 N Clark Street as part of land assembly for the Regional Medical Center project. The Agency makes monthly lease payments to Nottoli C.M.C. and receives offsetting income.

Mariposa

The Agency continues to work with existing and potential businesses to facilitate office/ commercial leasing and development in the area.

Ice House Improvements/Warehouse Row - The Agency budgets funds in FY 10/11 to facilitate proximate parking for the Ice House/Warehouse Row Project. The Agency plans to obtain a portion of the parking lot on the east side of Santa Fe Street between Inyo and Mono Streets and construct parking lot improvements to facilitate needed parking for the project. In addition, the Agency has been working with the Owner/Developer for exterior improvements to the long vacant United Grocers that was built in 1931 and will be rehabilitated to serve as the new downtown location for the new Small Business Administration (SBA). The development will comply with LEED Silver certification standards.

South Van Ness

Real Property Acquisition and Disposition/Blight Removal - The Agency is working to facilitate development of an industrial site on Florence Avenue. The area around Tulip and Florence Avenues is severely blighted with vacant lots and dilapidated buildings. Tulip is a seldom utilized dirt road The FY 10/11 Budget provides for acquisition of vacant blighted parcels and potential abandonment of Tulip to form an industrial site. The newly formed site may serve potential expansion plans of Jain Irrigation that would add about 100 jobs or could serve to attract other industrial users to an improving area.

Valley Foundry Infrastructure - The Agency, through a community facilities district, facilitated Valley Foundry Industrial Development. Pursuant to the Owner Participation Agreement (OPA) with the Agency, property owners receive a reimbursement of their Fresno CFD#5 assessment up to 75% of the net tax increment the Agency received Funds are budgeted to provide for this reimbursement.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

Merger 1 - Downtown Fresno *

	FY 09 ACTUAL	FY 10 APPROVED	FY 10 YTD	FY 10 ESTIMATE	FY 11 BUDGET
Sources of Funds:					
Carryover	2,125,399	(377,491)	872,790	872,790	1,019,729
Tax Increment Gross	6,104,603	5,791,124	3,120,689	6,241,330	6,237,000
Pass-Through Payments	(171,602)	(810,757)	(284,898)	(569,796)	(714,314)
Reserve for AB1389 & SERAF	0	(500,000)	0	(2,079,933)	(1.172,766)
County Administration Fee	(95,097)	(85,652)	(382)	(87.761)	(92,360)
Housing Set-Aside	(1,220,921)	(1,158,225)	(624,138)	(1,248,266)	(1,247,400)
Bond Proceeds	0	0	0	0	0
Leases and Rentals	291,218	303,000	145,266	174,824	89,532
Loan Proceeds	28,427	0	0	0	0
Note Receivable Proceeds	11.741	11,154	5,577	45,502	0
Refunds and Developer Deposits/Reimbursments	25,000	0	415,078	415,078	0
Sale of Land and Buildings	0	0	2,882,989	2,882,989	0
Interest	40,748	24,425	13,662	18,217	6,119
Other Due from City of Fresno for Ground Lease Pmts	0	245,837	0	0	0
Total Sources of Funds	7,139,516	3,443,416	6,546,634	6,664,975	4,125,541
Uses of Funds:					
Debt					
1993 Tax Allocation Bonds Mariposa	426,754	425,754	425,754	425.754	429,956
Stadium Bond	200,000	0	0	0	75,000
Stadium / Uptown Loan	283,962	281,862	0	281,862	279,562
Convention Center Loans	420,000	420,000	2,882,989	2,882,989	62,000
Administration (Planning. Legal, O & M, Etc.)	185,736	187,500	144,298	185,098	182,500
Fresno Revitalization Corporation (FRC)	750	750	563	750	750
Plan Implementation / Amendments	161,901	167,500	325,716	351,591	80,000
Real Property Acquisition and Disposition/Blight Removal	8,329	5,000	11,743	19,868	10,000
Storefront Improvement Program	55,369	25,000	34,576	91,120	45,000
Streetscape	0	0	0	0	45,000
Contingency	0	150	0	0	273

	FY 09 ACTUAL	FY 10 APPROVED	FY 10 YTD	FY 10 ESTIMATE	FY 11 REQUEST
Uses of Funds (con't):					
Central Business District					
Storefront Improvement Program	21,486	50,000	36,657	40,907	55,000
Street Improvements/Streetscape/Parking	15,919	50,000	6,323	7,948	125,000
Mall Planning/Engineering/Revitalization	1,350	1,500	0	0	15,000
Chinatown					
Chinatown Association	26,290	15,000	11.137	14,637	13,500
Plan Development/Amendments/Chinatown Mixed-Use	10,856	25,000	4,875	11,375	45,000
Plan Implementation	6,042	10,000	2,963	3,713	4,000
Real Property Acquisition and Disposition/Blight Removal	11,998	5,000	2,241	17,741	75,000
Storefront Improvement Program	4,843	50,000	1,500	2,000	50,000
Streetscape/Street Improvements	23,607	20,000	5,625	28,125	150,000
Convention Center					
Real Property Acquisition and Disposition/Blight Removal	364,467	2,500	22,731	24,231	30,000
Legacy Project	300	0	0	0	0
Parking Lot Improvements (Van Ness and Inyo)	53,713	5,000	0	0	0
Old Armenian Town Ventura/41	1,932,177	1,062,000	151,873	178,428	580,000
Old Armenian Town Historic Structures	0	0	88,759	237,939	1,000,000
"O/P" Street Diagonal Project	500	500	0	0	0
South Stadium Project	531,484	0	185	185	0
Fulton/Uptown					
Real Property Acquisition and Disposition/Blight Removal	1,587	2,500	5,870	6,245	2,500
Streetscape/Parking/Implementation Activities	0	2,500	0	0	2,500
Met Museum Commercial	0	0	0	0	5,000
Start It Up Grant	51,090	0	0	0	0
Warnor's Theater Grant Match	0	0	7,500	14,000	210,000
Jefferson					
Real Property Acquisition and Disposition/Blight Removal	1.183	2,500	1,312	1,562	3,000
Streetscape/Street Improvements	0	2,000	0	0	2,000
Community Medical Center - Annual Agreement	84,958	87,000	0	0	10,000
Community Medical Center - Nottoli	68,662	40,900	104,122	138,799	138,000
Community Medical Center - Phase 2	0	0	0	5,000	0
Mariposa					
Civic Center Square	1,050	0	0	0	0
Downtown Hotel	342	0	0	0	0
Ice House Improvements/Warehouse Row	11,862	50,000	4,889	6,139	155,000
Tulare & R Street Project	10,290	100,000	104,078	105,328	0
South Van Ness					
Industrial Development	1,000	0	375	500	165,000
Streetscape/Street Improvements	1,269,025	325,000	67,847	401,597	5,000
Infill Development/Historic Structures Receiver Site	1,000	1,000	0	0	0
Valley Foundry Infrastructure	16,844	20,000	1,875	159,815	75,000
Total Uses of Funds	6,266,726	3,443,416	4,458,375	5,645,246	4,125,541
Balance of Fund	872,790	0	2,088,259	1,019,729	0

* Consists of· Central Business District, Chinatown, Convention Center. Fulton/Uptown, Jefferson, Mariposa, South Van Ness, West Fresno One, West Fresno Two and West Fresno Three Project Areas.

Redevelopment Agency of the City of Fresno

MERGER 2 - SOUTHWEST FRESNO/FRUIT CHURCH

Business Retention and Attraction - The Agency continues to work to retain and attract both new and expanding businesses.

The Agency is helping to facilitate expansion of a long established southwest Fresno business. Triple A Burger, operating at its Fresno Street location for over 30 years is nearing completion of a new 5,000 square foot commercial building on their current site. The new commercial building replaces the older structure and will additionally provide four leasable retail and commercial spaces for new and expanding businesses seeking space in southwest Fresno. Up to 25 new jobs are anticipated with this new development. Through a reimbursement agreement, the Agency is proposing to assist with curb, gutter and sidewalk improvements on Fresno and 'A' Streets required for the expansion.

Plan Implementation/Merger and Plan Amendment - In order to continue with the revitalization of Southwest Fresno, plan limits of the two redevelopment project areas within Merger 2 are being updated. The plan amendment process is scheduled to be completed during FY 10/11

Real Property Acquisition and Disposition/Blight Removal - The budget provides funds for potential property acquisition consistent with the Agency goals to remove blight, stimulate new development and leverage investment in various industrial and commercial neighborhoods including the area around Kearney Palms Shopping Center This budget category also includes general blight removal, potential Brownfields assessment and remediation, and clean up and weed abatement on Agency owned properties.

California Avenue - To facilitate development along the newly improved California Avenue, the FY 10/11 Budget provides for potential property acquisition of several blighted parcels and demolition of existing structures.

EPA Grants - The Agency plans to apply for a $200,000 Brownfields Assessment Grant and a $200,000 Brownfields Clean-up Grant focusing generally on the 99 corridor area and southwest Fresno Each grant would require a 20% cash match that is provided for in the FY 10/11 Budget.

Storefront Improvement Program - In its efforts to revitalize the project area, the Agency's FY 10/11 Budget includes funds allocated to the Storefront Improvement Program.

Streetscape/Street Improvements - Consistent with Agency goals, funds have been budgeted in FY 10/11 for potential streetscape or infrastructure improvements to stimulate business and industrial development and enhance the visual quality of the project area

California Avenue Improvements and Land Acquisition - The California Avenue Revitalization Plan (CAR) identified the need to improve California Avenue from Freeway 99 to West Avenue to its full planned build-out to stimulate and accommodate new growth. In 2007, the Agency and City of Fresno listed California Avenue as a priority for funding through Measure "C" California Avenue successfully received Tier 1 allocation in the Measure "C" Bond The improvements include land acquisition, installation of median islands with planters and streetscape in keeping with an overall design theme for California Avenue.

California Avenue between Martin Luther King (MLK) and Walnut - The Agency has budgeted funds for California Avenue improvements from MLK to Walnut Avenue in connection with the California Triangle Project.

California Avenue between Walnut and Thorne - The Agency has budgeted funds for California Avenue improvements from Walnut to Thorne Avenues in connection with development activities for California Avenue.

California and New Walnut Alignment Improvements - The development agreement for the Edison Plaza mixed-use project at the southeast corner of California and Walnut Avenues triggered frontage improvements on California Avenue and the realignment and improvement of New Walnut Avenue from California to Lorena Avenues that are now completed. Preliminary plans for Phase II of the Edison Plaza Mixed Use Project bounded by Lorena, Walnut, Plumas and Florence Avenues include construction of an 11,000 square foot early education center at the northwest corner of the site followed by 280 three and four bedroom units of affordable housing. This development triggers the need for widening and improvement of New Walnut Avenue from Lorena to Florence Avenues and potentially further south to Church Avenue.

Park Development/Improvements - The Agency has set aside funds to provide assistance for land, street improvements and development of a recreation center and parking lot as part of the Agency's multi-year commitment to the HOPE VI project.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	FY 09 ACTUAL	FY 10 APPROVED	FY 10 YTD	FY 10 ESTIMATE	FY 11 BUDGET
Merger 2 - Southwest Fresno/Fruit Church					
Sources of Funds:					
Carryover	5,224,297	5,486,012	5,841,224	5,841,224	5,606,647
Tax Increment	4,029,616	4,024,000	1,830,209	3,660,418	3,660,000
Pass-Through Payments	(56,903)	(563,360)	(136,715)	(273,430)	(274,218)
Reserve for AB1389 & SERAF	0	(621,932)	0	(1,283,021)	(1,001,015)
County Administration Fee	(62,592)	(60,360)	(72)	(51,318)	(54,900)
Housing Set-Aside	(805,923)	(804,800)	(366,042)	(732,084)	(732,000)
Loan Proceeds	283,962	281,862	0	281,862	279,562
EDI Grant Proceeds	72,100	0	0	0	0
Reimbursement from City	0	0	0	630,000	0
UGM Fee Refund	0	0	0	0	0
Sale of Land and Buildings	556,479	0	0	0	0
Leases and Rentals Police Substation	99,651	100,000	34,360	115,866	115,000
Interest	108,166	80,097	39,527	52,703	50,940
Total Sources of Funds	9,448,853	7,921,519	7,242,491	8,242,220	7,650,016
Uses of Funds:					
Debt Service					
2001 Tax Allocation Bonds Southwest Fresno	886,728	884,128	884.128	884,128	880,728
Administration (Planning. Legal, O & M, Etc.)	343,598	375,000	267,299	354,411	375,000
Business Attraction and Retention	0	25,000	0	0	75,000
Fresno Revitalization Corporation (FRC)	750	750	563	750	750
Plan Implementation/Amendments	98,102	240,000	45,538	100,538	400,000
Real Property Acquisition and Disposition/Blight Removal	80,781	135,000	59,101	68,126	925,000
Storefront Improvement Program	10,640	45,000	13,850	15.100	100,000
Streetscape/Street Improvements	50,897	325,000	13,125	17,500	110,000
California Ave Improvements and Land Acquisition	7,500	750,000	5,625	7,500	1.100,000
California & New Walnut Alignment Improvements	26,032	1,700,000	22,500	24,375	1,630,000
California & Walnut Mixed-Use Project	209,155	1,325,000	1,027,218	1,111,869	10,000
Hope VI Project	1,851,062	20,000	12,951	20,426	35,000
Park Development/Improvements	0	2,000,000	0	0	2,000,000
Professional Office Center	2,500	47,500	0	0	0
Sequoia Health	30,384	3,500	18,850	21,350	3,500
Shopping Center Neighborhood Improvements	9,500	45,000	7 125	9,500	5,000
Contingency	0	641	0	0	38
Total Uses of Funds	3,607,629	7,921,519	2,377,873	2,635,573	7,650,016
Balance of Fund	5,841,224	0	4,864,618	5,606,647	0

* Consists of: Southwest Fresno GNRA and Fruit/Church Project Areas

Redevelopment Agency of the City of Fresno

AIRPORT AREA REVITALIZATION

Industrial/Commercial Development - The Agency expects to continue its planning for business and industrial development opportunities at strategic sites within the project area that will leverage past and continuing infrastructure investment. The Agency has been approached by developers and property owners that are interested in various commercial and industrial developments near the Airport. The FY 10/11 Budget allows for potential infrastructure improvements and other activity to encourage and stimulate business and industrial growth. Agency funds are targeted towards strategic investment to remove blight, induce private development, generate new value, create jobs and positive economic benefit.

Maple and McKinley Industrial Expansion - The Agency is currently working with a developer for a potential project in the Maple and McKinley area that would remove blighted structures from a parcel in excess of 19 acres and potentially create approximately $30 million in new development value at full build-out.

Olive and Clovis Industrial Expansion - The FY10/11 Budget provides for off-site improvements in the vicinity of Olive and Clovis Avenues near the Sunnyside Drive-In. The area has approximately 40 acres of vacant land and presents an excellent industrial/commercial infill opportunity. Proximity to the Airport and Freeway 180, along with recent major improvements to Clovis and McKinley Avenues including San Joaquin Railroad crossings, further enhance the locational advantage of this area. Development of underutilized parcels will further leverage recent infrastructures investment.

Palm Lakes Project - The City of Fresno has requested that the Agency help advance a project to maximize the use and future value of a 55 acre parcel of property owned by the City at the former Palm Lakes Golf Course. The property, currently lacking infrastructure, appropriate zoning and parcelization, has future value as a mix of residential, industrial and open space uses. Its maximum value will be achieved through coordination with other property owners located within the overall boundaries of the former golf course property to appropriately plan, entitle and develop the City and privately owned parcels within the project boundaries and remove existing legal and environmental impediments.

The project includes preparation of plan entitlements, re-parcelization, a general plan amendment, rezoning, environmental assessments and potential property acquisition

Plan Implementation/Merger and Plan Amendment - The FY 09/10 Budget provides funding for the following amendments.

Airport Area Plan Amendment - The FY 10/11 Budget provides funding for the preparation of a plan amendment to extend plan time limits for the project area.

El Dorado Park Neighborhood Plan - The Agency is preparing a plan amendment to incorporate the Eldorado Park Neighborhood into an existing redevelopment project area. The inclusion of this blighted neighborhood will make redevelopment tools available to help the community's vision for a safer, cleaner residential area.

Storefront Improvement Program - In its efforts to revitalize the project area, Agency staff will continue to proactively market the program to property owners along commercial corridors including Cedar and Shields Avenues.

Street and Infrastructure Improvements - Shields and Winery Improvements - A 2.5 acre site comprised of property owned by the Agency and City will be enhanced with the design and construction of off-site improvements along Shields Avenue from the corner of Shields and Chestnut Avenues on the south side of Shields, west to the corner of Shields and Winery Avenues and continuing 300 feet south along Winery In coordination with the City Public Works Department, the Agency's Budget provides for intersection improvements at Shields and Chestnut Avenues. The improved Shields/Winery site will be marketed for private sector development compatible with the airport and other surrounding uses.

Streetscape - Clovis Avenue Median Island Improvements - The Agency is partnering with the City of Fresno and federal government to reconstruct a landscaped median on Clovis Avenue between McKinley and the Highway 180 junction This project will complement previous Agency improvements constructed on Clovis Avenue north of McKinley

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	FY 09 ACTUAL	FY 10 APPROVED	FY 10 YTD	FY 10 ESTIMATE	FY 11 BUDGET
Airport Area Revitalization					
Sources of Funds					
Carryover	2,359,047	1,506,792	2,596,763	2,596,763	1,805,556
Tax Increment	2,224,121	2,223,000	1,347,625	2,695,250	2,695,000
Pass-Through Payments	(444,875)	(444,600)	(269,550)	(539,100)	(539,000)
County Administration Fee	(34,725)	(33,345)	(59)	(37,793)	(40,425)
Reserve for AB1389 & SERAF	0	0	0	(855,910)	(176,046)
Housing Set-Aside	(444,824)	(444,600)	(269,525)	(539,050)	(539,000)
Loan Proceeds	0	0	0	0	0
Interest	28,260	14,036	2,490	3,320	3,206
Other	0	0	0	0	0
Total Sources of Funds	3,687,004	2,821,283	3,407,744	3,323,480	3,209,292
Uses of Funds					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	77,500	85,000	58,125	77,500	85,000
Fresno Revitalization Corporation (FRC)	3,000	3,000	2,250	3,000	3,000
Industrial/Business Park Development	24,500	582,500	19,125	25,500	1,925,000
Plan Implementation/Plan Amendment	46,000	45,000	46,550	91,065	506,000
Real Property Acquisition and Disposition/Blight Removal	11,250	500,000	284,407	288,157	15,000
Storefront Improvement Program	23,227	60,000	3,750	5,000	65,000
Street and Infrastructure Improvements	564,306	1,470,000	104,360	1,009,531	525,000
Streetscape	340,458	75,000	15,671	18,171	85,000
Contingency	0	783	0	0	292
Total Uses of Funds	1,090,241	2,821,283	534,238	1,517,924	3,209,292
Balance of Fund	2,596,763	0	2,873,506	1,805,556	0

Redevelopment Agency of the City of Fresno

CENTRAL CITY COMMERCIAL REVITALIZATION

Real Property Acquisition and Disposition/Blight Removal - To retain and attract business development, the Agency has budgeted funds in FY 10/11 for the potential acquisition of land for blight removal and property enhancement in commercial areas.

Blackstone/Belmont Triangle - The Triangle Area bounded by Blackstone, Belmont and Freeway 180 is significantly blighted with vacant parcels and abandoned buildings. The FY 10/11 Budget provides for potential site assembly. The triangle area is bordered by the expanding Harley Davidson dealership to the east and the Lowell neighborhood to the south. The Lowell area is receiving focused revitalization efforts and the potential redevelopment of the subject area complements activities both in Lowell and nearby commercial areas.

Blackstone/Belmont Commercial Expansion - The Agency is working to assist a local business, Mathews Harley Davidson Inc., with its long term expansion plans. The Agency helped the company reach a 5 year agreement with its national dealer to remain Downtown and expand at Belmont and Blackstone Avenues where it has continuously operated since 1953. It is the oldest Harley Davidson dealership in the Western States. Potential site assembly of adjacent blighted properties will enable the company to double in size to about 20,000 square feet.

Blackstone/Hedges Commercial Expansion - The Agency is working to assist an existing food processing company to expand at their current location near the intersection of Hedges and Abby Avenues. Potential assistance with offsite improvements and assembly of blighted adjacent parcels will help reverse further deterioration, create new value and enable retention and expansion of an existing business in Downtown. The business recently grew from 35 to 130 jobs and the expansion is expected to bring a total of 200 jobs to this location.

Storefront Improvement Program - In its efforts to revitalize the project area, Agency staff will continue to proactively market the Storefront Improvement Program (SIP) to property owners along commercial corridors including Blackstone and Belmont Avenues. The recently completed Belmont Corridor Study recommended the use of the SIP as a major revitalization tool.

Street and Infrastructure Improvements - The Central City Commercial Revitalization Area contains major routes that are blighted and in need of improvement. The Agency will continue to pursue opportunities for improvements and cleanup to major corridors such as, Tulare, Blackstone and Belmont Avenues.

In connection with the recently completed Belmont Corridor Study, the Agency has budgeted funds for improvements to the Belmont Corridor including potential security cameras in coordination with the Police Department.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

Central City Commercial Revitalization

	FY 09 ACTUAL	FY 10 APPROVED	FY 10 YTD	FY 10 ESTIMATE	FY 11 BUDGET
Sources of Funds					
Carryover	560,752	652,128	947,464	947,464	807,962
Tax Increment	1,009,807	1,007,000	542,576	1,085,152	1,085,000
Pass-Through Payments	(139,961)	(140,980)	(75,317)	(150,634)	(151,900)
County Administration Fee	(15,771)	(15,105)	(59)	(15,251)	(16,275)
Reserve for AB1389 & SERAF	0	0	0	(265,938)	(54,699)
Housing Set-Aside	(201,961)	(201,400)	(108,515)	(217,030)	(217,000)
Loan Proceeds	0	0	0	0	0
Interest	8,601	6,508	1,038	1,384	1,453
Other	0	0	0	0	0
Total Sources of Funds	1,221,467	1,308,151	1,307,186	1,385,146	1,454,541
Uses of Funds					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	25,485	50,000	18,619	24,825	30,000
Fresno Revitalization Corporation (FRC)	0	0	0	0	0
Plan Implementation	3,550	40,000	2,369	3,125	4,500
Real Property Acquisition and Disposition/Blight Removal	7,475	300,000	5,732	8,351	1,200,000
Storefront Improvement Program	30,673	100,000	14,141	33,391	130,000
Street and Infrastructure Improvements	178,238	725,000	429,288	442,299	80,000
Streetscape	28,582	42,500	13,312	17,193	10,000
Belmont Corridor Plan Study	0	50,000	44,945	48,000	0
Contingency	0	651	0	0	41
Total Uses of Funds	274,003	1,308,151	528,406	577,184	1,454,541
Balance of Fund	947,464	0	778,781	807,962	0

Redevelopment Agency of the City of Fresno

FREEWAY 99 / GOLDEN STATE BOULEVARD CORRIDOR

Industrial/Commercial Development - During FY 10/11, the Agency will continue to pursue targets of opportunity for infrastructure improvements or other forms of assistance to stimulate business and industrial growth in appropriate areas.

Shaw and Brawley Industrial Expansion - The triangular area generally between Golden State Boulevard/UPRR, Brawley and Shaw Avenues contains over 200 acres of improved light industrial subdivisions served by major infrastructure and proximate to Freeway 99 The center of the industrial area is blighted by a +/- fifty acre area of vacant land and dilapidated obsolete structures. The Agency is working with a developer to capture the potential value of this severely underutilized area and bring it into productive industrial and business park use. At full build-out, the acreage has a potential to generate over $60 million of new value.

The Agency has budgeted funds for a potential post construction reimbursement agreement for offsite improvements such as streets, sidewalks, curbs, gutters, flood control, water and sewer enhancements.

Fulton/Divisadero Commercial - The Agency is working with the new property owners of the long vacant commercial building at the northwest corner of Divisadero and Fulton Streets who plan to rehabilitate the building into office, restaurant and entertainment uses that will showcase local professional musical talent and national touring acts. This corner is near the center of a burgeoning area of urban oriented mixed use development and its improvement will help to link and power-up revitalization in both the Uptown and Lowell neighborhoods.

Real Property Acquisition and Disposition/Blight Removal - The FY 10/11 Budget provides funds for potential property acquisition to remove blight, facilitate new investment and enhance neighborhoods and commercial corridors such as Divisadero, Belmont and Shields.

Bel Air Motel - The budget provides for a retaining wall along the north property line abutting residences and other pre-development activities at the former site of the Bel Air Motel. The property is the subject of an RFQ/RFP for commercial use.

Clinton and Shields Corridors - The FY10/11 Budget provides for activity including potential land acquisition of vacant deteriorated property along the Clinton and Shields Corridors west of Freeway 99 to reverse blight and improve commercial and industrial development opportunities.

Weber/Hughes/Shields Triangle - The Agency proposes a series of improvements in a triangular shaped area generally bounded by Weber, Hughes, and Shields Avenues. This older residential area is anchored at the southern tip with high density aging multi-story apartments and blighted vacant commercial structures.

The area suffers from lack of upkeep, investment and infrastructure. The blighting conditions threaten the health of the adjacent single family neighborhoods that extend north and east. The FY 10/11 Budget provides funding for potential site acquisition and removal of blight near the intersection of Hughes and Weber Avenues.

Storefront Improvement Program - In its efforts to revitalize the project area, the Agency's FY 10/11 Budget includes funds allocated to the Storefront Improvement Program. Agency staff will proactively market the program to commercial property owners.

Street and Infrastructure Improvements - The FY 10/11 Budget provides for street and infrastructure improvements described as follows:

Weber/Hughes/Shields Triangle - The Weber Corridor, dominated on the west by Freeway 99, the UPRR railroad yard and vacant industrial land, adversely impacts the residential neighborhood to the east. The entire Corridor is unattractive, lacks landscaping and fails to provide any buffer to the neighborhood from the industrial uses and heavy traffic activity on the west.

The FY 10/11 Budget provides for potential streetscape improvements along the Weber Avenue Corridor generally between Hughes and Shields Avenues to enhance appearance, buffer and help stabilize the residential neighborhood The Weber Corridor and Weber/Shields intersection will also be evaluated for possible safety and circulation improvements.

A traffic signal is planned for the intersection at Weber and Hughes Avenues. The City Public Works Department was awarded grant funds for this dangerous intersection; however, matching funds are not available from the City Therefore, the Agency will contribute matching funds in order to facilitate this project.

Shaw and Golden State Entryway Improvements - The Agency has provided funds in the FY10/11 budget to landscape and beautify the City's street easement along the southeast side of the Shaw/Golden State Intersection. The Agency in conjunction with Public Works and property owners plans to landscape over 1,000 feet of frontage along the south side of Shaw Avenue. The project will help beautify this major traffic corridor and entryway into the City from Freeway 99.

Clinton/Vassar Improvements - The commercial corridor along Clinton Avenue between Marks and Hughes Avenues is an area facing significant circulation, safety and blight related challenges and lacks infrastructure required to grow and expand Traffic seeking to turn south from Clinton at Vassar Avenues to access FW 99 or the commercial/industrial area south of Clinton often backs up from Vassar onto the Clinton/99 overpass. The current unsignalized intersection has been identified by City Public Works and Caltrans as a high priority for signal improvements, however funding is not available from those sources. Public infrastructure, including curb, gutter, sidewalks, and street improvements are also needed along the Clinton Avenue corridor from Vassar to Marks Avenues. Improvements would enhance more than 40 acres of existing and future commercial development. The FY10/11 Budget provides funding toward signalization and associated street improvements.

Golden State Boulevard Improvements - The reconstruction of Golden State Boulevard between Ashlan and Shaw Avenues was established as a multi-year project. Engineering and design plans have been completed for the entire project between Ashlan and Shaw Avenues. Phase I and II construction generally between Ashlan and Gettysburg Avenues has been completed The FY 10/11 Budget provides funding for construction of Phase III improvements between Gettysburg and Shaw Avenues. The street improvements will consist of curbs, gutters, paving, streetlights, street trees, bike lanes and traffic signals. Additional improvements will include the extension of water, sewer and storm drains.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

Freeway 99/Golden State Boulevard Corridor

	FY 09 ACTUAL	FY 10 APPROVED	FY 10 YTD	FY 10 ESTIMATE	FY 11 BUDGET
Sources of Funds					
Carryover	2,378,073	2,381,590	2,638,187	2,638,187	2,952,338
Tax Increment	2,738,953	2,731,500	1,222,656	2,445,312	2,445,000
Pass-Through Payments	(386,370)	(382,410)	(172,785)	(345,570)	(342,300)
County Administration Fee	(42,400)	(40,973)	(59)	(34,293)	(36,675)
Reserve for AB1389 & SERAF	0	0	0	(726,899)	(149,511)
Housing Set-Aside	(547,791)	(546,300)	(244,531)	(489,062)	(489,000)
Loan Proceeds	0	0	0	0	0
Interest	28,606	20,717	2,616	3,488	4,380
Other	0	0	0	0	0
Total Sources of Funds	4,169,071	4,164,124	3,446,084	3,491,162	4,384,232
Uses of Funds					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	39,088	50,000	32,813	43,750	50,000
Fresno Revitalization Corporation (FRC)	0	0	0	0	0
Industrial/Commercial Development	0	129,000	5,625	7,500	510,000
Plan Implementation	7,852	50,000	4,688	5,875	9,000
Real Property Acquisition and Disposition/Blight Removal	22,125	760,000	28,112	34,362	715,000
Storefront Improvement Program		25,000	2,250	5,250	60,000
Street and Infrastructure Improvements	631,803	575,000	183,848	237,561	1,055,000
Golden State Blvd Improvements	830,016	2,575,000	47,651	204,526	1,985,000
Sierra Gateway	0	0	0	0	0
Contingency	0	124	0	0	232
Total Uses of Funds	1,530,884	4,164,124	304,986	538,824	4,384,232
Balance of Fund	2,638,187	0	3,141,098	2,952,338	0

Redevelopment Agency of the City of Fresno

FRESNO AIR TERMINAL (FATRA)

Environmental Cleanup Project - Ongoing environmental clean-up continues in the Fresno Air Terminal Redevelopment Project Area. Based on an agreement between the City of Fresno and the Agency, the Airport Department is responsible for the administration of the environmental program. Reimbursements for eligible environmental cleanup expenses or debt service payments are provided by the Agency from available funds.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

Fresno Air Terminal (FATRA)

	FY 09 ACTUAL	FY 10 APPROVED	FY 10 YTD	FY 10 ESTIMATE	FY 11 BUDGET
Sources of Funds					
Carryover	(1,761)	3,830	194,317	194,317	6,105
Tax Increment	444,332	443,000	117,860	235,720	235,000
Pass-Through Payments	(148,523)	(147,165)	(41,458)	(82,916)	(78,067)
County Administration Fee	(6,963)	(6,645)	(59)	(3,359)	(3,525)
Reserve for AB1389 & SERAF	0	0	0	(52,550)	(10,809)
Housing Set-Aside	(88,866)	(88,600)	(23,572)	(47,144)	(47,000)
Loan Proceeds	0	0	0	0	0
Interest	1,098	1,022	183	244	102
Other					
Total Sources of Funds	199,317	205,443	247,271	244,312	101,805
Uses of Funds					
Debt Service/Environmental Cleanup Project	0	175,000	0	228,207	86,500
Administration (Planning, Legal, O & M, Etc)	5,000	5,000	6,694	10,000	10,000
Fresno Revitalization Corporation (FRC)	0	0	0	0	0
Industrial/Commercial Development	0	25,000	0	0	5,000
Real Property Acquisition and Disposition/Blight Removal	0	0	0	0	0
Environmental Cleanup Project	0	0	0	0	0
Environmental Program - Staff	0	0	0	0	0
Contingency	0	443	0	0	305
Total Uses of Funds	5,000	205,443	6,694	238,207	101,805
Balance of Fund	194,317	0	240,577	6,105	0

Redevelopment Agency of the City of Fresno

ROEDING BUSINESS PARK

Infrastructure and Improvements - Flood Control Improvements - The Agency is working with Fresno Metropolitan Flood Control District (FMFCD) for construction of 1,450 linear feet of major flood control pipeline along the Whites Bridge Road and Hughes Avenues alignments. The pipeline will provide permanent flood control relief for more than 95 acres in the Roeding Business Park area and will help move the acreage toward "shovel-ready" status for industrial development. This new line will also enable abandonment and reuse of the temporary ponding basin located on the grounds of the SPCA.

Real Property Acquisition and Disposition/Blight Removal - To remove blight and stimulate industrial and commercial development, the Agency has budgeted funds in FY 10/11 for potential infrastructure improvements, acquisition of land and street right-of-ways.

Frontage Road Construction – The long planned frontage road between Hughes and Marks Avenues is critical to internal access and optimum use of the larger area between Marks and West Avenues and between Freeway 180 and Neilson Avenue. The new frontage road westbound from Hughes to Marks Avenues will connect at Hughes Avenue with the completed Dan Ronquillo Drive that extends eastward from Hughes to West Avenues. Together, the two segments form the east-west internal artery of the Roeding Business Park core area. For the majority of this 100 + acre area, this frontage road is necessary to advance industrial development. Measure C funding provides for the roadway.

The start of this critical frontage road will require a number of acquisitions of right-of way through this area. Based upon previous experience with right-of-way acquisitions completed by Caltrans during the early development of the Freeway 180, the creation of remnant parcels may become a significant impediment to future industrial development. The Agency has budgeted funds for potential acquisition of remnant parcels as they develop in the right-of-way process for future sale and development by industrial users.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

Roeding Business Park

	FY 09 ACTUAL	FY 10 APPROVED	FY 10 YTD	FY 10 ESTIMATE	FY 11 BUDGET
Sources of Funds					
Carryover	(697,611)	(279,860)	(218,705)	(218,705)	375,056
Tax Increment	1,058,460	1,054,000	447,592	895,184	895,000
Pass-Through Payments	(156,506)	(156,519)	(84,650)	(169,300)	(169,250)
County Administration Fee	(16,506)	(15,810)	(59)	(12,592)	(13,425)
Reserve for AB1389 & SERAF	0	0	0	(278,216)	(57,224)
Housing Set-Aside	(211,692)	(210,800)	(89,518)	(179,037)	(179,000)
Reimbursement from City of Fresno	0	0	0	504,055	0
UGM Fee Refunds	396,857	0	0	0	0
EDI Grant	0	944,125	0	0	0
Interest	(5,225)	6,676	406	541	851
Other	0	0	0	0	0
Total Sources of Funds	367,777	1,341,811	55,066	541,931	852,008
Uses of Funds					
Debt Service California Infrastructure Bank	117,020	116,990	116,990	116,990	116,958
City of Fresno	396,857	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	38,697	50,000	28,309	35,809	50,000
Fresno Revitalization Corporation (FRC)	0	0	0	0	0
Industrial/Business Park Development	0	0	0	0	20,000
Infrastructure and Improvements	5,500	1,085,000	2,250	3,000	385,000
Plan Implementation / Amendments	9,400	40,000	3,000	4,000	12,500
Real Property Acquisition and Disposition/Blight Removal	18,508	46,000	5,426	7,076	267,500
Storefront Improvement Program	500	3,500	0	0	0
Contingency	0	321	0	0	50
Total Uses of Funds	586,482	1,341,811	155,975	166,875	852,008
Balance of Fund	(218,705)	0	(100,909)	375,056	0

Redevelopment Agency of the City of Fresno

SOUTH FRESNO INDUSTRIAL REVITALIZATION

Industrial/Business Park Development - The FY 10/11 Budget provides for potential funding of the following projects.

East and Butler Avenue Industrial Project - The industrial area around East and Butler Avenues is blighted with underutilized buildings and parcels. The area is one of Fresno's first industrial developments and suffers from inadequate and aging infrastructure. The area has a number of long vacant parcels that inhibit and discourage the expansion of existing businesses and new private sector investment. The absence of expansion opportunities and infrastructure improvements threatens business retention in an area that is home to some of Fresno's oldest and largest industrial employers.

The FY10/11 Budget provides funds for targeted acquisition of key parcels and infrastructure to reverse blighting conditions and improve the economic health of the area. The Agency identified and is pursuing a grant opportunity with the Economic Development Administration (EDA) that centers on job generation. The EDA matching grant will contribute up to $2.5 million for infrastructure improvements conditioned upon an equal match met over five years. The match may be in the form of sale proceeds from Agency owned land as well as all public infrastructure improvements in the identified target area The Agency has received preliminary approval and is continuing to pursue this grant opportunity

Street and Infrastructure Improvements - The FY 10/11 Budget provides funding for street and infrastructure improvements.

East Avenue Reconstruction - East Avenue from Jensen to North Avenues is a major industrial corridor, however street improvements and utilities are needed to modernize and complete this important arterial to attract infill development and maximize opportunities presented from by-passed parcels. Improvements to two main sections of this corridor are provided for in the FY 10/11 Budget.

East Avenue Reconstruction - Dorothy to Annadale - Funds have been budgeted to construct offsite improvements pursuant to the Memorandum of Understanding (MOU) with Utility Trailers. Utility Trailers has met its obligations to complete construction of their portion of offsite improvements and expand by 42,000 square feet.

This section of East Avenue also includes an undeveloped ten acre property at the northwest corner of Annadale Avenue. The Agency is working with the property owner for an MOU in which the Agency will construct offsite improvements to East Avenue and the owner will contribute right-of-way, construct an equal value of offsite improvements on Annadale Avenue and process entitlements for development.

East Avenue Reconstruction - Annadale to North - A section of East Avenue also includes an undeveloped six acre parcel that has been purchased by a local branch of a national company (Cintas) for expansion. The Agency is working with the new property owner for an MOU to assist with offsite improvements leading to development of a 50,000 square foot facility.

The section of East Avenue at the southwest corner of Annadale and North Avenues has a vacant 40 acre parcel that is slated for 26 acres of development for two identified end users that will help solidify the area as a hub for logistics and distribution. The combined 26 acres is expected to generate in excess of 425,000 square feet of development. An MOU with the property owner is expected to include offsite improvements such as curbs, gutters, sidewalks, storm drains, undergrounding utilities and street paving.

East Hamilton Railroad Crossing - This railroad crossing at the intersection of East and Hamilton Avenues is used by numerous trucks, and more than 400 nearby employees on a daily basis making it one of the most heavily used crossings in the greater area. The crossing has not been reconstructed in several decades and is in serious need of attention. The Agency is working with the Railroad to address the problem and has budgeted funds to potentially assist reconstruction.

Industrial Expansion/Cherry Avenue - Dorothy to North Avenues - The FY 10/11 Budget provides for potential funding assistance for off-site improvements in the area around the Cherry Avenue Industrial Corridor from Dorothy to North Avenues to induce development of 17 vacant acres on three separately owned infill parcels. Funding is expected to be based upon a post construction reimbursement agreement for specified offsite improvements to be negotiated on a project by project basis. Off-site improvements may include curbs, gutters, sidewalks, flood control, water, sewer, street overlay, etc.

Jensen and Freeway 99 Improvements - The Agency has identified Jensen Avenue between Freeway 99 and Cherry Avenue as an important entrance into a major transportation and industrial service hub. The Agency has met with major businesses in this area poised for expansion that service the transportation and industrial sectors. A total of six separately owned industrial properties in the vicinity are planned for significant improvement or expansion during FY 10/11. To help induce development, the Agency budgeted funds for a potential reimbursement agreement for off-site street improvements that will bring the street frontage up to current standards and significantly improve the appearance of this highly travelled intersection. At full build-out, the projects potentially create in excess of $20 million in new value.

Jensen and Cherry - Southeast Corner - A construction service and support firm previously expanded their testing facility at the southeast corner of Jensen and Cherry Avenues. The location serves as their west coast regional testing and administrative headquarters. They now plan a significantly larger expansion with a new office, lab and service center facility of 24,000 square feet. To induce and assist in the expansion, the Agency has budgeted funds for a portion of the required off-site improvements that may include curb, gutter, sidewalks, and street improvements.

Jensen and Cherry - Southwest Corner - A Canadian food manufacturer has purchased a long-vacant industrial facility located at the southwest corner of Jensen and Cherry Avenues. The company plans to consolidate its overseas manufacturing operations and bring the entire operation to this Fresno site. Major upgrades to the water and sewer connections are necessary for the company to utilize the property The Agency proposes to enter into a post construction reimbursement agreement for up to $50,000 in off-site improvements as an inducement to locate in Fresno. This long vacant foreclosed property will be re-occupied by a targeted industry expected to immediately bring in over 100 new jobs. The company's use and processing of local agricultural products helps our region capture a greater portion of the value-added economic benefit from our agricultural industry

Orange/Railroad Infrastructure Improvements - The FY 10/11 Budget provides funding for design and plans for a potential multi-phase infrastructure improvement project in the industrial area around Orange and Railroad Avenues to mitigate specific impediments to industrial property reuse and rehabilitation. The area stretching approximately one mile east and west of the Orange/Railroad intersection is beset with a range of infrastructure deficiencies that impede business expansion or new development on a substantial amount of infill acreage.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

South Fresno Industrial Revitalization

	FY 09 ACTUAL	FY 10 APPROVED	FY 10 YTD	FY 10 ESTIMATE	FY 11 BUDGET
Sources of Funds					
Carryover	1,211,084	1,371,471	1,483,929	1,483,929	1,802,016
Tax Increment	1,630,619	1,627,000	885,140	1,770,280	1.770,000
Pass-Through Payments	(326,744)	(325,400)	(177,028)	(354,056)	(354,000)
County Administration Fee	(25,929)	(24,405)	(59)	(24,843)	(26,550)
Reserve for AB1389 & SERAF	0	0	0	(425,070)	(87,430)
Housing Set-Aside	(326,124)	(325,400)	(177,028)	(354,056)	(354,000)
Interest	15,368	11,616	1,572	2,096	2,750
Other	0	0	0	0	0
Total Sources of Funds	2,178,274	2,334,883	2,016,526	2,098,280	2,752,787
Uses of Funds					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	36,908	40,000	29,063	38,750	40,000
Fresno Revitalization Corporation (FRC)	0	0	0	0	0
Industrial/Business Park Development	0	0	7,500	35,000	625,000
Plan Implementation	3,000	19,500	3,781	4,775	10,500
Real Property Acquisition and Disposition/Blight Removal	2,500	250,000	7 125	9,500	30,000
Street and Infrastructure Improvements	607,937	2,025,000	165,149	205,864	2,047,000
Orange/99 Improvements	44,000	0	0	2,375	0
Contingency	0	383	0	0	287
Total Uses of Funds	694,345	2,334,883	212,618	296,264	2,752,787
Balance of Fund	1,483,929	0	1,803,909	1,802,016	0

Redevelopment Agency of the City of Fresno

SOUTHEAST FRESNO COMMERCIAL AND INDUSTRIAL REVITALIZATION

Real Property Acquisition and Disposition/Blight Removal - The FY 10/11 Budget provides for relocation, remediation and site clearance at Tenth Street and Ventura Avenue in preparation for development.

Storefront Improvement Program - In FY 10/11, the Agency will continue its focused effort to market the Storefront Improvement Program along the Ventura/Kings Canyon corridor Funds are provided for conceptual renderings, façade work and related implementation costs.

Street and Infrastructure Improvements - The FY 10/11 Budget provides funding for street and infrastructure improvements.

> Chance and Hamilton Improvements – This approved project consists of improvements on Chance Avenue between Butler and Hamilton Avenues and on Hamilton Avenue between Chance and Maple Avenues, adjacent to the Fresno Fairgrounds property Improvements include approximately 1,500 linear feet of curb, gutter, sidewalks, and reconstruction of drive approaches that complete an unimproved section and tie into existing infrastructure on the southeast corner of Butler and Chance Avenues and the northeast corner of Chance and Hamilton Avenues.

Streetscape - Fresno Fair Grounds Improvements - The FY 10/11 Budget provides funding for further improvements along the Kings Canyon Corridor adjacent to the Fresno Fair Grounds. Streetscape enhancements will be designed in conjunction in with the Big Fresno Fair's ongoing effort to renovate the fairgrounds

Commercial Corridor Revitalization - The FY 10/11 Budget provides funding for revitalization of the commercial corridor along Ventura/Kings Canyon.

> Ventura and Seventh Street Housing Project - In partnership with the City, the Agency acquired a blighted parcel at the southwest corner of Ventura Avenue and Seventh Street and the City purchased the adjacent parcel from Fresno Unified School District. The project site, located on three acres bounded by Ventura, Seventh, Eighth and El Monte Streets, is planned for mixed-use senior housing. The FY 10/11 Budget provides for abatement, demolition and off-site improvements. In addition, pre-development will require a general plan amendment, rezoning, conditional use permit, and other related items. The Budget also sets aside funding for the commercial component of this multi-year project.

> Ventura and Tenth Street Project - The Budget provides for relocation, abatement and site clearance in preparation for development. The site is proposed for a

mixed-use residential project.

Palm View Gardens/Transit Village - The FY 10/11 Budget includes $100,000 to assist in offsite improvements of Kings Canyon Boulevard required as part of the Palm View Gardens Senior Housing Project, a 113 unit senior housing project on Kings Canyon Road and Peach Avenue. The project was successfully awarded $3,000,000 in Proposition 1C funding and has applied for 9% tax credits.

Willow Bridge Improvement Project - The FY 10/11 Budget provides funding to improve the bridge crossing the canal on Willow Avenue just north of Jensen Avenue. This project was initially funded by the City through a State Work Force Housing Grant (WFH Grant) that is expiring in June 2010. The Grant funding was successfully transferred to and will reimburse the Agency's completed California/Walnut Avenue widening project. In turn, the Agency will use an amount equal to the reimbursement for the Willow Bridge Improvement Project.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

Southeast Fresno Commercial and Industrial Revitalization

	FY 09 ACTUAL	FY 10 APPROVED	FY 10 YTD	FY 10 ESTIMATE	FY 11 BUDGET
Sources of Funds					
Carryover	517,100	1,100,106	1,752,645	1,752,645	1,720,579
Tax Increment	2,903,413	2,898,500	1,512,008	3,023,956	3,024,000
Pass-Through Payments	(581,427)	(579,700)	(302,420)	(604,840)	(604,800)
County Administration Fee	(44,672)	(43,478)	(59)	(42,394)	(45,360)
Reserve for AB1389 & SERAF	0	0	0	(768,665)	(158,101)
Housing Set-Aside	(580,683)	(579,700)	(302,402)	(604,791)	(604,800)
Interest	12,944	13,979	2,067	2,756	3,332
Other	0	0	0	0	0
Total Sources of Funds	2,226,675	2,809,707	2,661,840	2,758,667	3,334,849
Uses of Funds					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	44,857	50,000	32,721	43,558	50,000
Fresno Revitalization Corporation (FRC)	0	0	0	0	0
Plan Implementation	4,868	25,000	3,628	4,815	25,000
Real Property Acquisition and Disposition/Blight Removal	159,523	850,000	40,521	440,021	360,000
Storefront Improvement Program	17,824	150,000	8,960	66,835	100,000
Street and Infrastructure Improvements	69,706	594,500	392,777	434.197	165,000
Streetscape	127,185	90,000	2,500	11,500	75,000
Commercial Corridor Revitalization	50,067	1,050,000	16,512	37,162	1,780,500
Kings Canyon Business Study	0	0	0	0	49,000
Palm View Gardens/Transit Village	0	0	0	0	100,000
Willow Bridge Project	0	0	0	0	630,000
Contingency	0	207	0	0	349
Total Uses of Funds	474,030	2,809,707	497,618	1,038,088	3,334,849
Balance of Fund	1,752,645	0	2,164,222	1,720,579	0

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

Litigation Reserve

	FY 09 ACTUAL	FY 10 APPROVED	FY 10 YTD	FY 10 ESTIMATE	FY 11 BUDGET
Sources of Funds					
Carryover	46,426	41,021	40,673	40,673	23,522
Revenue Transfer	0	0	0	0	0
Interest	497	410	61	81	47
Other	0	0	0	0	0
Total Sources of Funds	46,923	41,431	40,734	40,754	23,569
Uses of Funds					
Administration (Planning, Legal, O & M, Etc)	0	0	0	0	0
Legal Proceedings & Consultation	6,250	41,431	7,500	17,232	23,569
Plan Implementation	0	0	0	0	0
Contingency	0	0	0	0	0
Total Uses of Funds	6,250	41,431	7,500	17,232	23,569
Balance of Fund	40,673	0	33,234	23,522	0

Redevelopment Agency of the City of Fresno

HOUSING SET-ASIDE FUNDS

Background

Redevelopment Law requires that at least 20% of the annual tax increments from a project area be "set-aside" into a Low and Moderate Income Housing Fund, for the purpose of increasing, improving, and preserving the community's supply of low and moderate income housing Generally, funds must be spent within, or in some instances adjacent to, the project area from which they are generated. The Housing Set Aside Budget includes planning and administrative expenses that are necessary for the production, improvement, or preservation of low- and moderate-income housing.

Plan Implementation - Housing Compliance Plan - The Agency has budgeted funding to establish a plan and system to monitor compliance with affordable housing rules and regulations such as 45 and 55 year affordability covenants.

Real Property Acquisition/Blight Removal - The Agency continues to work with property owners and developers to identify opportunities to increase the number of housing units along with supporting retail, office, entertainment and other mixed uses. The Agency has budgeted funds for potential acquisitions, Owner Participation Agreements (OPAs) and Disposition and Development Agreements (DDAs) to facilitate this goal.

> Berkeley Block - The Berkeley Block on the west side of the Fulton Mall between Kern and Inyo Streets is a key crossroad location connecting the Mall, Chukchansi Park, Sportstown and South of Mall Area (SOMA). The Agency has acquired about 80% of the half block for eventual mixed-use development. The budget provides for necessary asbestos abatement.

Community Housing Partnership Program (CHPP)

The Agency continues its multi-year Community Housing Partnership Program (CHPP) agreement with the Housing Authorities of the City and County of Fresno. The CHPP provides for minor and major rehabilitation of low- and moderate-income, owner-occupied housing in designated target areas of the City

The FY 10/11 Budget provides $1 million for the CHPP minor and major rehabilitation program that includes administrative expenses. Since July 2000, 1,646 homes have received minor and major rehabilitation and, from boarded up or vacant lots, approximately 25 homes have been built or reconstructed to provide infill housing. In FY 09/10, it is expected that approximately 65 homes will have been rehabilitated and two reconstructed In FY 10/11, the goal of the CHPP is to provide for 85 minor and five major rehabilitations that will include two major rehabilitations in the Lowell neighborhood.

Boarded Up Home Rehabilitation/Vacant Lot Infill Housing - The Agency's FY 10/11 Budget provides for construction of low- and moderate-income housing on vacant infill lots and boarded up properties previously acquired through the CHPP. A Request for Qualifications/Proposals (RFQ/RFP) is planned for development of affordable housing on the individual lots.

California & Fruit Brownfields Cleanup Grant - The Agency received a $200,000 Environmental Protection Agency (EPA) Brownfields Grant for remediation of lead contaminants on property generally located at the southeast corner of California and Fruit Avenues. The grant requires a 20% matching contribution from the Agency The project is well underway and the FY 10/11 Budget includes funding for the matching funds requirement and additional costs.

California Triangle - The Agency, through the CHPP, is nearing completion of land assembly for the three acre site at California Avenue between Kern Street and Waterman Avenue for an affordable housing development. The budget provides for acquisition of the last two of 14 parcels and site clearance. The Agency will publish a Request for Qualifications (RFQ) upon completion of the land assembly.

Casa San Miguel - Forty-one single family residential units have been completed The development will accommodate three additional units. Timing for construction of the final three units is dependent upon available funding and improved market conditions.

Infill Housing - Downtown - The Agency has budgeted funds to support the development of mixed-use residential infill in the Downtown Merger 1 area.

> Broadway Lofts Mixed-Use - The FY 10/11 Budget provides for assistance pursuant to an Owner Participation Agreement (OPA). The project adaptively reuses and converts an older building at Broadway and Calaveras Streets into 22 loft residential units.
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> Fulton Village - Through an approved Owner Participation Agreement (OPA) for Fulton Village, the FY 10/1 Budget provides assistance for a mixed-use development located at the corner of Amador and Fulton. The project consists of 68 units including 14 affordable units and a commercial component.
>
> Mayflower Lofts – The Agency approved an Owner Participation Agreement (OPA) to provide funding to assist reuse and rehabilitation of the historic Mayflower building at Broadway near Tuolumne Street into 15 residential rental units. The project is anticipated to be completed in FY 10/11
>
> Potential Downtown Mixed-Use Housing - The Agency is continuously working to advance downtown infill housing development at various locations that include Hotel Fresno and the Central Business District, Mariposa and Fulton/Uptown areas. Developments are considered for funding assistance dependent upon current and future Agency funding availability and public and economic benefit as demonstrated by pro-forma feasibility, leverage of public and private investment, return on investment (e.g. property tax value), affordability for extremely low to moderate

income levels and other appropriate criteria.

Infill Housing Southwest Fresno - The Agency has budgeted funds to support the development of affordable housing in the Southwest area:

California/Walnut Mixed Use (Edison Plaza), Phase II - Following a request for proposals, the Agency Board selected developer Edison Plaza Partners for a two phase 20 acre site west of Edison High School. In February 2010, Edison Plaza completed a One Stop Human Resource Center on the first 10 acre parcel. Developers are currently working on a proposal and project financing to develop a 280 unit affordable housing development with a 6,000 square foot commercial component on the remaining 10 acre parcel. The FY 10/11 Housing Budget provides for potential assistance for Phase I consisting of 140 affordable units. Funds for construction of off-site road work required to complete the Walnut Avenue realignment triggered by the project are reflected in the Merger 2 Budget.

Habitat for Humanity - Almy - The FY 10/11 Budget provides funding for the acquisition of four lots on Almy Street in Southwest Fresno to facilitate construction of housing in conjunction with Habitat for Humanity and the 11-unit single family home project at Clara Street and North Avenue.

Sequoia Village at Annadale/Elm - Following a competitive Request for Proposal (RFP) process, EAH, the selected developer, is working on design, site planning and associated entitlements and project economics for the proposed development of about 230 units on 7 5 acres at Annadale near Elm. The FY 10/11 Budget provides funding towards to cost of entitlements.

Infill Housing/Rehabilitation - General - The Agency is working to provide infill, rehabilitated and relocated affordable and mixed-income housing in targeted areas such as Hughes/Weber, Lowell and Fulton/Belmont (e.g. Fultonia).

64 N. Fulton Renovation - The Agency has budgeted funds to assist, through an Owner Participation Agreement, the adaptive reuse of an older building near the northeast corner of Divisadero and Fulton Streets into 16 mixed income residential rental units.

237 N. Park - The Agency budget provides for rehabilitation of this boarded-up single family residence across from the Lowell Elementary School. The home was purchased from Housing Set Aside funds in FY 09/10 in conjunction with City and Neighborhood Stabilization Program (NSP) efforts to revitalize the Lowell neighborhood

329 N. College - The Agency purchased a 4-plex from Housing Set Aside funds to further efforts to revitalize the Lowell neighborhood The FY 10/11 Budget provides for abatement and demolition costs.

Fultonia West - The Agency has budgeted funds to potentially assist land assembly leading to a Disposition and Development Agreement (DDA) for the development of a 40 unit apartment complex on North Fulton Street across from the Fultonia.

Habitat for Humanity - Belmont - The FY 10/11 Budget provides funding to assist the construction or rehabilitation of 18 single family homes in the Freeway 99-Golden State and Roeding Business Park redevelopment areas in cooperation with Habitat for Humanity.

Los Pinos Apartments - The 24 unit Los Pinos Apartments near Fulton and Divisadero Streets are proposed for major rehabilitation. Eight of the units will be restricted to the low income affordability level. The Agency has budgeted funds to assist with exterior renovations to a highly visible property at the crossroads of Downtown and the Lowell neighborhood.

Lowell/South of Tower Multi-Family Rehabilitation - The Agency's budget provides for potential funding to assist with small multi-family rehabilitation projects in the Lowell/South Tower Neighborhoods through Owner Participation Agreements.

Van Ness and Mildreda Multi-Family Project - The FY 10/11 Budget provides assistance, through an Owner Participation Agreement, for a residential project of 20 mixed income units at the northeast corner of Van Ness Avenue and Mildreda Street in the Lowell Neighborhood At least 25% of the units will have affordability covenants.

Ventura and Tenth-Mixed Use - The Agency's Budget provides funding assistance for a multi-year project to develop mixed-use residential on the block fronting Ventura Avenue from Tenth to Eleventh Streets.

Ventura and Seventh Project - The Agency has budgeted funding for a proposed multi-year mixed-use affordable housing project in partnership with the City The site is proposed for about 114 senior housing units integrating commercial uses along Ventura Avenue. The Southeast FY10/11 budget provides funding for land clearance.

Herndon Town Water System - The FY 10/11 Budget will provide funds to assist the installation of onsite house water connections to 70 low to moderate income households in Herndon Town that will replace the obsolete Herndon Town Water System, resolve health and safety issues and complete the City's new system.

Sierra Gateway Senior Housing - The FY 10/11 Budget provides assistance for the 68 unit Phase II Sierra Gateway project adjacent to the completed 80 unit first phase The development located on N Marty at San Jose Avenue serves very low income seniors. Other expected funding sources would include HUD 202 and HOME funds.

Neighborhood Stabilization Program (NSP) - The Agency is participating in the Neighborhood Stabilization Program (NSP) pursuant to an October 2009 sub-recipient agreement with the City of Fresno. Through the NSP, the Agency has purchased 15 abandoned or foreclosed properties primarily in the targeted areas identified in the agreement; Lowell, Jefferson and South Tower The properties are being rehabilitated for resale to income qualified homebuyers. The NSP is structured so that the Agency will ultimately be reimbursed for costs, including acquisition, rehabilitation, seller closing costs and down payment assistance, from sale proceeds and NSP funds. The Agency is fronting and carrying the majority of the acquisition and rehabilitation costs for the 15 structures until the properties are sold and/or NSP reimbursements are received in full. The FY 10/11 Budget of $500,000 reflects carrying costs that are expected to progressively diminish during the year.

Neighborhood Stabilization Program (NSP) - Canyon Crest - The Agency, through the Neighborhood Stabilization Program, purchased the 118 unit foreclosed Canyon Crest Multi-family property at Tulare and First Streets. The acquisition satisfies requirements that at least 25% of the City's NSP allocation be used to serve very low income families. The Agency is stabilizing the property and expects to offer it for sale to the private sector in about two years. The units are covenanted for very low and low income affordability levels for fifty five years.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	FY 09 ACTUAL	FY 10 BUDGET	FY 10 YTD	FY 10 ESTIMATE	FY 11 BUDGET
Housing Set Aside					
Sources of Funds					
Carryover	5,915,132	10,089,644	9,829,869	9,829,869	4,957,030
Housing Set-Aside	4,428,785	4,359,825	2,205,271	4,410,542	4,409,200
Grant Proceeds	0	0	2,850	2,850	197,150
Loan Repayments	150,501	175,000	93,483	173,483	170,000
Loan Repayments - Housing Authorities	13,022	50,000	0	0	17,000
Proceeds from Sale of Boarded Up/Infill Properties	395,201	450,000	0	0	250,000
Proceeds from Sale of Land	0	450,000	0	0	0
Reimbursement for Hope VI Land Acquisition	1,955,358	0	0	0	0
Rent / Lease Income	22,800	10,800	9,600	12,300	10,800
Interest	89,787	77,926	11,062	14,417	10,011
Other	0	0	0	0	0
Total Sources of Funds	12,970,586	15,663,195	12,152,135	14,443,461	10,021,191
Uses of Funds					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc)	73,535	115,000	59,068	71,568	75,000
Plan Implementation		0	0	0	50,000
Real Property Acquisition / Blight Removal / Berkeley Block	385,271	2,155,000	15,071	415,806	87,000
Housing Authority Contract and Administration (CHPP)	1,424,050	1,800,000	742,848	992,848	1,000,000
Boarded Up Home Rehabilitation / Infill Housing					400,000
California & Fruit Brownfield Cleanup	1,890	85,000	5,843	11,996	279,000
California Triangle	32,618	280,000	100,884	109,115	335,000
Casa San Miguel	0	525,000	0	5,000	75,000
Hope VI Project / Other California / Walnut	0	5,000	0	0	5,000
Infill Housing - Downtown	602,287	4,155,000	2,261,691	2,291,348	3,965,000
Infill Housing - Southwest Fresno / Elm	620,635	3,415,000	2,627.774	2,646,829	1,860,000
Infill Housing/Rehabilitation General	0	1.727,500	787,380	870,920	1,809,350
Herndon Townsite	0	0	0	28,700	120,000
Neighborhood Stabilization Program (NSP)	0	0	974,787	2,030,682	215,884
Reimbursement from City of Fresno/Sale of NSP Properties	0	0	0	(491,331)	(1,255,235)
Parc Grove Commons	0	500,000	502,950	502,950	0
Sierra Gateway Phase I	0	200,000	0	0	300,000
Ventura and 7th Mixed-Use	431	700,000	0	0	700,000
Contingency	0	695	0	0	192
Total Uses of Funds	3,140,717	15,663,195	8,078,296	9,486,431	10,021,191
Balance of Fund	9,829,869	0	4,073,839	4,957,030	0

RESOLUTION No. _________

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO APPROPRIATING THE FY 10/11BUDGET, TO THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO IN THE AMOUNTS SET FORTH HEREIN FOR APPROVED PROJECTS, ACTIVITIES, AND OTHER SUCH PURPOSES AND EXPENDITURES AS MAY BE BUDGETED BY THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

Part I. General Provisions

Section 1. APPROPRIATIONS FOR FY 10/11. In accordance with approved budgets as adopted, there are appropriated for FY 10/11certain redevelopment projects of the Redevelopment Agency of the City of Fresno the amounts set forth in Exhibit "A" for such other purposes and expenditures as may be budgeted by the Redevelopment Agency of the City of Fresno

Section 2. CONTRADICTORY PROVISIONS OF PREVIOUS RESOLUTIONS. Any other Resolution or provision thereof, of the Redevelopment Agency of the City of Fresno respecting the appropriation and administration of redevelopment projects contained in the Resolution which is in contradiction with this Resolution is hereby superseded.

Part II. Administration

The Executive Director or designee, shall maintain and administer all changes to this Resolution and shall cause to be filed with the Ex-Officio Clerk a copy of, and subsequent amendments to, this Resolution following adoption of the Redevelopment Agency of the City of Fresno. The Executive Director may establish guidelines for the proper accounting and expenditure of these appropriations.

Part III. Appropriations

That the sums listed in Exhibit "A" are appropriated as separate appropriations for approved redevelopment projects and such other purposes and expenditures as may be budgeted by the Redevelopment Agency of the City of Fresno

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, REBECCA E. KLISCH, Clerk Ex-Officio of the Redevelopment Agency of the City of Fresno, certify that the foregoing Resolution was adopted by the Redevelopment Agency of the City of Fresno, California, at a regular meeting thereof, held on the ______________ day of ______________, 2010

AYES:
NOES:
ABSENT:
ABSTAIN:

REBECCA E. KLISCH
Clerk Ex-Officio

____

EXHIBIT A

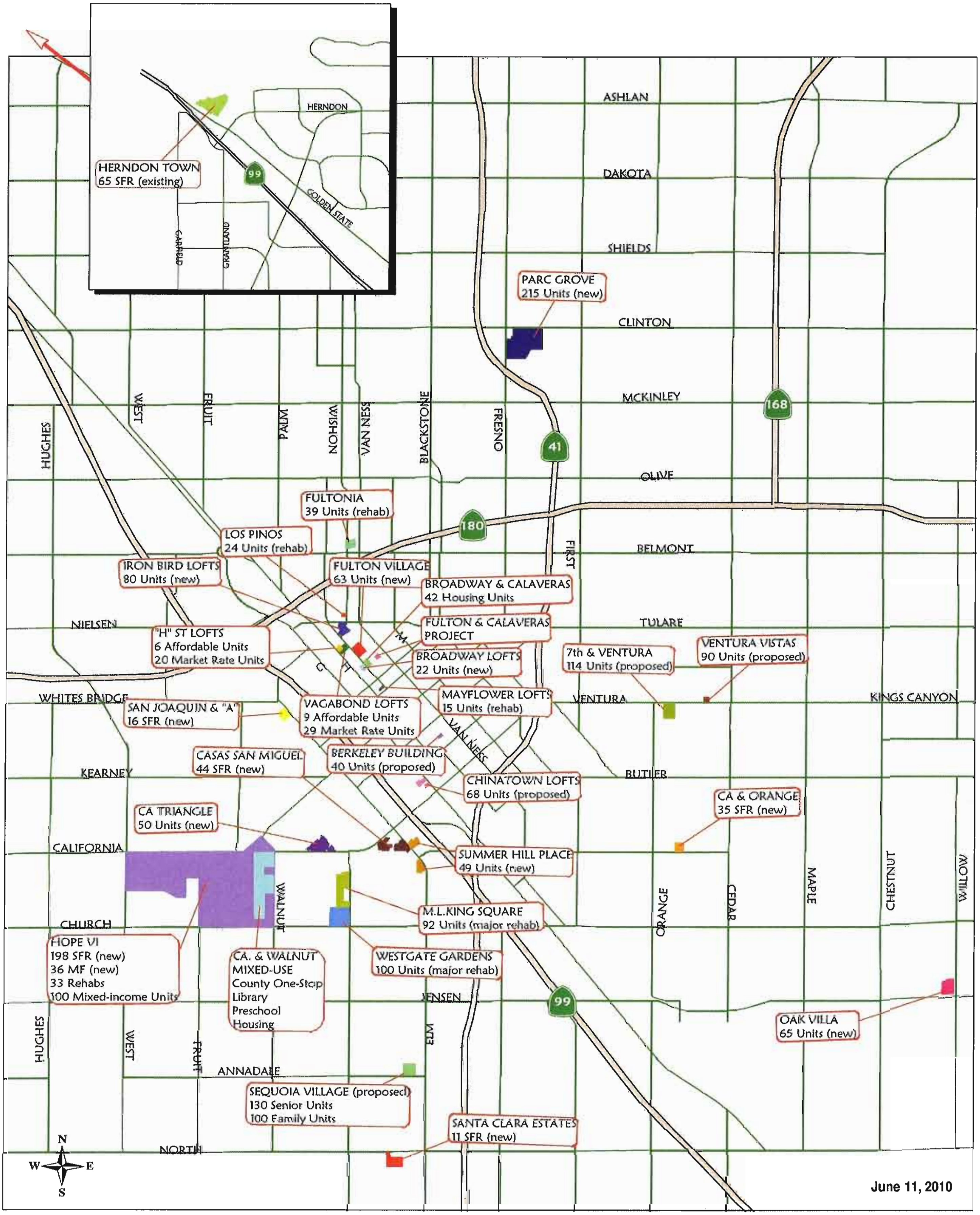
	DEPARTMENT APPROPRIATION
MERGER ONE PROJECT DEBT SERVICE FUND	846,518
TO· REDEVELOPMENT AGENCY OF THE CITY OF FRESNO DEBT SERVICE	
MERGER ONE PROJECT CAPITAL FUND	3,279,023
TO· REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
MERGER TWO DEBT SERVICE FUND	880,728
TO· REDEVELOPMENT AGENCY OF THE CITY OF FRESNO DEBT SERVICE	
MERGER TWO PROJECT CAPITAL FUND	6,769,288
TO· REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
AIRPORT AREA REVITALIZATION CAPITAL FUND	3,209,292
TO· REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
CENTRAL CITY COMMERCIAL REVITALIZATION CAPITAL FUND	1,454,541
TO· REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
FREEWAY 99/ GOLDEN STATE BOULEVARD CORRIDOR CAPITAL FUND	4,384,232
TO· REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
FRESNO AIRPORT TERMINAL PROJECT CAPITAL FUND	101,805
TO· REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
ROEDING BUSINESS PARK DEBT SERVICE FUND	116,958
TO· REDEVELOPMENT AGENCY OF THE CITY OF FRESNO DEBT SERVICE	

	DEPARTMENT APPROPRIATION
ROEDING BUSINESS PARK CAPITAL FUND	735,050
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
SOUTH FRESNO INDUSTRIAL REVITALIZATION CAPITAL FUND	2,752,787
TO· REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
SOUTHEAST FRESNO COMMERCIAL & INDUSTRIAL REVITALIZATION CAPITAL FUND	3,334,849
TO· REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
LITIGATION RESERVE CAPITAL FUND	23,569
TO· REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
HOUSING SET ASIDE FUND	10,021,191
TO· REDEVELOPMENT AGENCY OF THE CITY OF FRESNO	
REDEVELOPMENT AGENCY TOTAL	37,909,831

Redevelopment Agency
of the City of Fresno

MAP
APPENDIX

Redevelopment Agency Housing Projects

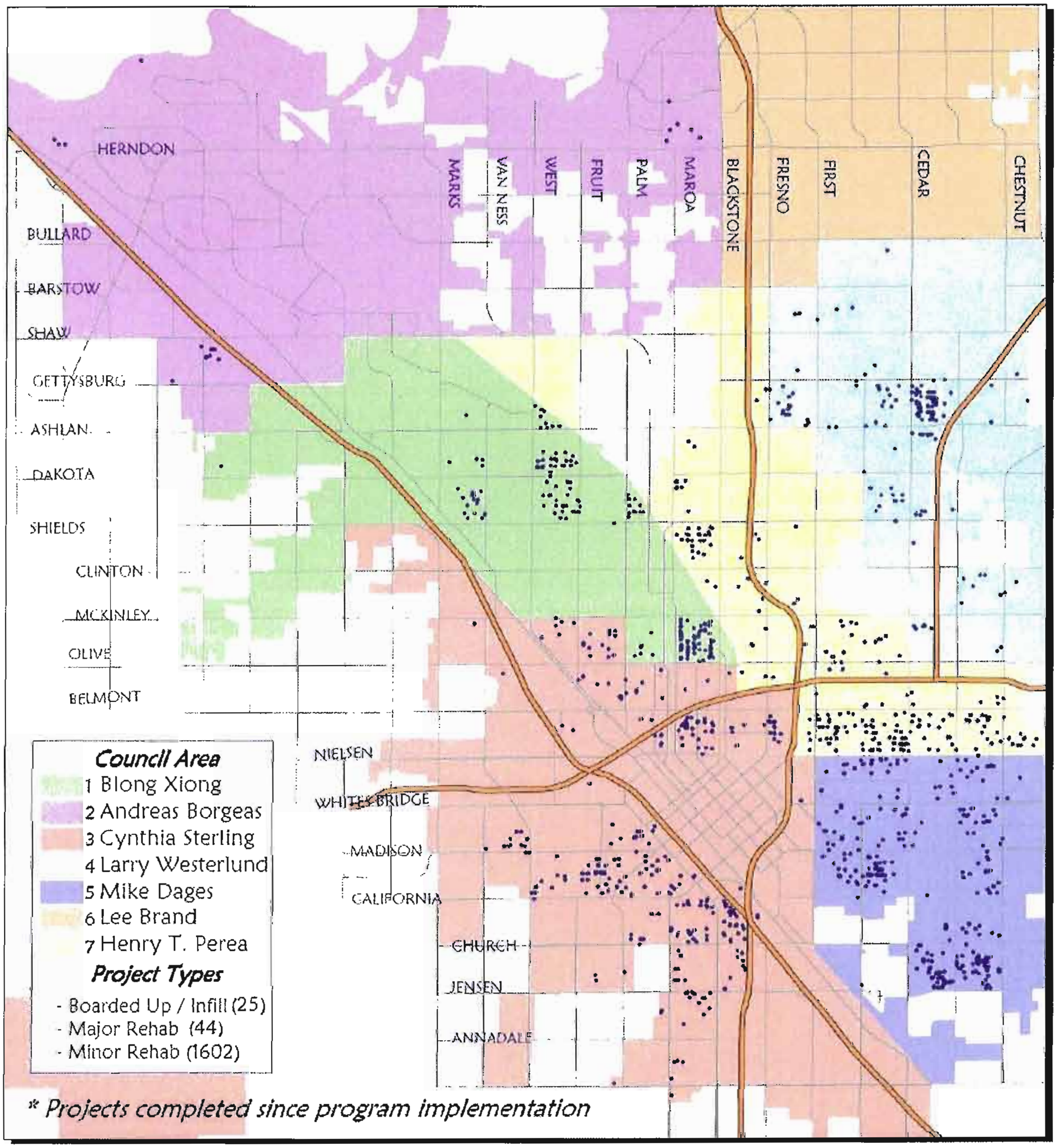


June 11, 2010

Redevelopment Agency of the City of Fresno

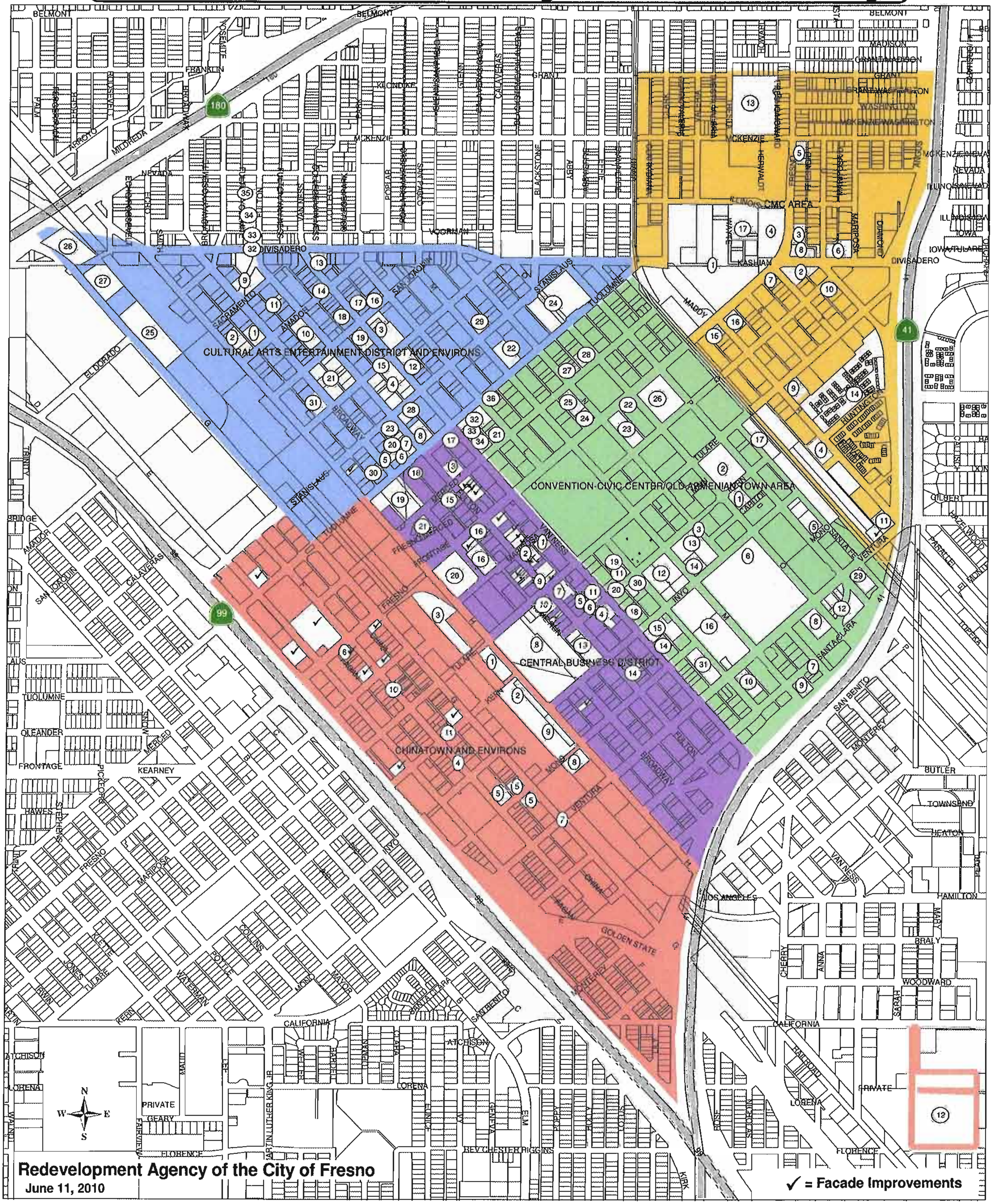
Fresno Housing Authority

Community Housing Partnership Program



June 2010

Downtown Project Activity



Downtown Activity

New No.	Project Name & Description	Status	Type
Convention-Civic Center/Old Armenian Town Area			
1	IRS Taxpayer Assistance Center	C	AR
2	Federal Courthouse	C	PF, LA
3	Civic Center Square	C	PPP
4	801 "R" Street – SBA offices	U	PPP, HP
5	Icehouse Buildings	U	PPP, HP
6	Convention Center Parking Garage	C	PF
7	Old Armenian Town	U	PPP, LA
8	Fifth District Court of Appeal & Parking Lots	C	
9	Historic Armenian Square (5 Historic Homes in Old Armenian Town)	U	HP, PF, LA, AR
10	Haron Motors	C	SIP
11	Virginia Hotel	C	AR, HP
12	The Tower at Convention Center Court	C	
13	Fresno Convention Center Exhibit Hall Expansion, Saroyan Theater & Convention Center Improvements, Ice Rink Improvements	C	PF
14	732 Van Ness RDA Parking Lot	C	STR
15	United Security Bank	C	AR
16	Radisson Upgrades – Sale of Fee Interest in land	C	
17	Santa Fe Depot, Landscaping & Parking Improvements	C	PF
18	820 Van Ness – Austin's	C	SIP
19	929 L Street – 929 "L" Street, LLC	C	SIP
20	Sportstown/Kern Streetscape	C	PF,STR
21	2121 Merced - Fanucchi	C	SIP
22	Water Tower / Visitor Center Improvements	C	PF, PPP
23	Eaton Plaza	U	PF
24	Chamber of Commerce	C	
25	Bureau of Reclamation	C	
26	Superior Court (Former Federal Court)	U	PF
27	2409 Merced – Mexican Consulate	C	SIP
28	2425 Merced – Dream Inn	C	SIP
29	2600 Ventura – Ellis Commercial Properties	C	SIP
30	2134 Kern Street – Kern Coffee	C	SIP
31	2125 Ventura – Jouroyan	C	SIP
32	1360 Van Ness – Fresno Deputy's Assoc	C	SIP
33	1332 Van Ness – Home Furnishings	C	SIP
34	1328 Van Ness – Mescal Restaurant	C	SIP
		C	SIP
Community Medical Center Area			
1	Community Regional Medical Center	O	LA, PPP
2	Medical Offices – (Former Cornerstone Bldg)	C	AR
3	Eaton Flats	C	AR

Legend

Project Status: C = Completed; U = Underway; P = Proposed; O = Ongoing; CPT = Conceptual
Project Type: AH = Affordable Housing Component; AR = Adaptive Reuse; SIP = Storefront Improvement Program; HP = Historic Preservation; LA = Land Acquisition; PF = Publicly Financed; PPP = Public/Private Partnership; STR = Street Improvements

Source: The Redevelopment Agency of the City of Fresno

Downtown Activity

4	UCSF Fresno Center for Medical Education and Research	C	LA
5	Hauter Retail Center Rehab	C	AR, PPP
6	County Bank Building	C	
7	Fonte Medical Offices	C	SIP
8	Sierra Pediatrics	C	SIP
9	Fresh & Easy Market	C	PPP
10	Mariposa & "U" Streets Apartments	U	PPP, AH
11	2739 Ventura	C	SIP, AR
12	Ventura/P Street	P	LA
13	Yokomi School	C	PF
14	Villa Borgata – Conversion to Condominiums	C	
15	Terry's House	U	
16	Fresno City Employees Retirement System Building	C	
Central Business District			
1	Holiday Inn	C	SIP
2	Lofts at 1060 Fulton (Former Security Pacific Bank Building)	U	AR
3	CVS Pharmacy	P	PPP
4	California Hotel	C	AH, SIP
5	923 Van Ness Poeschel Office Building	C	LA
6	909 Van Ness – Franklin Building	C	SIP
7	T W Patterson Building	C	SIP
8	Chukchansi Park	C	LA, PF, PPP
9	Commercial Façade Improvement Program/Fulton Mall and Environs Through the Agency's Commercial Façade Improvement Program, the Agency has assisted improvements to approximately 37 storefronts on the Fulton Mall, including:		
	835 Fulton Mall – Downtown Wigs	C	SIP
	887 Fulton Mall – Anita Shop	C	SIP
	927 Fulton Mall – Clothes Time	C	SIP
	944 Fulton Mall – TW Patterson Building (2 storefronts)	C	SIP
	1024 Fulton Mall – Diabla Travel (2 storefronts)	C	SIP
	1039 Fulton Mall – E & F Electronics (2 storefronts)	C	SIP
	1045 Fulton Mall – Family Fashion	C	SIP
	1048 Fulton Mall – Hacienda Jeweler's	C	SIP
	1147 Fulton Mall – ALA Enterprises	C	SIP
	1155 Fulton Mall – Mike Jennings, Eva's Immigration (2 storefronts)	C	SIP
	1228-1244 Fulton Mall – Ed Berry (5 storefronts)	C	SIP
	1250 Fulton Mall – ALA Enterprises	C	SIP
	1259 Fulton Mall – Juvenile Dependency Court	C	SIP
	1260 Fulton Mall – Marderosian	C	SIP
	1951 Fulton Mall – Casa Latina	C	SIP
	2025 Tulare Street – Los Pancho's Restaurant	C	SIP
	1424 Tulare Street Fulton Mall – Majestic Jeweler's	C	SIP
	2000 Fresno Street Fulton Mall – Dr. Warner's Building	C	SIP

Legend

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Source. The Redevelopment Agency of the City of Fresno

Downtown Activity

	1025 Fulton Mall – Former Edmond's Jeweler 1250 Fulton Mall – CASA 1130 Fulton Mall – R. Gurfield (3 storefronts) 1118 Fulton Mall – R. Gurfield 2021 Mariposa Mall – R. Gurfield (5 storefronts) 1910 Fresno Street – Lily's Restaurant (Crest Theatre)	C C C C C C	SIP SIP SIP SIP SIP SIP
10	JC Penney Building	P	AR, AH, HP
11	915 Van Ness – Lety's Restaurant	C	SIP
12	Infrastructure on Van Ness Inyo to Mono	C	PF, STR
13	Fulton Mall Mixed Use Conceptual	U	LA
14	732 Fulton – Mecca Billiards	C	SIP
15	Juvenile Dependency Court	C	PPP
16	Guarantee Building & Parking Garage	C	AR, PPP
17	Fulton Mall/Tuolumne Infrastructure	U	LA, PF
18	Fulton Mall/Merced Mixed Use	P	
19	IRS Compliance Center (Palmer Bldg)	C	LA
20	Merchant Parking Lot Improvements In the North Mall area.	C	LA, PF
21	Hotel Fresno	P	AH, AR, PPP
22	729 Broadway – Baskin's Upholstery	C	SIP
23	721 Broadway Office – Getz	P	
24	1328 Van Ness – Dr. Whitlow	C	SIP
Chinatown and Environs			
1	Hobbs-Parsons Building	C	AR, PPP, HP
2	Stadium Related Parking & Streetscape	C	PF
3	Fresno County Retirement System Offices	C	SIP
4	Chinatown Mixed Use	P	PPP, PF, AR, AH
5	Chinatown Lofts	P	PF, PPP
6	Johnny Quik/Artist/Public Art at E & Fresno Streets	P	PPP
7	Ventura Beautification/Widening	U	PF, STR
8	Chinatown – RR Interim Parking	P	LA
9	High Speed Rail Station	P	PF
10	Commercial Façade Improvement Program/Chinatown and Environs 901 "F" Street – Nippon Building #1 932 "F" Street – Candi's Café 2 storefronts 932 "F" Street – RECO 935 "F" Street – RECO 951 "F" Street – Crookman 1031 "F" Street – Stanfield 641 "G" Street – Kojigian 840 "G" Street – Garret's Furniture 1484 Fresno Street – D'Italia Building 1532 Fresno Street – Gary LanFranco 6 storefronts 1458 Kern Street – Union Bank 1528 – 1548 Kern Street – Avakian 8 storefronts	 C C C C C C C C C C C C	 SIP SIP SIP SIP SIP SIP SIP SIP SIP SIP SIP SIP

Legend

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Source. The Redevelopment Agency of the City of Fresno

Downtown Activity

	1516 Kern Street – Nippon Building #2 1535 Kern Street – Central Fish 1142 Mariposa – Basque Hotel 915 – 965 "E" Street – Dr Fonte 1445 Fresno Street – Mercado Latino	C C C C C	SIP SIP SIP SIP SIP
11	Chinatown Streetscape and Beautification	C	PF, STR
12	Jain Irrigation on Florence Avenue	C	STR
Cultural Arts Entertainment District and Environs			
1	Vagabond Lofts	C	
2	"H" Street Lofts	C	AH, PPP
3	Arte Americas	C	AR
4	Met Museum	C	AR
5	Broadway Art Studios	C	AR
6	San Joaquin Power Building	O	
7	K-JWL	C	AR
8	Warnors Theatre	O	SIP
9	Iron Bird Lofts	C	LA, AH, PPP
10	Fulton Village	U	AH, PPP
11	Pearl Building	C	
12	Channel 18 Building	C	SIP
13	1850 Van Ness – Fajita Fiesta	C	SIP
14	Uptown Cultural Arts & Entertainment District RTKL Master Plan	C	PF
15	Uptown Streetscape on Van Ness Between Stanislaus and San Joaquin	C	STR
16	2131 San Joaquin – San Bruno Properties	C	SIP
17	1720 Van Ness – Geil Enterprises	C	SIP
18	1649 Van Ness – Geil Enterprises	C	SIP
19	1728 Fulton – Salvation Army	C	SIP
20	Fresno Area Hispanic Chamber of Commerce Remodel	U	
21	Fresno Central Library	P	PF
22	The "M" Street Civil Courthouse	C	AR, PPP
23	Cornerstone Conference Center	C	
24	Cesar Chavez Adult School	C	PF
25	Ardex Building Eldorado & G St.	C	
26	State Parole Office – "G" Street	C	
27	Divisadero/G Street Offices	P	
28	1444 Fulton – Fresno Hispanic Commission	C	SIP
29	2305 Stanislaus – A-1 Electric	C	SIP
30	Mayflower	U	PPP AH
31	Broadway Lofts	U	PPP, AH
32	Gonzalez Development	U	PPP
33	Valdivia Building	U	SIP
34	Catholic Charities	U	SIP
35	Los Pino's	P	PPP, AH
36	1360 "L" Street Fanucchi	U	SIP

Legend

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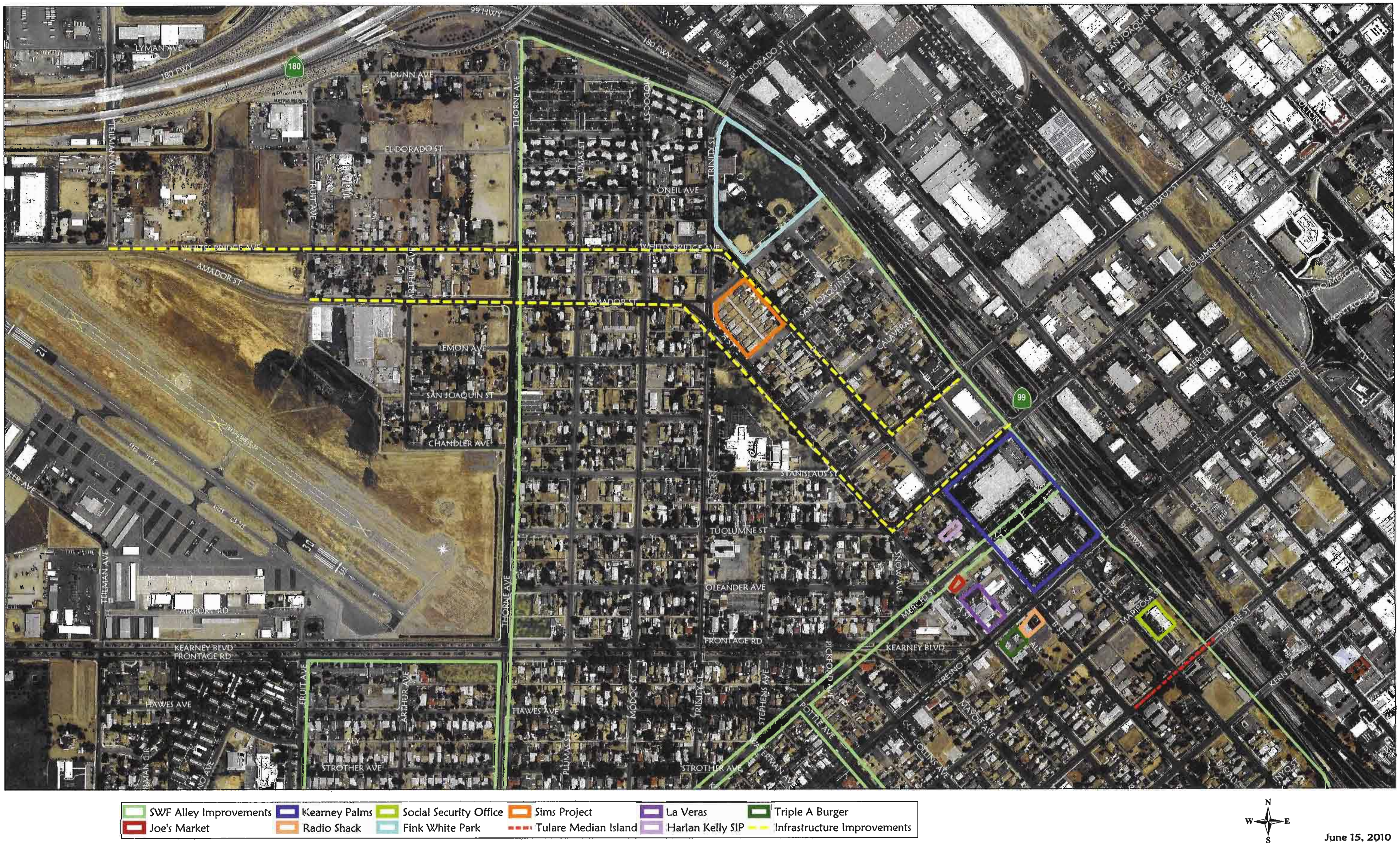
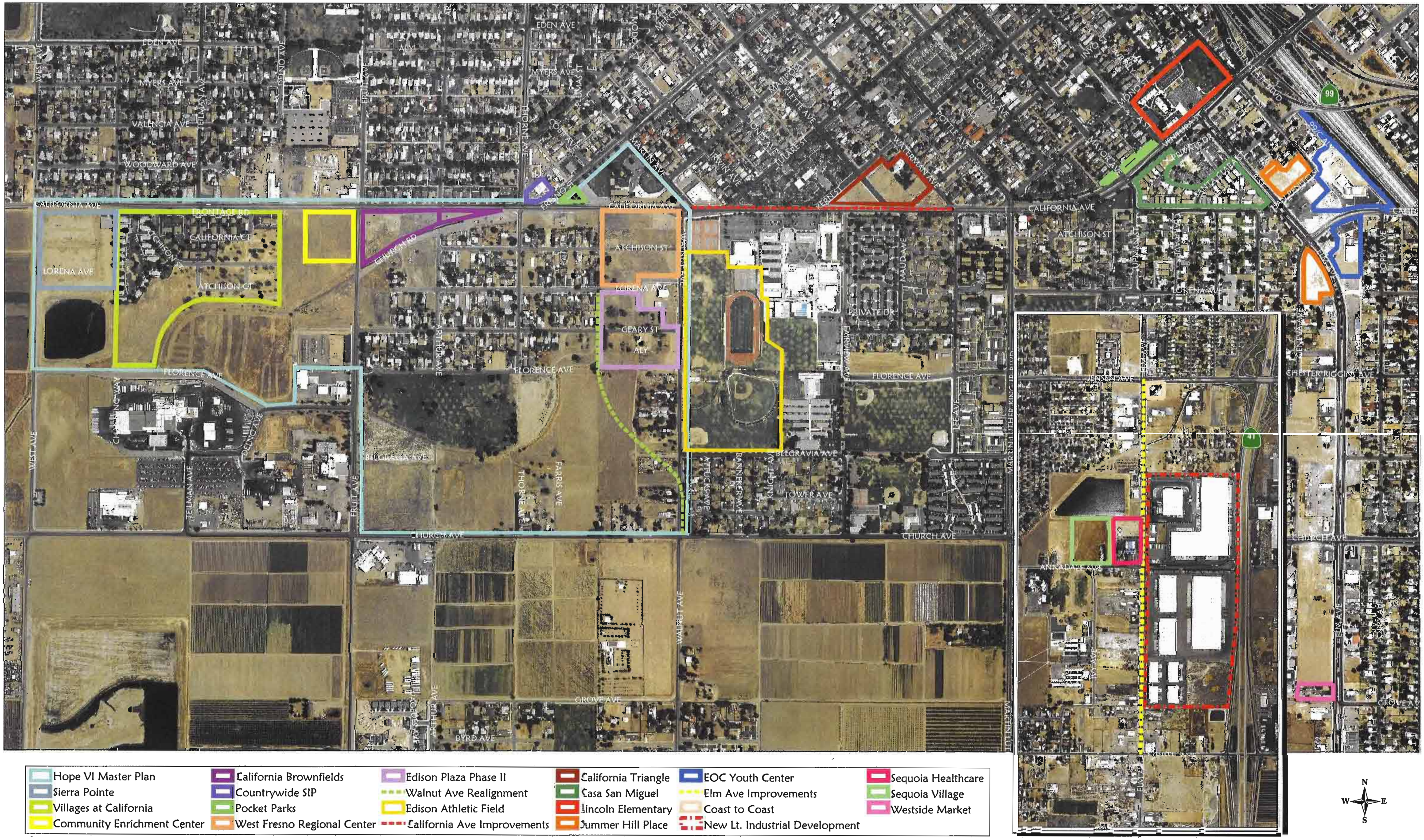
Source: The Redevelopment Agency of the City of Fresno

Whitesbridge/Amador and Kearney Palms Area Improvements



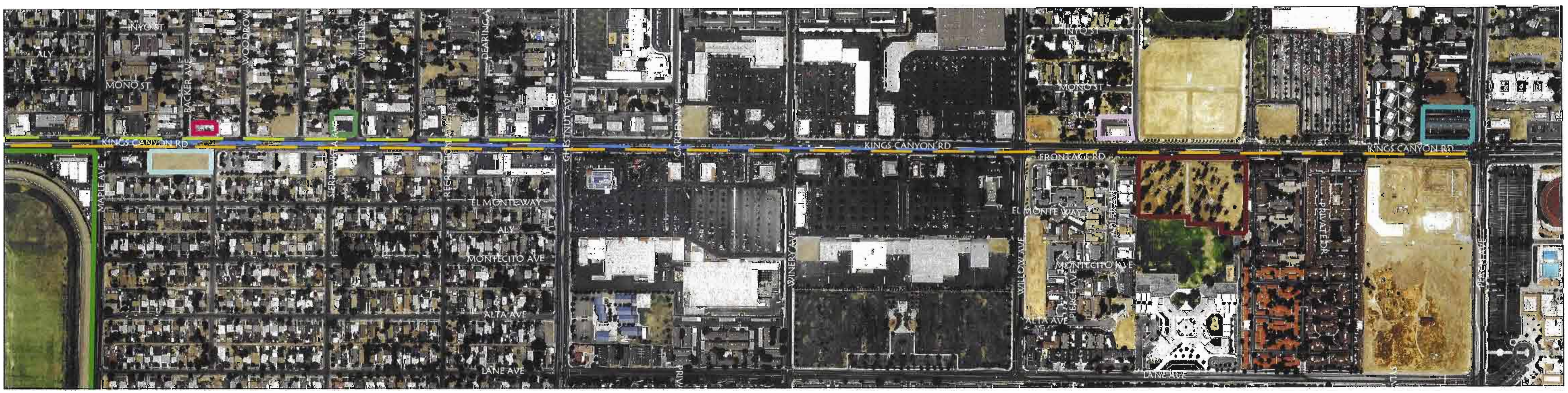
June 15, 2010

California Avenue Revitalization Plan and Elm Avenue Improvements



June 15, 2010

Ventura/Kings Canyon Corridor Project Activity



- Fresno Fair Grounds
- J. Martin Financial SIP
- Rock N Stylz SIP
- 10th & Ventura Mixed-use
- Chance Field Monument
- El Caporal SIP
- Castillo's Restaurant SIP
- 7th & Ventura Mixed-use
- Kings Canyon Mixed-use
- Sequoia Motel SIP
- Claudia's Furniture SIP
- Kings Canyon Medical Building
- Fairground Apartments SIP
- JK Furniture SIP
- Design Guidelines
- Renewal Body Works SIP
- Streetscape Improvements:
- Streetlights & Undergrounding
- Las 3 B's Furniture SIP
- Transit Village

N
W E
S

June 14, 2010