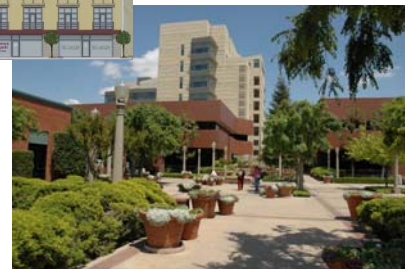


Redevelopment Agency of the City of Fresno

Recommended FY 05/06 Budget



Vagabond
LOFTS



Marlene Murphey
Interim Executive Director

June 2005

Redevelopment Agency of the City of Fresno

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Redevelopment Agency of the City of Fresno

INTRODUCTION

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 in Capital Improvement Program format by redevelopment areas. The format includes: Actual Sources and Uses of Funds for FY04; the FY05 Approved Budget; FY05 Year-to-Date; the estimated amount of sources and uses of funds for FY05; and the FY06 budget request for each of the Agency's project areas. This budget includes: Highlights of FY 2004-05 Accomplishments; Debt Service Payments; Administrative and Management Summary; Project Area Budgets proposed for FY 2005-06; Housing Program Budget; and a proposed Resolution for adoption of the FY 2005-06 Budget.

Purpose of Redevelopment

Redevelopment is one of Fresno's most effective ways to breathe new life into deteriorated areas beset by a variety of social, physical, environmental, and economic conditions which act as a barrier to new investment by private enterprise.

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 local governments 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 bringing about major projects and neighborhood improvements that will have a positive, defining effect on the shape and future of Fresno's downtown, inner city neighborhoods, and industrial areas.

Redevelopment Agency of the City of Fresno

HIGHLIGHTS OF FY 2004-05 ACCOMPLISHMENTS

General Administration

Commercial Storefront Rehabilitation Loan Program – The Agency approved 25 commercial rehabilitation storefront loan applications with 9 storefront improvements completed in FY04-05 and 16 underway. The 9 completed storefronts were facilitated by the Agency's funding of approximately \$33,670 that generated \$76,500 in improvements. This program has received increasing responsiveness from small business owners seeking to improve their storefronts, hence benefiting the commercial neighborhood.

Office Organization - The growth of the Agency's project activities and records necessitated an updated document system to maximize work efficiency, office space and customer responsiveness. A master/central filing system has been set in place for the retention and ease of retrieval of all project documents. Files no longer in use were documented, indexed and archived for future document imaging to begin in FY 05-06.

Public Information and Marketing - The Redevelopment Agency Website is now online. Vision 2010 and Destination Downtown Power Point presentations were prepared for providing public information and community outreach. The Agency, in coordination with City Economic Development staff and the Economic Development Corporation, promoted Fresno and its downtown at the Spring Conference of the International Council of Shopping Centers in Las Vegas that—as the largest venue of its kind—drew over 35,000 attendees. Fresno's exhibit in the Public Sector Showcase provided attractive marketing brochures that included Destination Downtown CDs to provide information about Fresno and its downtown revitalization.

RDA FY 04 Annual Report - The Council received the Annual Report of the Redevelopment Agency for FY 04, in which Macias, Gini & Co., Certified Public Accountants 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, 2004, 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. The Auditors also reported that the Agency had implemented all three of the recommended changes in accounting procedures that had been identified by the Auditors in the previous FY 03 Audit. There were no recommended changes to accounting procedures in the FY 04.

Redevelopment 5-Year Implementation Plans - On January 11, 2005, the Agency Board adopted the updated 5-Year Implementation Plans for the Airport Area, Central City Commercial, Southeast Fresno, and South Fresno Industrial Revitalization Redevelopment Project Areas. On June 7, 2005 the Agency Board adopted the updated 5-Year Implementation Plans for the Merger No. 1 Project in downtown (Central Business District, Chinatown Expanded, Convention Center, Fulton, Jefferson, Mariposa, South Van Ness Industrial, West Fresno I, West Fresno II, and West Fresno III), the Merger No. 2 Project (Fruit/Church, and Southwest Fresno General Neighborhood Renewal Area), and the Fresno Air Terminal Redevelopment Project Area.

Review Of Development Entitlements Within Redevelopment Project Areas - Between July 1, 2004, and June 2, 2005, staff reviewed and made recommendations on 101 Site Plan Review Applications, 67 Conditional Use Permit Applications, 7 Alcoholic Beverage Conditional Use Permit Applications, 19 Rezoning Applications, and 15 Variance Applications.

Chinatown

Chinatown Mixed-use Development - The Agency, effective January 26, 2005, entered into an Exclusive Negotiating Agreement with the Historic Chinatown, LLC for a proposed mixed-use housing retail/commercial and public facilities development on approximately 165 acres. The Agency initiated land assembly and plan amendments necessary to implement a mixed-use plan.

Convention Center

South Stadium Project - In July 2004, the Agency approved and entered into an Exclusive Negotiation Agreement with Forest City for the South Stadium Project that proposes about 85 acres of mixed-use entertainment, commercial and housing development located south and southeast of the Stadium. Forest City, working with the Agency, is analyzing the feasibility of the project. To implement South Stadium redevelopment activity, amendments to the Convention Center Plan were initiated. Following the Agency Board's authorizing action in August 2004, a Citizen's Advisory Committee (CAC) was created to provide input and make recommendations on the proposed amendments. The Agency commenced the process with a public information meeting in September 2004 and has convened ongoing CAC and public information meetings that are scheduled to culminate with an amendment report to the Board in early Fall.

Old Armenian Town - On November 30, 2004, the Agency Board certified the Final EIR for the Old Armenian Town Project with a "final receiver site" for the relocation of the five historic structures on the south side of Freeway 41 in the adjacent South Van Ness Industrial Project Area. The Council and Agency Board approved a Master DDA with Gunner & Andros for the Old Armenian Town Mixed Use Project-- mid-rise, high-rise mixed-use structures containing residential, office, hotel, retail, restaurant, service, and parking uses, and an Armenian Community Center in a heavily landscaped plaza/courtyard environment with pedestrian walkway linkages to the nearby Convention Center.

Properties in the Phase 1 area, bounded by "O" Street, Ventura Street, "N" Street and Freeway 41 have been acquired, businesses and tenants relocated, alley vacations and street abandonments have been completed and the area cleared for construction. The five historic structures were relocated at a temporary storage site. The Phase 1 properties for the 5th DCA Courthouse have been conveyed to the State, and the remainder of the land has been developed into a temporary parking lot for Convention Center use until its is conveyed to the Developer.

Fulton /Uptown

Downtown Housing and Mixed Use Development - The Agency facilitated and financially assisted development of the Vagabond Lofts - the first new housing construction in downtown Fresno in over 20 years. The Agency entered into an Owner Participation Agreement with Pyramid Homes and Granville Homes Inc., to construct affordable and market rate housing at the site of the former Vagabond Motel in downtown Fresno. Site clearance was completed in January 2005, and construction has commenced. The project will include seven commercial units, 29 residential market rate units and 9 affordable housing units.

Streetscape - The Agency completed a \$1.5 million streetscape improvements along Van Ness between Calaveras and Tuolumne in September 2004. The street improvements initiated implementation of the Master Plan for the Uptown Cultural Arts and Entertainment District.

Jefferson

Regional Medical Center In February 2005, the Agency joined Community Medical Center in celebrating the opening of the 6 story, \$152 million Trauma and Critical Care Building. In April, the Agency joined in celebrating the opening of the UCSF Medical Research Center, a 60,000 square foot, 3 story, \$27 million state of the art teaching facility. The projects were assisted from land assembly by the Agency pursuant to the Disposition and Development Agreement with CMC.

Mariposa

Federal Courthouse - The Agency staff coordinated with project developers for the installation of off-site improvements and other project related requirements. The Agency in conjunction with the City assembled the land for this site. The \$130 million Federal Court House is scheduled for occupancy in the Fall of 2005.

Downtown Parking Garage - The Agency assisted and helped fund plans and studies leading to the construction of the 5-story, 1583 stall parking garage on the Convention Center Lot, scheduled for completion in the Fall 2005 in conjunction with the opening of the Federal Courthouse.

Promenade/Warehouse Row - The Agency provided initial conceptual plans and assisted City Public Works with completion of the design and development plans for the heavily landscaped 750 stall parking area along the BNSF tracks between Tulare and Ventura which opened this fiscal year. The Agency contributed to the quality of the project with the installation of decorative wrought iron fencing.

Civic Center Square, Inc. - Construction started by CCSI for a major office building and parking garage at Tulare and "O" Streets, with a completion date of October 2005. The Agency has monitored the agreement for compliance and implementation.

South Van Ness

Final Receiver Site - The Agency Board certified the Final EIR for the Old Armenian Town Project with a "final receiver site" for the relocation of the five historic structures on the south side of Freeway 41 in the adjacent South Van Ness Industrial Project Area.

The Agency prepared a draft conceptual plan depicting the potential for an attractive mixed-use environment incorporating existing and relocated structures on the receiver site on "L" Street between San Benito and Monterey.

Southwest Fresno

EOC Youth Center - Development began in May 2005 on the Neighborhood Youth Center and replaces long term vacant parcels with positive activity for youth and the neighborhood. The Agency completed necessary land assembly and sale of assembled properties to the Fresno County Economic Opportunities Commission for the project. The Center will contain classrooms, computer lab, day care center, gymnasium, recreation room, health center, athletic fields and administrative offices.

Fink White Park Development/Improvements - The Agency contributed \$75,000 to support the Fink-White Playground Rehabilitation Project which helped obtain a National Parks Service Urban Parks and Recreation Recovery (URARR) Program grant of \$285,073, matched by State funding of \$47,174 for a total budget of \$407,247. The improvements will be completed in 2005, including the resurfacing of basketball courts, upgrading of fencing, lighting, and electrical service, installation of new walkways for the physically challenged, installation of picnic pavilion with table, benches, and barbeques.

HOPE VI - The Agency supported the \$20 million HOPE VI grant fund award through multi-year contributions that include: assembly of approximately 28 acres (15 acres of which is under agency ownership) for a mixed-use element; financial assistance for development of an Aquatic Center; parking facility; and various street improvements.

On September 28, 2004, the Agency paved the way for implementation of the HOPE VI Project through plan amendments to the Southwest Fresno GNRA and Fruit/Church

redevelopment plans that facilitate the HOPE VI Conceptual Master Plan. In addition, the amendments updated and streamlined the plans to be consistent with current redevelopment practices.

The Agency has issued an RFQ for development of the mixed-use residential commercial element of the HOPE VI Project that may include a government one-stop center for various social services.

Walnut Avenue Reconstruction - The Agency completed reconstruction and paving of 1/4 mile section of Walnut Avenue between California and Florence Avenues in the fall of 2004. In addition, the south side of California Avenue was widened to accommodate street parking and community events. Curbs, gutters, pedestrian sidewalks, shade trees and streetlights were installed along Walnut Avenue. Four bus turnouts were installed along Walnut that featured Fresno's first lighted bus stop shelters. This amenity serves the Edison High students and community residents and will serve the future adjacent mixed-use development.

LaVera's Day Care Center - A 9,500 square foot day care center at Fresno and "A" street accommodating 130 children - infant through elementary school age - was completed in March 2005. The Agency assisted the project with land assembly, off-site improvements and parking.

Airport Area Revitalization

Cedar and Shields Streetscape - In September 2004, the Agency completed construction of the streetscape project on Cedar and Shields Avenues consisting of landscaped median islands, street trees, and a designed color concrete intersection.

Freeway 99—Golden State Boulevard Corridor

Mid-State Bowl Project - Agency efforts resulted in demolition of the long vacant and blighted former Mid-State Bowl property. Through an DDA with Noyan-Frazier Properties, LLC, purchase of the property by the Agency and conveyance to the Developer was completed in January and in April 2005 demolition of the old Mid-State Bowl site began. The site has been cleared in preparation for the construction of Mid-State Plaza, a mixed-use office/commercial development.

Fresno Air Terminal Redevelopment Area

Environmental Cleanup - Environmental clean-up activity for the airport area continues to be a priority and the majority of the project area resources are allocated to this purpose.

Roeding Business Park

EDI Grants - The Agency has worked to identify projects eligible for funding by EDI of the Core Area. Staff prepared and submitted the application and environmental

grants. The U.S. Congress approved a \$447,075 HUD-EDI Grant (EDI One) for Roeding Business Park infrastructure. An additional \$497,050 HUD-EDI Grant (EDI Two) was approved by Congress in 2004 for the redevelopment project area. EDI One has been earmarked for the reconstruction of Whitesbridge Road between Freeway 99 and Roeding Avenue in affiliation with the Department of Public Works. EDI Two is earmarked for the installation of conduit for the extension of telephone and power lines along Dan Ronquillo Drive to serve and enhance the marketability assessment review and is proceeding through the process required for the release of federal funds.

Public Infrastructure - The Agency completed the construction of the Marks Avenue four lane arterial street along the west boundary of the Roeding Business Park as well as a new water service well on West Avenue just north of Freeway 180. This multi-year project, consisting of three phases, provides the necessary infrastructure for future development within the business industrial park. These improvements were partially funded by a Economic Development Agency grant of \$3 million and California Economic Infrastructure Development Bank loans totalling \$4,559,100 (\$2,118,000 Agency and \$2,441,100 City).

Master Developer for Phase I Core Area Development - In March 2005, a Request for Qualifications for a Master Developer for Phase I Core Area Development was released. A qualified development team was selected as the master developer for the development of approximately 45 acres within the area bound by Nielsen Avenue and Freeway 180, and West and Hughes Avenues. An exclusive negotiation agreement between the Master Developer and the Agency will soon be presented to the Agency Board for consideration.

South Fresno Industrial

Elm Avenue Beautification Project - The Agency initiated the improvement project to Elm between Jensen and North Avenues that includes concrete, landscape, lighting and overlay improvements. The project commenced in July 2004, with a formal ground breaking ceremony. Over the past fiscal year the Agency has completed work on the east side of Elm Avenue from Jensen south to North Avenue (approximately 1 mile) with the installation of curbs, gutters, pedestrian sidewalks, street trees and street light bases. A major eyesore, the above ground utilities (telephone and power) have been removed and physically placed underground along the east side of Elm Avenue from Jensen south to North Avenue and was funded by PUC. Technical difficulties experienced by the telephone company with splicing major trunk lines resulted in a 6 month delay, however, splicing is expected to be completed in July 2005, with street construction to resume immediately thereafter. Project completion is expected in Fall 2005. This project spans both the South Fresno Industrial and Southwest Fresno project areas.

Southeast Fresno

Ventura/Kings Canyon Streetscape Improvements - The final phase of the streetscape improvements for Ventura/Kings Canyon Road from First Street to Chestnut were completed in mid-November 2004. Streetscape improvements included decorative iron fencing along median islands, the addition of palm trees, lighting, and paved intersections at First and Ventura, Cedar and Ventura, and Chestnut and Kings Canyon Road.

Public Improvements and Infrastructure - Street and infrastructure improvements were completed for the Northwest corner of Butler and Orange Streets.

California-Orange Housing Project - Escrow closed and title transferred for the sale of two parcels for the subsequent development of nine affordable single family homes as part of a 36 affordable, single family housing development by the Developer, Spradley Construction Inc. Demolition and site clearance of the Agency conveyed parcels has been completed by the Developer and construction of new housing development has begun.

Housing

Award of Merit - A national Award of Merit in Housing and Community Development was received from the National Association of Housing and Redevelopment Officials, Washington, D.C. The project involved a boarded-up house in downtown Fresno built in the early 1900's and destined for demolition. The house was relocated to an infill neighborhood and completely restored through a partnership between the Housing Authority, Redevelopment Agency, City of Fresno and Downtown Community Development Corporation (CDC) of One by One Leadership. Today, a family calls this completely refurbished three bedroom, two bath house their home.

Redevelopment Agency of the City of Fresno

DEBT SERVICE PAYMENTS

Funds budgeted for debt service payments from all project areas are shown in this section of the budget. These payments are for bond obligations and land acquisition as well as payments to the City per various repayment agreements.

During FY 06, funds have been budgeted for various debt service payments or contributions as follows:

Merger I

Central Business District Payment to Alchian Family Trust for stadium land acquisition, 10 year note with final payment due in FY06	\$ 33,652
Central Business District Payment to City on \$1,500,000 loan for stadium project	\$ 68,831
Central Business District Agency contribution to the City's Stadium Bond	\$ 200,000
Convention Center Project Area Repayment to the City for Conference Center/Selland Arena Expansion Debt-Certificates of Participation	\$ 250,000
Fulton Payment to City on \$1,500,000 loan for streetscape project	\$ 68,831
Mariposa Project Area 1993 Tax Allocation Bonds, Series A (Civic Center Square/ Kern Street Improvements)	\$ 327,361

Merger II

Southwest Fresno \$10,000,000 2001 Tax Allocation Bond	\$ 889,327
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Roeding Business Park

\$2,118,000 loan from California Infrastructure & Economic Development Bank	\$ 87,350
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Redevelopment Agency of the City of Fresno

ADMINISTRATION AND MANAGEMENT SUMMARY

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

Staffing -The Agency has added one new position in the FY 05-06 request - a File Clerk/Administrative Assistant. This position is necessary to implement a document imaging system, research and compile the administrative record for policy/legal issues and litigation, and respond to public information requests.

In FY 06, the Agency has included funds for one-time major purchases described below:

Telephone system (phones, equipment, labor) - The Agency has been notified by SBC that the current phone system and equipment being utilized by the Agency will no longer be warranted or serviced due to its age and obsolescence. Replacement of the system will help avoid outages and reduce operating and maintenance costs. In addition, new equipment will allow the Agency to be merged with the City of Fresno's 621 prefix thus eliminating the extra cost now charged to the Agency and City respectively when dialling one another (i.e. #9 plus number).

Capital Equipment - The Agency's records currently in storage date back to at least 1965. Efficiencies and cost savings through reduction of storage can be achieved through document imaging.

The Document Imaging program will be applied to old and current project files. Once scanned both archive and current files will be retrievable on a key word searched basis. This process will make files more accessible while reducing storage costs. Funds have been budgeted in FY06 for the acquisition of imaging/archiving equipment and server space.

This category also includes funds for annual upgrading of old and obsolete computer equipment.

Redevelopment Agency of the City of Fresno

ADMINISTRATION and MANAGEMENT SUMMARY

	FY05	FY06
Program Appropriations		
Personnel Services		
Full Time Employee Services		
Fringe and Payroll Costs		
Part Time Employee Services		
Intern Program		
Temporary Services		
Total	727,376	834,146
RDA Support	643,235	614,775
	1,370,611	1,448,921
Financial/Accounting/General Consultants	40,000	40,000
Operations/Maintenance		
Rent	86,964	91,164
Capital Equipment	6,000	20,000
Copier Lease	19,200	25,380
Computer Services	28,700	29,600
Dues/Subscriptions/Publications	6,500	10,000
Office Supplies	20,000	20,000
Office Equipment	3,500	3,500
Postage	6,000	6,000
Public Information/Exhibits	0	10,000
Telephone - Service	17,500	19,500
Telephone - New System	0	25,848
Travel/Training	7,500	9,500
Interdepartmental Charges to City of Fresno	11,500	51,500
	<u>213,364</u>	<u>321,992</u>
	<u>1,623,975</u>	<u>1,810,913</u>

Redevelopment Agency of the City of Fresno

ADMINISTRATION and MANAGEMENT SUMMARY

	Authorized Positions FY05	Budgeted Positions FY06
<u>Full Time Employee Positions</u>		
Executive Director	1	1
Executive Secretary	1	1
Grant Writer	1	1
File Clerk/Administrative Assistant	0	1
Financial Officer	1	1
Planner Illustrator II	1	1
Professional Engineer	1	1
Project Coordinator	1	1
Project Manager	2	2
Receptionist/Senior Secretary	2	2
Redevelopment Administrator	1	1
Senior Project Coordinator	4	4
Supervising Redevelopment Planner	1	1
Total Full-Time Positions	<u>17</u>	<u>18</u>

Consultants

Housing (\$48.50/hr - Variable hours based upon project needs)

Housing Relocation (\$37.50/hr - Variable hours based upon project needs)

Interns

The Agency has an intern program intended to provide a professional training opportunity and experience for 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.

Redevelopment Agency of the City of Fresno

MERGER 1—DOWNTOWN FRESNO

Central Business District

The Agency continues to work with the existing and potential businesses, tenants and private developers to facilitate optimum use and occupancy of office, commercial and residential space including remodeling and new construction in the CBD.

The Agency will continue its efforts to bring about reuse of the former Hilton Hotel - a major, vacant, unoccupied mall property. In addition, the Agency will continue to pursue options to improve the mall environment in conjunction with existing and major new development.

Chinatown

Streetscape/Street Improvements - Preliminary conceptual planning and design is expected to commence for Ventura Gateway landscaping and entryway treatment, and the initiation of blight removal along Ventura Street between Freeway 99 and UPRR.

Real Property Acquisition & Disposition/Blight Removal - The Agency has budgeted funds in FY06 for the potential acquisition of land and street right-of-ways for blight removal and to encourage economic development.

Plan Development/Amendments - During the upcoming fiscal year, the Agency will prepare and process the redevelopment plan amendments, form a Project Area Committee to review the amendments; and review and process any owner participation proposals. Plan amendments are expected to be initiated to update the plan and financial limits for the Chinatown Project Area along with the other 9 project areas in Merger 1. The amendments are necessary to implement the conceptual mixed-use plan being developed by the Historic Chinatown, LLC. The Agency staff will also continue to work to process other elements within the ENA agreement entered into with Historic Chinatown, LLC, (effective January 26, 2005).

Convention Center

“O” Street Diagonal - Office Building/Lodging Facility Project - Staff has continued to work with Chamlian and other developers on their preliminary conceptual plan to incorporate an office building and lodging facility with shared parking in the area south of Ventura and east of “O” Street. The budget continues to reflect an advance of funds from the developer to finance the project.

South Stadium Project - Forest City, under an Exclusive Negotiation Agreement effective September 28, 2004 is conducting a feasibility analysis for a major mixed-use project located south and southeast of the Stadium. The 85-acre area is bounded by Tulare, Van Ness, Highway 41 and the Railroad.

Forest City has been conducting its due diligence and working with the Agency to finalize research on a variety of elements including: traffic, circulation, parking, site planning and economic and market feasibility. The research continues to show that the area has potential for redevelopment into a master planned mixed-use project. Forest City has prepared several conceptual site plans that would include retail, entertainment and housing. Their preliminary plans envision a 1st phase of about 650,000 square feet of retail along with entertainment uses. The heart of the retail area is generally at H, Van Ness, Inyo and Freeway 41. Future phases may include additional retail and housing. The concept promotes walkability through active ground floor retail with attention to landscape and placement of water features.

In the coming months, the Agency expects to bring forward a report including the feasibility results, analysis, and conceptual plan to potentially proceed with negotiation of a disposition and development agreement.

Old Armenian Town-Ventura 41-Street Improvements - The Agency will continue its role in the coordination and development of the approximately 10.0 acre Old Armenian Town Development Project which contains the 2.85 (total) acre sites for the new State 5th DCA Courthouse and parking lot. Properties in the Phase 1 area, bounded by "O" Street, Ventura Street, "N" Street and Freeway 41 have been acquired, businesses and tenants relocated, historic structures relocated to a temporary storage site, alley and affected street right-of-ways have been vacated, certain utilities lines have been abandoned in place, and the entire area has been cleared for construction.

The land in Phase 1 for the 5th DCA Courthouse has been conveyed to the State through a Parcel Map by the Agency and the remainder of the land has been developed into a temporary parking lot for Convention Center use until it is conveyed to the developers of the Old Armenian Town Project. PG&E and SBC are completing the relocation of their utilities lines in Santa Clara Street. Other Street and utilities construction on "O" Street and the "O" Street Off-ramp improvements are scheduled to begin in July 2005 in support and anticipation of the start of construction date of October/November 2005 for the 5th DCA Courthouse by the State.

Agency is proceeding with acquisition and preconstruction processing of properties in Phase 2 of the Old Armenian Town Project and the related Final Receiver Site, on "L" Street between San Benito and Monterey Streets, for the relocation of five historic structures as required by the certification of Environmental Impact Report (EIR) SCH #2003051046, for the Old Armenian Town Project.

Jefferson

Regional Medical Center - 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 as part of land assembly for the Regional Medical Center project. The Agency receives rental income from these properties and makes monthly payments to Nottoli C.M.C. for the purchase of these properties.

The Agency has been working with the Community Medical Center, City of Fresno and One by One Leadership for the development of a police substation in the Jefferson neighborhood proximate to the CMC and new Fresno Unified School District site on property owned by the BNSF Railroad. The Agency continues to work with the Police Department to develop alternative sites within the central policing district.

Mariposa

The Agency continues to work with existing and potential businesses to facilitate office/commercial leasing and development in the area. In addition, the Agency continues to monitor projects in the area for compliance with existing development agreements.

South Van Ness

Historic Structures Final Receiver Site The Agency is proceeding with the assembly and site preparation of the final receiver site for the 5 historic homes from the Old Armenian Town project to be located on "L" between San Benito and Monterey Streets.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 04</i> <i>ACTUAL</i>	<i>FY05</i> <i>APPROVED</i>	<i>FY 05</i> <i>YTD</i>	<i>FY 05</i> <i>ESTIMATE</i>	<i>FY 06</i> <i>REQUEST</i>
Merger One - Downtown *					
Sources of Funds:					
Carryover	95,486	338,306	(1,977,287)	(1,977,287)	(1,700,798)
Tax Increment - Gross	3,108,827	3,568,744	2,045,688	4,091,376	4,295,945
Pass Through Payments	(66,620)	(64,691)	(36,737)	(73,474)	(83,058)
County Administration Fee	(72,917)	(99,090)	0	(110,240)	(119,066)
Housing Set Aside	(621,765)	(713,749)	(409,138)	(818,275)	(859,189)
Housing Set Aside - Deferral	0	0	(182,475)	(182,475)	0
ERAF	(145,670)	(264,444)	(224,075)	(237,626)	(291,210)
Bond Proceeds	5,005,000	0	0	0	0
Street Beautification Loan Repayment from City	980,000	0	0	0	0
"O" Street Diagonal Project Area Loans	0	800,000	0	0	800,000
Loan Proceeds	0	0	0	0	50,000
Loan for Phase II Land Acquisition - CMC	0	0	0	0	1,227,540
Loan from City - Regional Medical Center Sec 108	0	0	128,000	128,000	0
CMC Reserve Account	0	350,000	0	0	0
Intergovernmental Revenue	137,662	0	0	0	0
Sale of Land and Buildings	0	0	6,471	6,471	332,460
Sale of Land and Buildings - 41/Ventura	(623,150)	0	0	0	0
CCSI Extension Payments	15,000	30,000	0	0	0
Developer Deposits	0	0	25,000	25,000	200,000
Leases and Rentals	112,470	157,325	90,000	120,125	120,125
Interest	67,052	27,169	6,499	13,944	(1,394)
Other - Due from City of Fresno for Ground Lease Pmts	0	245,837	0	0	245,837
Total Sources of Funds	7,991,375	4,375,407	(528,054)	985,538	4,217,192

Uses of Funds:

Debt Service					
1993 Tax Allocation Bonds - Mariposa	5,021,177	329,486	329,486	329,486	327,361
Alchian Family Trust - Stadium Property - CBD	33,652	33,652	0	33,652	33,652
Debt Service - Stadium Bond	200,000	200,000	200,000	200,000	200,000
Debt Service - Stadium / Uptown	137,662	266,618	0	137,662	137,662
Debt Service Paid to City - Conv Center	296,041	350,000	0	309,064	250,000
Debt Service - Regional Medical Center Sec 108	120,918	0	0	0	0
Administration & Planning	569,883	261,000	208,476	248,886	253,000
FRC	10,000	3,000	2,250	3,000	1,500
Commercial Rehabilitation	24,173	60,000	16,975	21,694	31,000
Plan Implementation / Merger	10,000	10,000	35,531	43,031	10,000
Real Property Acquisition & Disposition / Blight Removal	8,800	3,000	13,708	16,908	2,000
Contingency	0	585,597	0	0	563

	<i>FY 04</i> <i>ACTUAL</i>	<i>FY05</i> <i>APPROVED</i>	<i>FY 05</i> <i>YTD</i>	<i>FY 05</i> <i>ESTIMATE</i>	<i>FY 06</i> <i>REQUEST</i>
Uses of Funds (con't):					
Central Business District					
Comm Rehab - DTA Main Str Program	0	20,000	0	0	0
Broadway / "H" Street Land Acquisition	5,521	5,000	0	0	0
Mall Planning/Engineering/Revitalization	153	5,000	1,850	2,225	1,500
Streetscape / Parking	0	5,000	3,275	3,525	1,000
Chinatown					
Chinatown Association	37,500	37,500	28,125	37,500	37,500
Commercial Rehabilitation / Rehab Standards	12,867	25,000	2,950	3,950	10,000
Streetscape/Street Improvements	9,800	20,000	17,300	19,600	50,000
Real Property Acquisition & Disposition / Blight Removal	17,500	45,000	3,250	6,250	50,000
Plan Development / Amendments	21,449	75,000	49,081	58,481	230,000
Convention Center					
"O" Street Diagonal Project Area	0	800,000	13,205	15,705	800,000
Central Valley Incubator	12,147	10,000	2,529	3,529	5,000
South Stadium Project	44,209	150,000	108,926	120,676	500,000
Streetscape	1,750	0	0	0	0
Old Armenian Town - Ventura/41 - Street Improvements	866,285	50,000	729,023	762,598	480,000
Fulton/Uptown					
Land Acquisition	3,200	250,000	8,775	10,025	10,000
Streetscape / Parking / Implementation Activities	1,199,683	200,000	145,535	151,535	5,000
Jefferson					
Property Acquisition	0	20,000	1,750	1,750	10,000
Streetscape	1,500	10,000	1,500	2,250	3,000
Regional Medical Center - Annual Payment	0	350,000	0	0	0
Regional Medical Center - Phase 1	0	1,000	0	0	0
Regional Medical Center - Phase 2	1,147,160	50,000	12,590	17,590	10,000
Regional Medical Center - Nottoli	125,839	126,554	78,223	104,297	100,254
Mariposa					
Federal Courthouse	4,579	3,000	2,133	2,783	2,000
Civic Center Square	2,962	3,000	2,250	2,985	2,000
Hotel	7,836	5,000	3,380	4,880	2,500
South Van Ness					
Streetscape Improvements	1,500	2,000	1,275	1,450	1,000
Valley Foundry Infrastructure	12,916	5,000	1,000	9,369	15,000
Historic Structures Final Receiver Site	0	0	0	0	644,700
Total Uses of Funds	9,968,662	4,375,407	2,024,351	2,686,336	4,217,192
Balance of Fund	(1,977,287)	0	(2,552,405)	(1,700,798)	0

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

Redevelopment Agency of the City of Fresno

MERGER 2—SOUTHWEST FRESNO/FRUIT CHURCH

Real Property Acquisition & Disposition - Blight Removal - Property acquisition is planned consistent with Agency goals to remove blight, improve the neighborhood adjacent to the Kearney Palms Shopping Center, leverage existing investment and follow through with long term plans for professional office development. The targeted area currently attracts loitering, illegal activity and visual blight to the neighborhood.

This budget category also includes general blight removal, clean up and weed abatement on agency owned properties.

Park Development/Improvements - The Agency will provide land, street improvements and assistance with development of an Aquatic Center as part of the Agency's multi-year commitment to the HOPE VI project.

California & "C" Streets Area Improvements - In conjunction with the Fresno County Economic Opportunities Commission project, the Agency will complete its commitment with off-site improvements at California and "C".

California Avenue Improvements and Land Acquisition - Development of California Triangle Housing and the HOPE VI mixed use projects will require improvements of California Avenue from Martin Luther King Boulevard to the new Walnut Avenue alignment. Improvements will require land acquisition, installation of median islands with planters and streetscape in keeping with an overall design theme for California Avenue.

Elm/North/Jensen/Annadale Ave Improvements - Elm Avenue will be reconstructed as a four lane, divided, arterial street with landscaped median islands. Full improvements will include curbs, gutters, paving, street lights and street trees along both sides of the street. Sidewalks will be provided along the west side of Elm to enhance pedestrian circulation. Major storm drain lines will also be completed to provide adequate storm drain services to the Elm Avenue Business Corridor. Water and sewer services are currently available to the properties along the Corridor.

Neighborhood Streets/Streetscape (Tulare - Hwy to "C") - In March 2003, a South West Fresno Charette was conducted by the Local Government Commission in association with The Council of Fresno County Governments. The charrette which included government and community representation through collaboration with the Walkable Communities Inc. created the West Fresno Community Vision Plan. Council approved the Vision Plan in November 2004.

Implementation of the plan has been evaluated and scheduled through a working group which meets monthly. Vision Plan recommendations were rated and prioritized. Neighborhood streets and streetscapes were given a high priority. To assist in the implementation of the plan, the Agency will install landscaped median islands on Tulare from Freeway 99 to "C" Street during FY 05/06.

Whitesbridge Road Planning and Development - Redevelopment Agency is in partnership with the City of Fresno Public Works Department to significantly improve this key roadway in southwest Fresno in proximity to the Roeding Business Park. The project consists of installation of curbs, gutters, sidewalks, ADA ramps, streetlights and cold recycling pavement on Whitesbridge, Amador, "A", and "B". Stanislaus and Tolumne between Tielman and Highway 99. These streets are former State Route 180 which Caltrans is relinquishing to the City due to the new 180 West freeway.

HOPE VI Project - The Agency is assisting in efforts to revitalize the HOPE VI project area from California Avenue to Church Avenue and West Avenue to Walnut Avenue in conjunction with the Master Revitalization Plan funded by a \$20 million HOPE VI Federal Grant.

The Agency will assist the development of the mixed-use area generally between California to Church and Plumas to Walnut through contribution of Agency owned land and assembly of additional land necessary for the total project of approximately 28 acres. The Agency issued a request for qualifications from developers for the mixed-use project and will proceed with steps leading to a planned development.

Professional Office Center - The Agency continues its commitment to assemble land and make it available for purchase by the West Fresno Health Care Coalition and its partners. The Health Services Center long proposed for development near the Kearney-Palms Shopping center will include healthcare, education, retail, office and commercial uses. The facility will be privately developed.

Shopping Center Neighborhood Improvements - In conjunction with the Health Services Center, and per the Council and Board approved Vision Plan, the area surrounding the shopping center has been designated as mixed use to include retail, commercial, residential and public space. Needed improvements to streets and infrastructure are planned for this area.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	FY 04 ACTUAL	FY05 APPROVED	FY 05 YTD	FY 05 ESTIMATE	FY 06 REQUEST
Merger Two - Southwest Fresno/Fruit Church					
Sources of Funds:					
Carryover	5,987,549	5,596,996	6,045,095	6,045,095	4,743,292
Tax Increment	2,402,699	2,448,955	1,328,241	2,656,482	2,709,612
Pass Through Payments	(33,318)	(33,869)	(18,207)	(36,414)	(37,472)
County Administration Fees	(55,853)	(66,122)	0	(71,725)	(73,160)
Housing Set Aside	(480,540)	(489,791)	(265,648)	(531,296)	(541,922)
ERAF	(124,045)	(181,468)	(218,348)	(218,348)	(227,173)
Loan Proceeds	0	0	0	0	302,662
Sale of Land and Buildings	0	0	155,439	155,439	2,172,500
Leases and Rentals - Police Substation	123,974	120,000	27,174	102,174	120,000
Revenue Transfer-Litigation Reserve	0	(10,000)	0	0	0
Interest	76,843	37,055	39,561	52,748	53,201
Total Sources of Funds	7,897,309	7,421,756	7,093,307	8,154,155	9,221,541
Uses of Funds:					
Debt Service					
2001 Tax Allocation Bonds - Southwest Fresno	744,528	888,728	888,727	888,727	889,327
2001 Tax Allocation Bonds - Merger One	0	(266,618)	0	0	0
Administration/Legal & Planning	343,393	335,000	304,261	332,761	335,000
FRC	6,900	3,000	2,250	3,000	1,500
Plan Implementation / Amendments	100,000	150,000	67,350	89,350	75,000
Commercial Rehabilitation	5,000	25,000	25,000	25,000	5,000
Real Property Acquisition & Disposition / Blight Removal	159,537	455,000	133,843	159,343	610,000
Providence Baptist Church / Relocation Expenses	3,000	100	323	323	0
Park Development / Improvements	33,736	500,000	600,000	675,000	1,200,000
California & "C" Streets Area Improvements	0	0	0	0	160,000
California Ave Improvements and Land Acquisition	42,628	750,000	3,250	5,750	1,300,000
Elm/North/Jensen/Anadale Ave Improvements	248,890	2,000,000	426,303	517,961	750,000
Neighborhood Streets / Streetscape	126,180	800,000	472,900	537,504	450,000
Whitesbridge Road Planning & Development	5,600	275,000	5,500	7,500	675,000
Hope VI Project	0	0	40,681	59,946	1,162,500
Professional Office Center	24,475	350,000	27,775	29,275	1,300,000
Shopping Center Neighborhood Improvements	8,347	200,000	68,678	79,423	200,000
Contingency / Bond Reserve for Future Projects	0	956,546	0	0	108,214
Total Uses of Funds	1,852,214	7,421,756	3,066,841	3,410,863	9,221,541
Balance of Fund	6,045,095	0	4,026,466	4,743,292	0

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

Redevelopment Agency of the City of Fresno

AIRPORT AREA REVITALIZATION PROJECT

Plan Implementation/Merger and Plan Amendment - The Agency Board - directed plan amendment to merge multiple project areas for best use of Agency resources is underway.

Real Property Acquisition & Disposition/Blight Removal - The Agency has budgeted funds in FY06 for the potential acquisition of land and street right-of-ways for blight removal and encourage economic development.

Gap Site/Ponding Basin Reimbursement - A key project on the Gap Site within Sub-Area A East was the relocation of Drainage Basin "T" to another site, but which was ultimately resolved by shifting and enlarging the basin on site to allow for the expansion of GAP pursuant to the agreement between GAP and the City of Fresno. In FY05, the Agency indicated that it would contribute a total of \$600,000 to the project in three year increments beginning in FY04. However, due to the lowest bid for the project the Agency's FY06 contribution will be reduced to \$50,000. Implementation of the project is pending the transfer of title of property for the Basin.

Industrial / Business Park Development - The Agency expects to continue its planning for industrial development opportunities at suitable sites within the project area.

Street and Infrastructure Improvements - The FY05 Budget had proposed that circulation improvements in the Maple and McKinley Area would be addressed in conjunction with private sector development for essential access to undeveloped property to the south and east of McKinley and Maple Avenues. Now that there is a development commitment in the project area, the reconstruction of circulation improvements including portions of East Carmen and North Sierra Vista Avenues will proceed.

Agency staff continues to work with the Fresno Irrigation District, Tree Fresno and City Public Works towards establishing a green belt which will include a pedestrian and bicycle trail along McKinley Avenue and the Mill Ditch Canal. The result will enhance the visual quality of McKinley Avenue a major entry way to the City from the Fresno-Yosemite International Airport. Staff will work with a landscape architect for the preparation of plans for the creation of the parkway/trail landscape.

Streetscape - Funds have been budgeted for potential streetscape projects in FY06. Areas under consideration include Dakota Avenue between Chestnut and Peach, Clovis Avenue from McKinley to Freeway 180 and McKinley from Peach to Clovis Avenues.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 04</i> <i>ACTUAL</i>	<i>FY05</i> <i>APPROVED</i>	<i>FY 05</i> <i>YTD</i>	<i>FY 05</i> <i>ESTIMATE</i>	<i>FY 06</i> <i>REQUEST</i>
Airport Area Revitalization Project Area					
<i>Sources of Funds</i>					
Carryover	1,000,821	1,793,463	1,430,859	1,430,859	1,304,173
Tax Increment	2,318,730	2,365,105	1,030,928	2,061,856	2,103,093
Pass Through Payments	(390,111)	(451,499)	(194,414)	(388,828)	(401,480)
County Administration Fees	(54,515)	(70,953)	0	(55,670)	(63,093)
Housing Set Aside	(463,746)	(473,021)	(206,186)	(412,371)	(420,619)
ERAF	(59,728)	(175,727)	(137,961)	(137,961)	(219,234)
Loan Proceeds	0	0	0	0	0
Interest	6,495	14,937	2,053	2,738	2,303
Other	0	0	0	0	0
Total Sources of Funds	2,357,946	3,002,305	1,925,280	2,500,623	2,305,143
<i>Uses of Funds</i>					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	94,155	95,000	89,267	94,267	95,000
FRC	15,000	6,000	4,500	6,000	6,000
Commercial Rehabilitation	5,000	10,000	4,700	4,700	50,000
Plan Implementation / Merger and Plan Amendment	57,500	125,000	62,142	69,642	200,000
Real Property Acquisition & Disposition / Blight Removal	29,750	150,000	25,725	28,225	150,000
GAP / Ponding Basin Reimbursement	200,000	200,000	200,000	200,000	50,000
Industrial / Business Park Development	24,500	250,000	36,310	38,310	750,000
Street and Infrastructure Improvements	16,500	850,000	38,650	40,850	700,000
Streetscape	475,132	450,000	714,456	714,456	250,000
Airport Environ Master Planning	9,550	10,000	0	0	0
Contingency	0	856,305	0	0	54,143
Total Uses of Funds	927,087	3,002,305	1,175,750	1,196,450	2,305,143
Balance of Fund	1,430,859	0	749,530	1,304,173	0

Redevelopment Agency of the City of Fresno

CENTRAL CITY COMMERCIAL REVITALIZATION

Real Property Acquisition & Disposition/Blight Removal - The Agency has budgeted funds in FY06 for the potential acquisition of land and street right-of-ways for blight removal and to encourage economic development.

Streetscape - Funds have been budgeted for potential streetscape activities to enhance the visual quality of the project area and attract business and development.

Infrastructure Improvements - The Central City Commercial Revitalization Area contains major routes that are blighted and in need of improvement. The Agency will pursue opportunities for improvements and clean-up to major corridors such as Belmont, Blackstone and Tulare Avenues. In addition, the Agency will pursue opportunities to remove blight and improve safety in heavily traveled pedestrian areas.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 04</i> <i>ACTUAL</i>	<i>FY05</i> <i>APPROVED</i>	<i>FY 05</i> <i>YTD</i>	<i>FY 05</i> <i>ESTIMATE</i>	<i>FY 06</i> <i>REQUEST</i>
Central City Commercial Revitalization Area					
<i>Sources of Funds</i>					
Carryover	(134,495)	34,145	33,608	33,608	173,246
Tax Increment	289,457	295,245	155,211	310,422	316,630
Pass Through Payments	(37,384)	(59,049)	(20,039)	(40,078)	(63,326)
County Administration Fees	(6,976)	(7,972)	0	(8,381)	(8,549)
Housing Set Aside	(57,891)	(59,049)	(31,042)	(62,084)	(63,326)
ERAF	(1,698)	(21,878)	(4,138)	(4,138)	(27,368)
Loan Proceeds	0	0	0	0	0
Interest	(268)	341	172	229	327
Other	0	0	0	0	0
Total Sources of Funds	50,745	181,784	133,771	229,577	327,635
<i>Uses of Funds</i>					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	7,637	10,000	9,012	9,862	25,000
FRC	0	0		0	0
Commercial Rehabilitation	2,500	10,000	2,725	3,225	10,000
Plan Implementation	3,750	15,000	4,735	5,085	15,000
Real Property Acquisition & Disposition / Blight Removal	3,250	55,000	7,675	8,510	55,000
Streetscape	0	0	0	0	50,000
Infrastructure Improvements	0	90,000	26,149	29,649	150,000
Contingency	0	1,784	0	0	22,635
Total Uses of Funds	17,137	181,784	50,296	56,331	327,635
Balance of Fund	33,608	0	83,475	173,246	0

Redevelopment Agency of the City of Fresno

FREEWAY 99 - GOLDEN STATE CORRIDOR

The Redevelopment Agency will continue to facilitate commercial/industrial development such as Mid State Bowl.

Infrastructure - Bankside Trail - The Agency, in conjunction with the Fresno City Department of Public Works will work to facilitate the creation of a bankside trail to remove blight and enhance the environment.

Golden State Boulevard Improvements - To further plan goals for the elimination of blight and economic stagnation in the project area and creation of an attractive environment for potential business expansions and new businesses, phased improvement to Golden State Boulevard, between Shaw Avenue and Ashlan Avenue to collector street standards is proposed.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 04</i> <i>ACTUAL</i>	<i>FY05</i> <i>APPROVED</i>	<i>FY 05</i> <i>YTD</i>	<i>FY 05</i> <i>ESTIMATE</i>	<i>FY 06</i> <i>REQUEST</i>
Freeway 99/Golden State Boulevard Corridor					
<i>Sources of Funds</i>					
Carryover	(37,860)	(93,431)	(97,964)	(97,964)	130,127
Tax Increment	0	275,000	215,092	430,184	451,693
Pass Through Payments	0	(55,000)	(28,110)	(56,220)	(90,339)
County Administration Fees	0	(7,425)	0	(11,615)	(12,196)
Housing Set Aside	0	(55,000)	(43,018)	(86,037)	(90,339)
ERAF	0	0	0	0	0
Loan Proceeds	0	0	0	0	0
Sale of Land	0	1,200,000	73,853	73,853	0
Interest	(361)	321	189	252	389
Other	0	0	0	0	0
Total Sources of Funds	(38,221)	1,264,465	120,042	252,453	389,337
<i>Uses of Funds</i>					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	27,435	25,000	20,087	24,412	25,000
FRC	0	0	0	0	0
Commercial Rehabilitation	0	0	0	0	0
Plan Adoption / Implementation	32,308	28,000	17,750	17,750	10,000
Real Property Acquisition & Disposition / Blight Removal	0	10,000	6,375	6,375	10,000
Bankside Trail	0	0	0	0	100,000
MidState Bowl	0	1,200,000	72,249	73,789	0
Golden State Blvd Improvements	0	0	0	0	244,000
Contingency	0	1,465	0	0	337
Total Uses of Funds	59,743	1,264,465	116,461	122,326	389,337
Balance of Fund	(97,964)	0	3,581	130,127	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 are provided by the Agency from available funds.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 04</i> <i>ACTUAL</i>	<i>FY05</i> <i>APPROVED</i>	<i>FY 05</i> <i>YTD</i>	<i>FY 05</i> <i>ESTIMATE</i>	<i>FY 06</i> <i>REQUEST</i>
Fresno Air Terminal Project Area (FATRA)					
<i>Sources of Funds</i>					
Carryover	102,777	168,628	179,156	179,156	270,275
Tax Increment	442,581	451,964	373,039	746,078	761,000
Pass Through Payments	(146,141)	(150,142)	(121,311)	(242,622)	(252,804)
County Administration Fees	(10,391)	(12,203)	0	(20,144)	(20,547)
Housing Set Aside	(88,516)	(90,393)	(74,608)	(149,216)	(152,200)
ERAF	(13,275)	(33,491)	(44,725)	(44,725)	(41,846)
Loan Proceeds	0	0	0	0	0
Interest	776	1,672	351	469	564
Other					
Total Sources of Funds	287,811	336,035	311,902	468,996	564,441
<i>Uses of Funds</i>					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	28,414	76,000	39,318	45,818	64,000
FRC		0	0	0	0
Real Estate Acquisition / Disposition / Blight Removal	0	0	0	0	0
Environmental Cleanup Project	80,241	260,000	122,903	152,903	500,000
Environmental Program - Staff	0	0	0	0	0
Contingency	0	35	0	0	441
Total Uses of Funds	108,655	336,035	162,221	198,721	564,441
Balance of Fund	179,156	0	149,681	270,275	0

Redevelopment Agency of the City of Fresno

ROEDING BUSINESS PARK

Real Property Acquisition & Disposition/Blight Removal - The Agency has budgeted funds in FY06 for the potential acquisition of land and street right-of-ways for blight removal and to encourage economic development.

Infrastructure & Improvements and EDA Grant Implementation - The reconstruction of Whites Bridge Road between Freeway 99 and Roeding Avenue will be constructed from an approved HUD EDI Grant. Plan preparation is in process and it is anticipated that construction will begin in FY 06. An additional EDI Grant is earmarked for the installation of conduit for the extension of telephone and power lines along Dan Ronquillo Drive to serve the Core Area and enhance marketability. Staff prepared and submitted the application and environmental assessment review as required for the release of fund for the project. It is anticipated that the release of funds will occur in FY06. The planning and location for monument and identification signs is underway to serve the Project Area.

During FY 05, a Request for Qualifications was issued for a Master Developer for Phase I development in the Core Area. As a result, a master developer has been selected and negotiations are proceeding for an agreement entailing approximately 45 acres bounded by Nielsen Avenue and Freeway 180 and West and Hughes Avenues. A proposed exclusive negotiation agreement between the Master Developer and the Agency will be presented to the Agency Board in the upcoming year.

In FY 06, the Agency will continue its marketing activities and provide ongoing support services to the Master Developer and prospective industrial developments within the Core Area as well as the Roeding Business Park at large.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 04</i> <i>ACTUAL</i>	<i>FY05</i> <i>APPROVED</i>	<i>FY 05</i> <i>YTD</i>	<i>FY 05</i> <i>ESTIMATE</i>	<i>FY 06</i> <i>REQUEST</i>
Roeding Business Park					
Sources of Funds					
Carryover	(5,164,503)	354,452	(5,704,671)	(5,704,671)	(1,104,902)
Tax Increment	378,702	403,940	179,184	358,368	365,535
Pass Through Payments	(46,293)	(51,260)	(23,016)	(46,032)	(46,386)
County Administration Fees	(8,496)	(10,906)	0	(9,676)	(9,869)
Housing Set Aside	(75,740)	(80,788)	(35,837)	(71,674)	(73,107)
ERAF	(14,825)	(29,932)	(31,445)	(31,445)	(35,806)
Loan Proceeds - City of Fresno	0	0	1,414,818	1,443,411	0
Loan Proceeds - California Infrastructure Bank	0	0	1,908,000	4,031,624	526,533
EDI Grant	0	944,125	0	0	944,125
EDA Grant Match	3,000,000	0	0	0	0
Caltrans Phase I & II Cost Reimbursement	71,132	0	0	0	0
Interest	(19,907)	7,648	19,639	26,185	566
Other	0	0	0	0	0
Total Sources of Funds	(1,879,930)	1,537,279	(2,273,329)	(3,910)	566,688
Uses of Funds					
Debt Service	0	87,350	65,004	65,004	87,350
Debt Service - Future Obligations	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	24,896	40,000	26,440	29,440	40,000
FRC	0	0	0	0	0
Plan Implementation / Amendments	12,570	25,000	5,379	8,879	25,000
Commercial Rehabilitation	0	2,000	500	500	2,000
Real Property Acquisition & Disposition / Blight Removal	3,600	75,000	12,037	12,937	75,000
Infrastructure & Improvements	167,682	242,000	76,916	228,382	200,000
EDA Grant Implementation - Phase II	3,123	0	0	0	0
EDA Grant Implementation - Phase III	3,612,870	1,055,000	730,820	755,850	100,000
Contingency	0	10,929	0	0	37,338
Total Uses of Funds	3,824,741	1,537,279	917,096	1,100,992	566,688
Balance of Fund	(5,704,671)	0	(3,190,425)	(1,104,902)	0

Redevelopment Agency of the City of Fresno

SOUTH FRESNO INDUSTRIAL REVITALIZATION

Real Property Acquisition & Disposition/Blight Removal - The proposed Budget for FY06 includes acquisition and assembly of land to provide market ready sites for new industrial development. This activity addresses goals for business attraction of new industry and retention of expanding industry seeking immediate availability of 10 - 20 acre sites.

Elm Avenue Corridor - The Agency continues to work on the reconstruction and beautification of Elm Avenue to encourage new and support the recent development that has taken place along the Elm Avenue Business Corridor. Completion of Elm Avenue improvements is expected in Fall 2005.

Orange/99 Improvements - Infrastructure improvements are needed to support development along Orange Avenue, between Freeway 99 and North Avenue, as new private development commitments are being made along this corridor. Design plans are underway and construction will be scheduled for the FY06. Improvements will include the extension of an existing storm drain and minor extensions of existing water and sewer lines. The Agency will be reimbursed for the actual cost, estimated at \$120,000, for the storm drain improvements.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 04</i> <i>ACTUAL</i>	<i>FY05</i> <i>APPROVED</i>	<i>FY 05</i> <i>YTD</i>	<i>FY 05</i> <i>ESTIMATE</i>	<i>FY 06</i> <i>REQUEST</i>
South Fresno Industrial Revitalization Area					
<i>Sources of Funds</i>					
Carryover	117,663	249,568	(18,943)	(18,943)	18,062
Tax Increment	431,079	417,374	471,885	943,770	990,959
Pass Through Payments	(78,382)	(83,475)	(88,597)	(177,194)	(198,192)
County Administration Fees	(9,792)	(11,269)	0	(25,482)	(26,756)
Housing Set Aside	(86,216)	(83,475)	(94,377)	(188,754)	(198,192)
ERAF	(42)	(30,927)	(48,232)	(48,232)	(73,430)
Loan Proceeds - Elm Avenue	0	263,314	0	0	135,000
Loan Proceeds - Street Improvements	0	0	0	0	200,000
EDI Grant Proceeds	0	0	0	0	72,000
Interest	531	3,606	222	485	919
Other	0	0	0	0	0
Total Sources of Funds	374,841	724,715	221,958	485,651	920,370
<i>Uses of Funds</i>					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	126,264	28,715	27,423	28,623	15,000
FRC	10,000	3,000	2,250	3,000	0
Plan Implementation	7,550	8,000	7,142	7,892	2,500
Real Property Acquisition & Disposition / Blight Removal	24,225	110,000	26,850	28,150	150,000
Elm Avenue / Project Area Infrastructure Improvements	225,745	575,000	327,168	399,924	150,000
Orange/99 Improvements	0	0	0	0	600,000
Contingency	0	0	0	0	2,870
Total Uses of Funds	393,784	724,715	390,833	467,589	920,370
Balance of Fund	(18,943)	0	(168,875)	18,062	0

Redevelopment Agency of the City of Fresno

SOUTHEAST FRESNO REVITALIZATION

Commercial Neighborhood Center Revitalization - Kings Canyon Development, LLC began meeting with the Agency and community some time ago regarding their mixed use development concept and, following Board direction, staff negotiated an ENA with the Developer for an area of Kings Canyon Corridor from Maple to Backer. The Developer and staff are proceeding with the analysis and other tasks as outlined in the ENA.

Kings Canyon Street Improvements - The final phase of the streetscape improvements for Ventura/Kings Canyon Road from First Street to Chestnut were completed in mid-November 2004. Streetscape improvements included decorative iron fencing along median islands, the addition of palm trees, lighting, and paved intersections along First and Ventura, Cedar and Ventura, Chestnut and Kings Canyon Road. The FY06 budget includes \$500,000 to underground utility lines on Kings Canyon from Maple to Willow. The Agency's contribution to this project leverages a \$2 million investment by PG&E.

Street Improvements - A variety of street and signalization improvements have been identified in conjunction with the City Public Works Department. The projects include: installation of traffic signals, sidewalks and other improvements at various locations.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 04</i> <i>ACTUAL</i>	<i>FY05</i> <i>APPROVED</i>	<i>FY 05</i> <i>YTD</i>	<i>FY 05</i> <i>ESTIMATE</i>	<i>FY 06</i> <i>REQUEST</i>
Southeast Fresno Commercial and Industrial Revitalization Area					
<i>Sources of Funds</i>					
Carryover	463,209	559,020	558,555	558,555	99,454
Tax Increment	1,670,432	1,680,787	729,238	1,458,476	1,487,646
Pass Through Payments	(303,942)	(336,157)	(134,025)	(268,050)	(297,529)
County Administration Fees	(38,667)	(45,381)	0	(39,379)	(40,166)
Housing Set Aside	(334,086)	(336,157)	(145,848)	(291,695)	(297,529)
ERAF	(2,098)	(124,882)	(140,308)	(140,308)	(157,938)
Loan Proceeds - Kings Canyon	0	466,000	0	0	219,673
Sale of Property	0	0	0	0	700,000
Rent Income	2	0	2	2	0
Interest	2,719	9,316	958	1,278	1,014
Other	0	0	0	0	0
Total Sources of Funds	1,457,569	1,872,545	868,572	1,278,878	1,714,624
<i>Uses of Funds</i>					
Debt Service	0	0	0	0	0
Administration (Planning, Legal, O & M, Etc.)	60,337	59,500	42,254	48,604	35,000
FRC	10,000	3,000	2,250	3,000	0
Commercial Rehabilitation/Façade	10,589	75,000	5,585	5,585	2,500
Plan Implementation		10,000	5,865	6,615	5,000
Real Property Acquisition & Disposition / Blight Removal	386,344	60,000	12,133	13,233	10,000
Commercial Neighborhood Center Revitalization	25,000	200,000	10,310	17,385	775,000
Regional Parks	25,000	250,000	0	0	0
Kings Canyon Street Improvements	381,744	565,000	791,195	882,195	500,000
Street Improvements	0	650,000	16,449	202,807	385,000
Contingency	0	45	0	0	2,124
Total Uses of Funds	899,014	1,872,545	886,041	1,179,424	1,714,624
Balance of Fund	558,555	0	(17,469)	99,454	0

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>FY 04</i> <i>ACTUAL</i>	<i>FY05</i> <i>APPROVED</i>	<i>FY 05</i> <i>YTD</i>	<i>FY 05</i> <i>ESTIMATE</i>	<i>FY 06</i> <i>REQUEST</i>
Litigation Reserve					
<i>Sources of Funds</i>					
Carryover	49,200	49,693	49,462	49,462	42,669
Revenue Transfer	0	10,000	0	0	0
Interest	262	497	74	99	85
Other	0	0	0	0	0
Total Sources of Funds	49,462	60,190	49,536	49,561	42,754
<i>Uses of Funds</i>					
Administration (Planning, Legal, O & M, Etc.)	0	0	6,692	6,892	0
FRC	0	0	0	0	0
Plan Implementation	0	0	0	0	0
Real Estate Acquisition / Disposition / Blight Removal	0	0	0	0	0
Legal Proceedings & Consultation	0	60,190	0	0	42,754
Contingency	0	0	0	0	0
Total Uses of Funds	0	60,190	6,692	6,892	42,754
Balance of Fund	49,462	0	42,844	42,669	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. These funds may only be used outside of a Project Area if the City Council and Redevelopment Agency Board have made the necessary findings that to do so would benefit the project area.

The Fresno RDA has 19 project areas. For 16 of the project areas, the agency has adopted findings that:

- Allow the use of set aside outside the project area;
- Restrict set aside to certain CDBG areas;
- Place a priority on the use of set aside from certain project areas to be used either within or adjacent to the central area or certain project areas.

The 16 project areas are combined in the “general” housing budget category that consists of their respective 20% Housing Set Aside deposits:

Airport Area Revitalization, Central Business District, Central City Commercial, Chinatown, Convention Center, Freeway 99/Golden State Boulevard Corridor, Fruit/Church, Fulton, Mariposa, Roeding Business Park, South Fresno Industrial, South Van Ness Industrial, Southeast Fresno, West Fresno I, West Fresno II and West Fresno III.

The Housing Set Aside generated by Southwest Fresno (GNRA) and Jefferson must be utilized in their respective areas. The FATRA Housing Set Aside funds have been applied to the FATRA - adjacent area. Hence, the budget shows a separate category for Southwest Fresno (GNRA), Jefferson and FATRA respectively.

Six Year Housing Set Aside Budget

The attached budget covers the period from FY 00-01 through FY 05-06 and provides an overall multi-year snapshot of completed and proposed Agency housing expenditures per Agency Board direction. In the first year, FY 00-01, wherein the administration of the Housing Set Aside Funds was transferred from the City to Agency, there was a carryover of \$4.1 million of unspent housing funds. The \$4.1 million carryover combined with future projected Housing Set Aside Revenue provided for a comprehensive multi-year contract with the Housing Authority. Therefore, in July 2000, the Agency entered into a 5 year Community Housing Partnership Program agreement with the Housing Authorities of the City and County of Fresno to administer the majority of the Agency’s 20% Housing Set Aside funds. The agreement includes options to extend.

The Agency budget format identifies sources and uses of funds for the six year period coincident with the Housing Authority agreement.

The Community Housing Partnership Program provides for minor, major and infill 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.

The attached multi-year expenditure plan reflects the contract with the Housing Authority as well as additional Agency expenditures of anticipated housing funds in all areas.

The Agency is currently entering the sixth year of the Community Housing Partnership Program with approximately \$3.6 million budgeted in FY06. This is a \$500,000 increase over the \$3.1 million budgeted in FY05. The increase is necessary to address the high demand for program participation. Growth in tax increment and payoff of prior loans provides the funding for the increase. Over the past five years, more than 1,000 homes have been rehabilitated and approximately 16 homes have been built or reconstructed to provide infill housing. In FY06, it is expected that approximately 200 - 250 homes will be rehabilitated and 5 infill homes will be completed.

In addition to the Housing Authority contract work, the Agency has a number of other housing projects that are planned, underway or have been completed. These projects are individually identified in the budget and described below:

Boarded-Up Home Rehabilitation/Lot Purchase Program - Funds have been budgeted for the acquisition of boarded up homes and vacant lots that are the cause of blight in neighborhoods. Homes are completely rehabilitated and sold to low income families. As opportunities present themselves, the program enables the Agency/Housing Authority to facilitate the removal of significant blight. For example, properties located at Weber and Olive Avenue are being evaluated as a potential opportunity to remove significant blight and redevelop to mixed use.

California Triangle - Funds have been set aside for the acquisition, development and construction of fifteen (15) single family homes for low income families. This property is located on California Avenue between Kern Street and Waterman.

Casa San Miguel - Nine (9) new housing units for low income families were completed to finish this 41 unit new housing development on California Avenue west of "B" Street.

Downtown Infill Housing - Funds are budgeted to support the acquisition and development of a mixed-use commercial and residential housing project "Broadway Row Houses at Fulton Park". The proposed project is located in the Uptown Arts District near Broadway/Fulton and Divisadero Streets. The projected project will result in approximately ten row houses, seven affordable rental lofts, twenty-seven market rate rental lofts and nearly 33,000 sq. ft. of commercial rental space. The project will include private courtyards and open space.

Elm/Southwest Fresno Infill Housing - Funds have been set aside for the acquisition and development of housing for low income families along and in the vicinity of Elm Avenue.

HOPE VI/California and Walnut - In support of the HOPE VI project, the Agency will work to assemble land in addition to that which the Agency presently owns to facilitate a mixed-use residential/commercial project south of California Avenue between Walnut and Plumas Avenues. The Agency's contribution helped secured the HOPE VI \$20 million federal grant and will facilitate a master planned community.

Housing Tax Credit Matching Funds Program - Matching funds have been budgeted to help finance low-income housing projects through the use of housing tax credit allocations. This program will help builders secure federal tax credits available for qualified housing development.

Martin Luther King Square Rehabilitation Project - The Agency is providing matching funds with the City Planning and Development Housing Division to finance a portion of the \$8.4 million acquisition and rehabilitation costs of the Martin Luther King Square Apartments, a 92-unit family rental property located at 816 East Florence Ave. in Southwest Fresno.

Vagabond Lofts - The Agency entered into an Owner Participation Agreement for construct of affordable and market rate housing at the site of the former Vagabond Motel in downtown Fresno. The project will include the construction of 38 residential units, of which nine (9) will be affordable rental housing units.

Westgate Gardens - This is a 100 unit family rental subdivision that received \$3 million in major rehabilitation funds. The Agency provided a \$250,000 30-year loan from Housing Set-Aside funds as part of this project.

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

	<i>General</i>	<i>SWF</i>	<i>Jefferson</i>	<i>FATRA</i>	<i>Total All Housing</i>
Housing Set Aside					
Sources of Funds - FY01					
Carryover FY 00	1,511,440	2,192,833	358,041	118,027	4,180,341
Housing Set Aside Funds	695,234	355,925	45,582	45,252	1,141,993
Interest	60,227	83,270	11,021	5,146	159,664
Other	285,089	9,547	690	0	295,326
FY01 Sources of Funds	2,551,990	2,641,575	415,334	168,425	5,777,324
Sources of Funds - FY02					
Housing Set Aside Funds FY 02	788,289	380,471	47,047	46,366	1,262,173
Interest	47,290	65,213	4,298	5,446	122,247
Other	352,619	16,427	790	0	369,836
FY02 Sources of Funds	1,188,198	462,111	52,135	51,812	1,754,256
Sources of Funds - FY03					
Housing Set Aside Funds FY 03	1,311,795	391,914	26,739	94,606	1,825,054
Interest	18,199	18,181	(520)	1,267	37,127
Other	68,934	28,382	828	0	98,144
FY03 Sources of Funds	1,398,928	438,477	27,047	95,873	1,960,325
Sources of Funds - FY04					
Housing Set Aside Funds FY 04	1,680,120	411,103	28,762	88,516	2,208,501
Interest	78,952	19,719	(594)	(349)	97,728
Other	213,956	1,145,592	6,509	39,035	1,405,092
FY04 Sources of Funds	1,973,028	1,576,414	34,677	127,202	3,711,321
Sources of Funds - FY05					
Housing Set Aside Funds FY 05	1,937,748	455,042	69,396	149,216	2,611,402
Interest	269,859	10,955	(300)	(500)	280,014
Other	486,092	46,426	0	0	532,518
FY05 Sources of Funds	2,693,699	512,423	69,096	148,716	3,423,934
Sources of Funds - FY06 (Estimated)					
Housing Set Aside Funds FY 06	2,007,213	464,143	72,866	152,200	2,696,422
Interest	105,357	7,785	(175)	(550)	112,417
Sale of Property	0	1,072,500	0	0	1,072,500
Other	350,000	10,000	6,500	0	366,500
FY06 Sources of Funds (Estimated)	2,462,570	1,554,428	79,191	151,650	4,247,839
Fund Transfers	(1,650,000)	665,000	525,000	460,000	0
Total Six Year Revenues	10,618,414	7,850,428	1,202,481	1,203,678	20,875,000
Uses of Funds - Six Year Plan					
Housing Authority Contract and Administration	7,825,000	3,400,000	1,200,000	1,200,000	13,625,000
Boarded Up Home Rehab / Lot Purchase Program	900,000	500,000	0	0	1,400,000
California Triangle	0	1,000,000	0	0	1,000,000
Casa San Miguel	0	150,000	0	0	150,000
Downtown Housing Infill	1,000,000	0	0	0	1,000,000
Elm / Southwest Fresno Infill Housing	0	250,000	0	0	250,000
Hope VI Project / Other California / Walnut	0	1,800,000	0	0	1,800,000
Housing Tax Credit Matching Funds Program	500,000	0	0	0	500,000
Martin Luther King Square Rehabilitation Project	0	500,000	0	0	500,000
Vagabond	400,000	0	0	0	400,000
Westgate Gardens	0	250,000	0	0	250,000
Total Uses of Funds - Six Year Plan	10,625,000	7,850,000	1,200,000	1,200,000	20,875,000

RESOLUTION No. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO APPROPRIATING THE FY 05/06 BUDGET, 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 05/06. In accordance with approved budgets as adopted, there are appropriated for FY 05/06 certain 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 his 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 _____, 2005.

AYES:
NOES:
ABSENT:
ABSTAIN:

REBECCA E. KLISCH
Clerk Ex-Officio

EXHIBIT A

DEPARTMENT APPROPRIATION

MERGER ONE PROJECT DEBT SERVICE FUND	948,675
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO DEBT SERVICE	
MERGER ONE PROJECT CAPITAL FUND	3,268,517
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
MERGER TWO DEBT SERVICE FUND	889,327
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO DEBT SERVICE	
MERGER TWO PROJECT CAPITAL FUND	8,332,214
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
ROEDING BUSINESS PARK DEBT SERVICE FUND	87,350
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO DEBT SERVICE	
ROEDING BUSINESS PARK CAPITAL FUND	479,338
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
AIRPORT PROJECT CAPITAL FUND	564,441
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
CENTRAL CITY COMMERCIAL REVITALIZATION CAPITAL FUND	327,635
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	
AIRPORT AREA REVITALIZATION DEBT SERVICE FUND	0
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO DEBT SERVICE	
AIRPORT AREA REVITALIZATION CAPITAL FUND	2,305,143
TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO CAPITAL IMPROVEMENTS	

DEPARTMENT
APPROPRIATION

SOUTH FRESNO INDUSTRIAL CAPITAL FUND 920,370

TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO
CAPITAL IMPROVEMENTS

SOUTHEAST FRESNO INDUSTRIAL CAPITAL FUND 1,714,624

TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO
CAPITAL IMPROVEMENTS

CORRIDOR 99/CLINTON/TOWER DISTRICT CAPITAL FUND 389,337

TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO
CAPITAL IMPROVEMENTS

FUTURE PROPOSED PROJECT AREA CAPITAL FUND 0

TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO
CAPITAL IMPROVEMENTS

LITIGATION RESERVE CAPITAL FUND 42,754

TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO
CAPITAL IMPROVEMENTS

GENERAL HOUSING FUND 0

TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

SOUTHWEST FRESNO HOUSING FUND 0

TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

JEFFERSON HOUSING FUND 0

TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

AIRPORT HOUSING FUND 0

TO: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

REDEVELOPMENT AGENCY TOTAL 20,269,724
