

Redevelopment Agency of the City of Fresno



Recommended FY 04/05 Budget

Daniel R. Fitzpatrick
Executive Director

Marlene Murphey
Redevelopment Administrator



Redevelopment Agency of the City of Fresno

Table of Contents

	Page
Introduction and Debt Service Payments	1
Administrative and Management Summary.....	2
Merger 1 - Downtown Fresno.....	4
Merger 2 - Southwest Fresno/Fruit Church	11
Roeding Business Park.....	16
Fresno Air Terminal (FATRA) Project	18
Airport Area Redevelopment Project.....	20
Southeast Fresno.....	22
South Fresno Industrial Park.....	24
Central City Commercial Revitalization	26
Highway 99 - Golden State Boulevard Corridor.....	28
Housing Set-Aside Funds	30
Litigation Reserve	33
Resolution.....	34
Exhibit A.....	36



Redevelopment Agency of the City of Fresno

Introduction_____

The Redevelopment Agency budget is presented in Capital Improvement Program by redevelopment areas. The Redevelopment Agency is required by Section 33606 of the California Health and Safety Code to adopt an annual budget.

Debt Service Payments _____

During FY 05, funds have been budgeted for various debt service payments or contributions per the following:

- Mariposa Project Area \$ 329,486

1993 Tax Allocation Bonds, Series A (Civic Center Square/
Kern Street Improvements)

FY04 Mariposa Tax Allocation Bonds were refinanced netting a savings of \$302,000 over the life of the bond. The Par value of the refinanced bond is \$ 5,005,000.

- Convention Center Project Area \$ 350,000

Repayment to the City for Conference Center/Selland
Arena Expansion Debt-Certificates of Participation

- Southwest Fresno/Merger I Project Areas \$ 888,728

Repayment of \$10 million bond issue

- Central Business District \$ 200,000

City's Stadium Bond



Redevelopment Agency of the City of Fresno

FY 05 Recommended Budget/Work Program:

MERGER 1—DOWNTOWN FRESNO

FULTON PROJECT AREA

Uptown Streetscape

The \$1.5 million streetscape improvements include additional trees, unique sidewalk/crosswalk/street paving, street furniture and themed signage and banners for the Uptown Cultural Arts District on Van Ness between Calaveras and Tuolumne.

Van Ness Master Development

Multi-phase development and rehabilitation of office space along Van Ness. Phase I will include a 10,000 sq. ft. building and “L” Street development. Phase II will consist of 10,500 sq. ft. of rehabilitation of the Saddler Building. Phase III will construct a new 10,000 sq. ft. office building on the west side of Van Ness north of Saddler Rehab.

“L” Street Properties (Downtown Charter Magnet School

Agency is continuing to work with One by One Leadership on rehabilitation of property and infill development along “L” Street. FUSD is working with State of California regarding approval of a Charter School. to serve K-8 students with a student body comprised of children drawn from commuting downtown employees as well as neighborhood residents.

Eaton Plaza

The Agency continues to facilitate in the Parks and Recreation lead project on a master planned conceptual design and implementation of Eaton Plaza development. Consultant presentation of master concept with phase 1 recommendations to be presented to City Council in July 2004.

Broadway Row

Agency and City to working to develop project along Broadway between Tuolumne and Stanislaus. Exclusive Development agreement to be approved by Council by Fall 2004.



Redevelopment Agency of the City of Fresno

Vagabond Motel

Monitoring of a council approved in-fill housing project (38 units) continues by the Agency. Demolition of vacant/boarded up motel has begun with construction to begin soon thereafter (See Housing Budget).

JEFFERSON PROJECT AREA

Regional Medical Center

RMC Land acquisition continues with 15 lots acquired and cleared. Transfer of title to occur September 2004. The Medical Education Research Center building will consist of 60,000 sq. ft., lecture facility, testing, laboratories and library.

Belmont/Clark Police Substation

Funds have been budgeted for the potential of acquiring land for a 10,000 sq. ft. central area police sub-station in the Jefferson neighborhood proximate to the Regional Medical Center and new Fresno Unified School District (FUSD) school site. Railroad land is being negotiated by medical center for parking.

MARIPOSA PROJECT AREA

Federal Courthouse Project

Development of the federal courthouse continues to be monitored by the Agency as directed within the adopted Disposition and Development Agreement (DDA). The 4.1 acre site bounded by Tulare, "O" Capitol, the "O"/"P" Alley, and the Kern Mall, is on schedule for completion in spring of 2005.

Downtown Hotel/Parking Garage

Agency is working with City to seek potential developer for a downtown hotel near the convention center with possible public financing options. The parking garage has been approved and is out to bid by the City.



Redevelopment Agency of the City of Fresno

Promenade/Warehouse Row

Council approved development of a landscaped parking area along the railroad tracks from Tulare Street to Ventura Street. The City of Fresno Parks department and the Agency completed design and development plans of the project. Agency is coordinating parking needs with Warehouse Row business owners.

Civic Center Square (CCSI)

The Agency continues to work with CCSI in regards to the contractual obligations for office building and garage development at Tulare and N Street as required by the time extensions approved by Council. Site has been cleared and construction begun. Escrow has closed.

CENTRAL BUSINESS DISTRICT

IRS Compliance Building

Agency assembled land for the IRS and conveyed to the developer. Project completed and opened. Additional parking is needed for IRS Offices. Requests for Proposal has been issued. Selection of proposal by June 2004. Agency coordinating with City to provide additional parking.

Fulton Mall

The agency will continue to work with Mall merchants to facilitate optimum lease up of office and commercial space, including remodeling and new construction of class A office space.



Redevelopment Agency of the City of Fresno

CONVENTION CENTER PROJECT AREA

Old Armenian Town Development Project

The Agency will continue its role in the coordination and development of the 9.72 acre Old Armenian Town Development Project. Property acquisitions have been completed.

Central Valley Business Incubator Inc. Project (CVBI)

Acquisition of the adjoining property at the southeast corner of Inyo and Van Ness has been completed. The Agency has completed DDA with CVBI and is providing assistance as necessary to facilitate the development of the project.

South Stadium Project Area

In April 2004, an Exclusive Negotiation Agreement was approved by the City Council allowing Forest City to create conceptual land use alternatives, conduct feasibility analysis, and negotiate conceptual terms for South Stadium Project; a mixed use district south of the Downtown Stadium.

CHINATOWN

Chinatown Revitalization Corp.

The Redevelopment Agency continues to work closely with Chinatown Revitalization Corp. (CRI) and the City of Fresno's Historic Preservation staff to designate a part of Chinatown as a Historic District. Funding has been budgeted for CRI staff and their revitalization activities.

Chinatown Master Development

At the Agency Board meeting of January 6, 2004, Staff was directed to develop a twelve (12) month Exclusive Negotiation Agreement with Fresno Historic Chinatown, LLC (Master Developer) for master planning a mixed-use commercial/housing integrated within the historic Chinatown Expanded Project Area.



Redevelopment Agency of the City of Fresno

SOUTH VAN NESS PROJECT AREA

The agency will continue to assist the various businesses with their expansion plans as well as assisting Foundry Park and their prospective clients. Foundry Business Park parcels have now all been sold and development will be occurring on these parcels in FY05



Redevelopment Agency of the City of Fresno

MERGER 2—SOUTHWEST FRESNO/FRUIT CHURCH

Plan Implementation/Amendments

Update of 5-Year Implementation Plans

On May 5th a Request for Qualifications and Bids for redevelopment consultant services to prepare updates to 17 of the Redevelopment Agency's 5-Year Implementation Plans was advertised. Four responses to the RFQ were received and are being reviewed.

The Agency is seeking a consultant firm for the preparation of the Implementation Plan updates in a two-phase program, with updated Implementation Plan(s) for four Project Areas due to be adopted in August 2004. The second phase would involve updating 3, 5-Year implementation plans for the remaining 13 Project Areas, due to be adopted in December 2004.

New Redevelopment Plans/Mergers

Efforts have begun for a new redevelopment plan in southwest Fresno and potential financial merger(s) with several existing redevelopment plans, and the preparation of a Program Environmental Report (EIR), pursuant to the California Environmental Quality Act.

Consultant(s), in a "full service" approach will prepare the redevelopment plan and plan amendments for a potential financial merger(s) including the preparation of the redevelopment study area, project area, preliminary plan, redevelopment plan, blight and financial analysis, 5-year implementation plan, report to the legislative body, owner participation rules, relocation method/plan, and EIR that are all prerequisite to the adoption of a redevelopment plan and redevelopment plan amendments for the financial merger(s).



Redevelopment Agency of the City of Fresno

Redevelopment Plan Amendments for Yosemite Village Hope VI Grant

Work was initiated in FY 2004 on Plan Amendments to the Southwest Fresno General Neighborhood Renewal Area Urban Renewal Plan (the "Southwest Fresno Redevelopment Plan") and the Fruit/Church Redevelopment Plan to facilitate the implementation of the Yosemite Village Hope VI Application Master Plan. The Plan Amendments are also intended to update the Redevelopment Plans in order to facilitate orderly and timely development within the overall Project Areas of the Redevelopment Plans, and to bring both Plans into conformity with the land use, circulation, urban design, and other policies of the Fresno General Plan and the Edison Community Plan as proposed for amendment. Consultant(s) will be retained to assist staff in processing of the plan amendments and preparation of environmental documents.

Park Development/Improvements

Fink White Park

National Parks Service has awarded \$407,247 for Park improvements. RDA funds of \$75,000 have been budgeted for off-site improvements/possible parking. RDA Staff researching land acquisition for parking.

Edison Athletic Fields

In continuing efforts to leverage Redevelopment Tax Increment monies, the Redevelopment Agency partnered with Fresno Unified School District to construct a new all weather track, runway, concession/restroom facilities, fencing improvements, irrigation, and landscape improvements for the all weather track, baseball and softball fields. Facilities are open to the public.

HOPE VI—Aquatic Center

The Agency is partnering with the Housing Authority and Fresno Unified School District to construct an Aquatic Center at Walnut Street just south of California (directly across the street from Edison High School track and field complex). Over the next 5 fiscal years the agency will assist in funding the development of the Center which will be used and managed by the school district and open to the public during non-school days/hours.



Redevelopment Agency of the City of Fresno

California Ave Improvements and Land Acquisition

EOC Youth Center

Fresno County Economic Opportunities Commission has requested agency owned properties in the area of California and "C" for a development of a Neighborhood Youth Center consisting of classrooms, computer lab, day care center, gymnasium, recreation room, health center, athletic fields and administrative offices. Upon City Council direction Agency has completed all needed land assembly and documents as required. CEQA review has been completed by City Development Department. Finalized Draft of DDA and Section 33433 will be present to HCDC and City Council June 2004. EOC has been awarded \$1,572,000 grant to begin Phase I.

The Agency is currently working with housing developers for infill multi-family housing adjoining the EOC project.

California Avenue Triangle

The Agency has begun the process of land acquisition of property at California Avenue between Kern and Waterman. The parcels to be acquired include a burned out barber shop and abandoned service station. The assembling of land will provide for 15 single family homes for low income families.

HOPE VI

The Agency is coordinating efforts of revitalization in the area of California to Church Avenue, a West to Walnut Avenue. The Housing Authority will begin a Master Revitalization Plan funded by a \$20 million HOPE VI Federal Grant. The Agency will provide land, street improvements and assistance with Aquatic Center.

Elm/North/Jensen/Anadale 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 and 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.



Redevelopment Agency of the City of Fresno

Whitesbridge Road Planning & Development

Whites Bridge Road reconstruction of the road will consist of curbs, gutters and paving, street lights and street trees between Teilman and West Avenues. Acquisition of right-of-way is not required

Professional Office Center

The Agency is working with the City and County of Fresno to assemble land needed for a 25,000 to 40,000 sq. ft. office building in Southwest Fresno. The building will house a one-stop service center for health and welfare needs similar to the service center in Selma. Site has been targeted for Kearney/Palms Shopping Center or Walnut/California areas.

Shopping Center Neighborhood Improvements

At direction of Agency Board, preliminary studies are being conducted to prepare a master plan for Neighborhood improvements in the area surrounding the Kearney/Palms Shopping Center.

The City of Fresno Agency Board and Council of Fresno County Governments accepted the West Fresno Community Vision Plan at their respective board meetings. Per the vision plan, the area surrounding the shopping center has been designated as mixed use to include retail, commercial, residential, and public space.

The Agency has met with interested private developers wishing to develop Senior Housing, Infill Housing, Professional Office and a Health Service Center. Appraisals and land acquisition feasibility studies are being prepared.



Redevelopment Agency of the City of Fresno

ROEDING BUSINESS PARK

Core Area Public Infrastructure Program

The public infrastructure program initiated under the \$6.03 million (includes \$3.03 million local match) Federal Economic Development Grant is expected to be completed in June 2004. This project was further leveraged through a California Economic Infrastructure Development Bank Loan totaling \$4,559,100 (\$2,118,000 Agency and \$2,441,100 City). In further support of the Roeding Business Park, the US Congress approved a \$447,075 HUD-EDI for Roeding Business Park infrastructure.

The completed infrastructure includes water, sewer, storm drains, street improvements and landscaping along Nielsen and West Avenues within the core area of the Roeding Business Park. Improvements to Marks Avenue will be finished by the end of June and completes the original infrastructure program set forth in the EDA Grant.

The CEDIB funding also provides for the FY05 development of a new water service well, a prominent entryway streetscape and monument sign on Nielsen Avenue at Marks Avenue. Additionally, the Agency and City Dept of Public Works are working to identify partnership and further leveraging opportunities for infrastructure projects including reconstruction of Whites Bridge between West Avenue and Freeway 99.

The Agency is currently preparing an application to obtain additional HUD-EDI grant funding in the amount of approximately \$497,050 for public infrastructure improvements in the Roeding Business Park.



Redevelopment Agency of the City of Fresno

FRESNO AIR TERMINAL (FATRA) PROJECT

Ongoing environmental clean up continues in the Fresno Air Terminal Redevelopment Project Area. Based on the 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 with available funds.

The FY 05 Budget provides for the necessary ongoing cleanup expenses.



Redevelopment Agency of the City of Fresno

AIRPORT AREA REDEVELOPMENT PROJECT

The work program for this fiscal year reflects updates to the FY04 projects identified in Airport Sub-Areas A, B, C & D. (Below is a description of each Sub-Area).

In FY04 a key issue relative to the Airport Area budget was the resolution of the GAP drainage basin (Sub-Area A-a) in terms of both project scope, cost estimates and cost impact to the Airport Area budget. The drainage basin project details were resolved in FY04 and cost impacts to the Agency were identified. The Agency will contribute \$600,000 to the GAP Basin "T" project in \$200,000 per year increments that began in FY04 and will conclude in FY06. As you may recall the original cost estimate for this project was in the \$3 million range.

In the FY04 Budget, it was determined that only design work for Sub-Areas B, C, & D could be funded given the uncertainties of cash flow demands relative to the GAP project. Design work for Sub-Area D, the Cedar and Shields Streetscape Project was completed as planned in FY04. The project is under construction and will be completed in the very near future. The Sub-Area-B (Clovis and Olive) street improvement project was deferred pending further private developer commitment. Sub-Area-C Circulation Improvements (Maple and McKinley) will be addressed in conjunction with private sector development for necessary access to the site.

Lastly, in FY04 (identified as Sub-Area A-b) the Palm Lakes area was identified for Business park development with Agency budget appropriation for land acquisition. The Agency participation in this project continues to be pending resolution of legal issues being handled by City Attorney's office.

PROJECT:

Sub-Area A

Relocate Drainage Basin "T" (on the GAP Site)
Business Park Development (Palm Lakes)

LOCATION:

General area of GAP site, industrial lands
north of FYI Airport and Palm Lakes

Sub-Area B

Street and Infrastructure Improvements

West side of Clovis Avenue between
McKinley/Lamona and Olive/Hwy 180

Sub-Area C

Circulation and Infrastructure Improvements

Hwy 168/Chestnut and McKinley/Olive

Sub-Area D

Streetscape and Infrastructure Improvements

Commercial properties locate on both sides
of Cedar and Shields between Fedora/
Princeton and Hwy 168/Tenth Street



Redevelopment Agency of the City of Fresno

SOUTHEAST FRESNO

Commercial Rehabilitation/Façade

The facade improvement program is targeted along the commercial corridors of the redevelopment project area. Staff will continue to work in partnership with private property and business owners to revitalize their existing storefronts.

Commercial Neighborhood Center Revitalization

Property owners in several strip commercial areas are working with the Agency to Master Plan and redevelop these targets of opportunities into integrated revitalized mixed-use development.

Southeast Fresno Regional Park

The Fresno Fair Board and the Flood Control District have drawn preliminary plans to develop the interior portion of the horse racing track into a regional park facility. The Agency is one of a few project partners. Preliminary estimated costs for this project is \$1 million. As of December 2003, \$850,000 has been committed to this project, with the Agency contributing \$250,000.

Street Improvements

A variety of street and signalization improvements have been identified in conjunction with the City Public Works Department. The FY05 budget provides for the implementation of these projects.

Kings Canyon Streetscape Improvements

Bids for final phase and completion of Streetscape Improvements have been completed. Streetscape improvements included decorative iron fencing along median islands, additional landscaping including palm trees, additional lighting and paved inter-sections along First and Ventura, Cedar and Ventura, Chestnut and Kings Canyon.



Redevelopment Agency of the City of Fresno

SOUTH FRESNO INDUSTRIAL PARK

The primary emphasis of the FY05 budget is the infrastructure to support industrial development in this project area. The primary focus of the Redevelopment Agency has been Elm Avenue to support Buzz Oates and the Allistar warehouse/distribution centers. The City is taking the lead in North Avenue improvements.

Elm Avenue Business Corridor Reconstruction and Beautification

Award of a contract for design and reconstruction of S. Elm Avenue between E. Jensen and E. North Avenues to arterial street standards was finalized by council May 2004. Construction will begin with underground installation of utilities through August 2004. Reconstruction of arterial street will begin upon completion of utilities.



Redevelopment Agency of the City of Fresno

CENTRAL CITY COMMERCIAL REVITALIZATION

Since the inception of this RDA project area, there has been little tax increment. For the first time, this budget is positive and will have approximately \$180,000 to spend on project planning and development.

Strip Commercial Development/Improvements

The Central City Commercial Revitalization Area primarily consists of strip commercial areas along major routes into the downtown. These areas are severely blighted and in need of blight removal, land consolidation, and mixed use development. The Agency has retained the services of Teter Architects and Engineers, LLP, to assist in development of marketable plans/projects for two focused areas: Blackstone Avenue, from Shields Avenue south to the railroad; and the north side of Tulare, from First to east of Roosevelt High School



Redevelopment Agency of the City of Fresno

HIGHWAY 99 - GOLDEN STATE CORRIDOR

This is a new project area, thus the first year we receive no tax increment. We anticipate approximately \$275,000 in tax increment for FY05. The Redevelopment Agency expects to continue its planning for industrial/commercial development in the Shaw/Golden Gate area, Mid State Bowl at Clinton, and land north of the UPS center at McKinley and Route 99.

Mid-State Bowl

Agency has completed necessary documents for purchase and sales agreement of the old Mid-State Bowl. Requests for Qualification have been issued to solicit proposals for a master developer. It is anticipated that we will be able to buy and sell the property in FY05 for its appraised value of \$1.2 million.



Redevelopment Agency of the City of Fresno

HOUSING SET ASIDE FUNDS

Housing Set Aside Funds available to the Redevelopment Agency are for the purpose of increasing, improving, and preserving the City's supply of low and moderate income housing.

Revenues

The attached budget covers the period from July 2000 through Fiscal Year 2005 and provides an overall multi-year snapshot of proposed RDA housing expenditures per Agency Board direction. In the first year, there was \$4.1 million of unspent housing funds transferred to the Agency, combined with the 20% Housing Set Aside funds and interest, for a total of \$5,777,324. The Redevelopment Agency is estimating that through FY05 there will be additional Housing Set Aside funds, interest, and loan repayments that will bring the total amount of housing funds available to \$15,550,500.

Expenditures

At the time of the transfer of housing funds to the Redevelopment Agency, the Agency entered into a 5-year contract with the Housing Authority to implement the Community Housing Partnership Program for minor, major and infill housing in several designated target areas of the City. This budget adds funds for our expanded target areas, and increases the amount for an aggressive program to attack blight caused by boarded up houses and neglected vacant land. The Redevelopment Agency continues to implement this 5-year plan.

By the end of next fiscal year, the Agency, working with the Interagency Housing Task Force, will have prepared a revised multi-year strategy to further complement and support the goals and objectives of the City's General Plan Housing element.

The attached multi-year expenditure plan shows the contract with the Housing Authority and estimated expenditures of anticipated housing funds in all areas. Projects indicated that the Agency will have budgeted the entire amount of available housing set-aside funds for FY05. The Southwest Fresno Area represents the largest individual budget. Housing projects that have been completed, planned or underway include:

1. Westgate Gardens—This is a 100 unit family rental subdivision that is undergoing a \$3 million major rehabilitation. 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

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

3. California and Walnut—The Agency owned land on the Southwest corner of this intersection is included as available land for development of low income housing as part of the HOPE VI application for Federal funds.

4. California Triangle—Funds have been set aside for the 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.

5. Elm/Ventura Infill Housing—Funds has been reserved for the development of infill housing for low income families.

6. Vagabond Housing Project— The Agency proposes to help finance the construction of housing at the site of the Vagagond Motel in downtown Fresno. The Project will include the construction of 38 residential units, of which nine (9) will be affordable rental housing units and seven commercial units.

7. Downtown Infill Housing - Funds are budgeted to support the development of affordable housing in the downtown area to coordinate with the Vagabond and Broadway Row projects.

Funds have been set aside for augmentation of the Housing Authority Contract for additional in-fill and boarded up housing units.

Interagency Housing Task Force

The Agency housing budget is being submitted to the task force for review and comment to facilitate consistency with recently adopted City housing policy

RESOLUTION No. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO APPROPRIATING THE FY 04/05 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 04/05. In accordance with approved budgets as adopted, there are appropriated for FY 04/05 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. CONTRADICTIONARY 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 _____, 2004.

AYES:
NOES:
ABSENT:
ABSTAIN:

REBECCA E. KLISCH
Clerk Ex-Officio
