

MODESTO REDEVELOPMENT AGENCY  
RESOLUTION NO. 1-99

A RESOLUTION APPROVING A SECOND IMPLEMENTATION AGREEMENT BETWEEN THE MODESTO REDEVELOPMENT AGENCY AND CIVIC PARTNERS DDA FOR THE RETAIL BUILDING ADJACENT TO THE 10<sup>TH</sup> STREET PARKING GARAGE ALONG 10<sup>TH</sup> STREET

BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of Modesto that the second implementation agreement between the City of Modesto and Civic Partners DDA for the retail building adjacent to the 10<sup>th</sup> Street parking garage along 10<sup>th</sup> Street be, and it is hereby approved.

BE IT FURTHER RESOLVED that the execution of said agreement by the designated city officials be authorized.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 19th day of January, 1999, by Agency Member Friedman, who moved its adoption, which motion being duly seconded by Agency Member Dobbs, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Conrad, Dobbs, Fisher, Friedman, Serpa, Smith, Mayor Lang

NOES: Agency Members: None

ABSENT: Agency Members: None

ATTEST: Jean Zahr  
JEAN ZAHR, Agency Secretary

MODESTO REDEVELOPMENT AGENCY  
RESOLUTION NO. 2-99

A RESOLUTION APPROVING ALLOCATION OF  
REDEVELOPMENT AGENCY (RDA) SET-ASIDE  
FUNDS TO THE HOUSING AUTHORITY OF  
STANISLAUS COUNTY FOR THE RANDAZZO  
AVENUE NEIGHBORHOOD.

WHEREAS, in the fall of 1998, the RDA conducted its annual allocation of Set-aside funds, and

WHEREAS, at that time, action was postponed on an application from the Housing Authority of Stanislaus County, at the request of the RDA, to give the Housing Authority an opportunity to better leverage City and Agency assistance, and

WHEREAS, the Housing Authority has agreed to acquire and rehabilitate 17 duplexes (34 housing units) along Randazzo Avenue, and have requested that the City and Agency provide part of the project's acquisition and rehabilitation financing, and

WHEREAS, the 34 units to be acquired represent about half of the total units on Randazzo Avenue, with the Housing Authority presently owning 10 of the units and providing a stabilizing force in the area, and

WHEREAS, with approval of funding, the Housing Authority will complete the project using \$140,000 in Redevelopment Agency Set-aside funds, Housing Authority funds, private funds, and approximately \$500,000 in City of Modesto Community Development Block Grant Funds, and

WHEREAS, once rehabilitated, the units will be rented to low-income households for a period of thirty years, and the overall project will be completed within 18 months, and

WHEREAS, the Citizens Redevelopment Advisory Commission considered this proposal at its February 3, 1999, meeting and recommended Agency approval,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Modesto that an allocation of \$140,000 in RDA Housing Set-Aside Funds to the Housing Authority of Stanislaus County is hereby approved, subject to all terms and conditions as set forth in the February 16, 1999, agenda report, as follows:

1. The Agency shall loan the Housing Authority \$140,000 to be leveraged to purchase 17 properties (34 housing units) along Randazzo Avenue.
2. The Agency loan shall have a 3% interest rate with payments of principal and interest deferred for thirty years.
3. The Housing Authority shall provide on-site management for all of the acquired and rehabilitated housing units along Randazzo Avenue.
4. The Housing Authority shall provide a relocation plan that is acceptable to the Agency.

BE IT FURTHER RESOLVED that the City Manager, or his authorized designee, is hereby authorized to execute any and all documents that may be required in relation to the approval of said allocation of said RDA Housing Funds.

The foregoing resolution was introduced at a special meeting of the Redevelopment Agency of the City of Modesto held on the 23rd of February 1999, by Agency Member Friedman, who moved its adoption, which motion being duly seconded by Agency Member Dobbs, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Conrad, Dobbs, Friedman, Smith, Serpa, Chairperson Lang  
NOES: Agency Members: None  
ABSENT: Agency Members: Fisher

ATTEST: Jean Zahr  
JEAN ZAHR, Secretary

(SEAL)

APPROVED AS TO FORM:

By Michael D. Milich  
MICHAEL D. MILICH, General Counsel

**MODESTO REDEVELOPMENT AGENCY  
RESOLUTION NO. 3-99**

**A RESOLUTION AMENDING BUDGET AND RE-ESTIMATING REVENUE FOR  
SECOND QUARTER OF THE FISCAL YEAR 1998-99**

WHEREAS, the second quarter financial analysis has been completed and it has been determined that certain adjustments are required to the Annual Redevelopment Budget of the City of Modesto for the Fiscal Year 1998-99.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto that appropriations and revenue for the 1998-99 budget have been adjusted as shown below:

Appropriations:	#907-140-J887-6030	\$(700,000)
	#907-700-7000-7600	\$ 700,000
Appropriations:	#130-190-J299-6040	\$ 100,000
	#130-140-J192-6040	\$ 100,000
	#600-140-K016-6040	\$ 500,000
Revenues:	#130-700-7000-9907	\$ 200,000
	#600-700-7000-9907	\$ 500,000

BE IT FURTHER RESOLVED that the Finance Director is hereby authorized to take the necessary steps to implement the provisions of this resolution.

The foregoing resolution was introduced at a special meeting of the Redevelopment Agency of the City of Modesto held on the 18th day of February 1999, by Agencymember Friedman, who moved its adoption, which motion being duly seconded by Agencymember Fisher, was upon roll call carried and the resolution adopted by the following votes:

AYES: Agencymembers: Conrad, Fisher, Friedman, Serpa, Lang

NOES: Agencymembers: Dobbs

ABSENT: Agencymembers: Smith

ATTEST: Jean Zahr  
JEAN ZAHR, City Clerk

(seal)

APPROVED AS TO SUFFICIENCY:

By: Stan Feathers  
STAN FEATHERS, Budget Officer

MODESTO REDEVELOPMENT AGENCY  
RESOLUTION NO. 4-99

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AGREEMENTS WITH 26 APPLICANTS FOR PARTICIPATION IN THE FAÇADE IMPROVEMENT REBATE PROGRAM

WHEREAS, the Redevelopment Agency of the City of Modesto authorized the Façade Improvement Program – FY 1998-99 in the amount of \$100,000; and

WHEREAS, a total of 26 projects were selected by the Design Review Committee of the Citizens Redevelopment Advisory Commission.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of Modesto that the Executive Director is authorized to sign agreements with the 26 applicants shown on the attached list for participation in the Façade Improvement Rebate Program.

BE IT FURTHER RESOLVED that the execution of said agreements by the designated Agency official be authorized.

The foregoing resolution was introduced at a special meeting of the Modesto Redevelopment Agency of the City of Modesto held on the 23rd day of March, 1999, by Agency Member Friedman, who moved its adoption, which motion being duly seconded by Agency Member Fisher, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Conrad, Dobbs, Fisher, Friedman, Serpa, Smith,  
Chairperson Lang

NOES: Agency Members: None

ABSENT: Agency Members: None

ATTEST:

  
JEAN ZAHR, Agency Secretary

Shaded = Completed Project

**Facade Improvement  
Program - FY 98-99  
Application Review**

**Print Date: 3/16/99**

	Site Location	Owner	Description of work	Total Project Cost Est.	Redev. Agy. Rebate
1	1114 6th Street	Golden Valley Health	Paint	\$ 9,300.00	\$ 2,500.00
2	1130 6th Street	Vick Han	Plaster; windows; doors; paint; siding; fence	\$ 22,000.00	\$ 6,000.00
3	501 7th Street	Mod. Port. Assoc.	Paint	\$ 3,900.00	\$ 1,600.00
4	1219 7th Street	Evins Funeral Home	Awnings; fence; paint; lighting; landscaping; doors; signage	\$ 22,639.00	\$ 8,000.00
5	915 10th Street	Che'root	Paint; Tile; Lighting	\$ 4,383.00	\$ 2,000.00
6	1001-1005 10th St	Ray Willey	Stucco; doors; windows; awnings	\$ 105,000.00	\$ 8,000.00
7	615 13th Street	Edmond Morad	Stucco; paint; lighting; handicap access	\$ 33,590.00	\$ 7,500.00
8	912 13th Street	Carol Squires	Paint; Repair awing; landscaping; door; lighting	\$ 6,912.52	\$ 2,000.00
	Joint project: 916 13th Street	Robert Eckert	Stucco; windows; lighting; wrought iron, etc.	\$ 7,740.00	\$ 2,500.00
10	Joint project: 918 13th Street	Richard Doscher	Stucco; windows; paint; wrought iron; lighting	\$ 17,426.00	\$ 4,750.00
11	Joint project: 920 13th Street	Romain Schonhoff	Windows; paint; wrought iron; stucco	\$ 13,866.00	\$ 4,750.00
12	1125-27 13th St	Andrew Katakis	Stucco; paint; facia; door	\$ 27,950.00	\$ 1,500.00
13	726 14th Street	Henri Pollard	Paint; Gutters; Fence	\$ 7,650.00	\$ 3,000.00
14	512 15th Street	Alicia Shepheard	Awnings	\$ 2,860.00	\$ 1,000.00
15	1014 Carpenter	Don Schedler	Paint; signage; columns	\$ 20,200.00	\$ 5,000.00
16	410 Coffee Road	Patrick Chavez	Stucco; Signage; Lighting; parking lot	\$ 21,689.00	\$ 5,000.00
17	1411 G Street	James Struck	Landscaping	\$ 3,100.00	\$ 1,000.00
18	1317 I Street	Dave Giomi	Stucco; paint; roof	\$ 36,075.00	\$ 5,500.00
	1321 I Street	Robert Cardoza	Stucco; awnings; lighting; landscape; paint, etc.	\$ 50,644.00	\$ 5,500.00

*Shaded = Completed Project*

**Facade Improvement  
Program - FY 98-99  
Application Review**

**Print Date: 3/16/99**

	Site Location	Owner	Description of work	Total Project Cost Est.	Redev. Agy. Rebate
20	1402 I Street	McHenry Museum	Terrazzo steps replace	\$ 80,000.00	\$ 8,000.00
21	1307 J Street	State Theatre	Ext. lobby & cement	\$ 51,445.00	\$ 5,500.00
22	701 K Street	Dave Martini	Stucco; paint	\$ 12,285.00	\$ 4,000.00
23	722 Kansas Ave	Nitin Patel	Signage; landscaping; lighting; awning	\$ 17,200.00	\$ 2,000.00
24	1455 Lone Palm	USF Bestway	Paint	\$ 2,550.00	\$ 647.71
25	330 Needham St	Bryan Sparks	Paint; doors; planter; tables; landscaping, etc.	\$ 16,008.00	\$ 5,000.00
26	409 Paradise Rd	Sal Khoury	Paint	\$ 3,225.00	\$ 1,500.00
<b>TOTAL PROJECT COSTS:</b>				<b>\$ 599,637.52</b>	<b>\$ 103,747.71</b>
<b><u>ALTERNATES:</u></b>					
<b>Note: These are "ALTERNATES" designated by the Design Committee. Should an applicant listed above elect not to proceed, the funding would be used on these projects.</b>					
1	721 8th Street	Bill Mulliniks	Doors; Stucco; Reframe	\$ 15,895.00	\$ 2,000.00
2	725 8th Street	Bill Mulliniks	Doors; Stucco; Reframe	\$ 10,750.00	\$ 2,000.00
3	1001 8th Street	Dave Martini	Brick repair; stucco; paint	\$ 18,650.00	\$ 3,500.00

**MODESTO REDEVELOPMENT AGENCY  
RESOLUTION NO. 5-99**

**A RESOLUTION AMENDING THE REDEVELOPMENT AGENCY BUDGET TO  
APPROPRIATE FUNDS FOR THE FAÇADE IMPROVEMENT PROGRAM**

WHEREAS, the Agency has authorized the Façade Improvement Program for the 1998-99 fiscal year in the amount of \$100,000; and

WHEREAS, 26 projects were selected by the Design Review Committee with a total amount of \$103,747.71 to be distributed amongst these approved projects; and

WHEREAS, remaining funds from the previous year have been unencumbered and placed into the Contingency Reserve. Funds in the amount of \$3,747.71 need to be appropriated into this year's program to pay for the additional project costs.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto that the 1996-97 Annual Budget is hereby amended as indicated below:

#908-800-8000-8003	\$(3,748)
#908-140-1493-0489	\$ 3,748

BE IT FURTHER RESOLVED that the Treasurer is hereby authorized to take the necessary steps to implement the provisions of this resolution.

The foregoing resolution was introduced at a special meeting of the Redevelopment Agency of the City of Modesto held on the day of March 23, 1999, by Agencymember Friedman, who moved its adoption, which motion being duly seconded by Agencymember Fisher, was upon roll call carried and the resolution adopted by the following votes:

AYES: Agencymember: Conrad, Dobbs, Fisher, Friedman, Serpa, Smith and Lang

NOES: Agencymember: None

ABSENT: Agencymember: None

ATTEST: Jean Zahr  
JEAN ZAHR, City Clerk

(seal)

APPROVED AS TO SUFFICIENCY:

By: Stan Feathers  
STAN FEATHERS, Budget Officer

MODESTO CITY COUNCIL  
RESOLUTION NO. 6-99

A RESOLUTION SETTING A TIME AND PLACE FOR A HEARING TO CONSIDER  
THE PROPOSED 1999-2000 OPERATING BUDGET AND PROPOSED 1999-2000  
THROUGH 2008-2009 CAPITAL IMPROVEMENT PROGRAM BUDGET

BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of Modesto that June 8, 1999, at 4:00 p.m., in the Council Chambers, City Hall, 801 11<sup>th</sup> Street, Modesto, California, is hereby set as the time and place for a hearing to consider the proposed 1999-2000 operating budget and proposed 1999-2000 through 2008-2009 Capital Improvement Program budget.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 11<sup>th</sup> day of May, 1999, by Agencymember Fisher, who moved its adoption, which motion being duly seconded by Agencymember Smith, was upon roll call carried and the resolution adopted by the following vote:

AYES:	Agencymembers:	Conrad, Dobbs, Fisher, Friedman, Smith, Mayor Lang
NOES:	Agencymembers:	None
ABSENT:	Agencymembers:	Serpa

ATTEST: Jean Zahr  
JEAN ZAHR, Agency Secretary

**MODESTO REDEVELOPMENT AGENCY  
RESOLUTION NO. 7-99**

**A RESOLUTION ADOPTING THE REDEVELOPMENT AGENCY BUDGET OF THE  
CITY OF MODESTO FOR FISCAL YEAR 1999-2000**

WHEREAS, the financial analysis has been completed and it has been determined that there are no adjustments required to the Redevelopment Budget of the City of Modesto for the fourth quarter of Fiscal Year 1998-99.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto that the 1999-2000 Annual Budget is hereby adopted.

BE IT FURTHER RESOLVED that the Treasurer is hereby authorized to take the necessary steps to implement the provisions of this resolution.

The foregoing resolution was introduced at a special meeting of the Redevelopment Agency of the City of Modesto held on the 22<sup>nd</sup> day of June 1999, by Agencymember Friedman, who moved its adoption, which motion being duly seconded by Agencymember Conrad, was upon roll call carried and the resolution adopted by the following votes:

AYES: Agencymember: Conard, Dobbs, Fisher, Friedman, Serpa, and Chairperson Lang

NOES: Agencymember: None

ABSENT: Agencymember: None

ATTEST:

  
JEAN ZAHR, City Clerk

(seal)

APPROVED AS TO SUFFICIENCY:

By:   
STAN FEATHERS, Budget Officer

# Redevelopment Agency (902/905/906/907/908)

	Actual 97-98	Adopted 98-99	Estimated 98-99	Proposed 99-00	-- Projected --										Total 99-00 to 02-09
					00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09		
<b>Revenue</b>															
902 RDA DEBT SERVICE															
1101 Current Year Taxes - Secured	1,007	956	956	1,105	1,260	1,453	1,653	1,861	2,076	2,298	2,528	2,757	2,570	19,570	
5100 Fair Value	9														
8101 Interest on Bank Accounts		90	85	49	22					3	18	37	52	181	
8102 Trustee Interest	10														
8201 Lease of land	77	112	112	112	140	140	140	140	140	142	140	140	140	1,372	
8201 Lease of land-10st Parking				44	44	44	44	128	128	128	128	123	123	847	
8201 Lease of land-JPA Office Retail			11	35	86	106	106	106	107	107	108	109	110	579	
905 RDA ADMINISTRATION															
1101 Current Year Taxes - Secured		114	114	132	151	174	198	223	248	275	302	331	320	2,353	
5100 Fair Value	(1)														
8101 Interest on Bank Accounts	(10)														
906 RDA LOW & MOD INCOME HOUSING															
1101 Current Year Taxes - Secured	284	268	268	309	353	407	463	521	581	642	708	774	747	5,506	
5100 Fair Value	1														
8101 Interest on Bank Accounts	8														
8155 Miscellaneous	2														
Carryover Revenue			485												
907 TENTH STREET PLACE															
Unitary Tax refund	1	1	1	1	1	1	1	1	1	1	1	1	1	10	
Bond Proceeds	15,309														
Bond Reimbursement of RDA Costs															
Land from Developer	75														
Land from JPA	512														
6100 Fair Value	66														
6101 Interest Earnings	35														
6102 Trustee Interest	61		217												
8101 Sale of Real Property	320														
908 MASTER PLAN															
6100 Fair Value															
8101 Interest Earnings	4														
<b>Total Revenue</b>	<b>17,769</b>	<b>1,541</b>	<b>2,033</b>	<b>1,728</b>	<b>2,056</b>	<b>2,325</b>	<b>2,605</b>	<b>2,979</b>	<b>3,281</b>	<b>3,586</b>	<b>3,934</b>	<b>4,287</b>	<b>4,168</b>	<b>31,017</b>	
<b>Appropriations</b>															
RDA Administration	200	312	317	310	334	348	352	352	372	382	392	403	413	3,566	
Housing Set-Aside	34	34	37	41	45	52	60	57	75	83	91	100	100	714	
RDA 10th Street Place		100	100												
Original Area Pass Thru Funds		10	10	11	12	12	13	14	15	16	17	18	18	146	
Master Plan	50	120	234	120	120	120	120	120	120	120	120	120	20	1,100	
Debt Service Centre Plaza	1,585	1,657	1,569	1,717	1,959	1,958	1,950	1,954	1,956	1,955	1,946	1,950	1,950	19,306	
Debt Service Tenth Street Place (See Tra															
Amended Area Pass Thru Funds (905)		128	255	153	179	210	243	277	313	350	387	403	643	3,453	
<b>Total Operations</b>	<b>1,870</b>	<b>2,113</b>	<b>2,582</b>	<b>2,353</b>	<b>2,650</b>	<b>2,699</b>	<b>2,748</b>	<b>2,794</b>	<b>2,850</b>	<b>2,906</b>	<b>2,954</b>	<b>3,293</b>	<b>2,502</b>	<b>23,395</b>	
<b>Projected Savings</b>															
<b>Projected Expense</b>	<b>1,870</b>	<b>2,113</b>	<b>2,582</b>	<b>2,353</b>	<b>2,650</b>	<b>2,699</b>	<b>2,748</b>	<b>2,794</b>	<b>2,850</b>	<b>2,906</b>	<b>2,954</b>	<b>3,293</b>	<b>2,502</b>	<b>23,395</b>	
<b>Capital Improvement Program</b>															
Block A/Parking Garage (J887)	3,590														
Block A/Parking Garage CO (J887)			7,477												
Block B Improvements (J892)			100												
Cinema Assistance (J893)	1,878														
Project Administration (J894)	32														
Project Administration CO (J894)			58												
RDA Note Payable		200	200												
Prior Design Costs (J895)		550	550												
Current + CO CIP Projects (906)	51	233	718	256	307	354	403	454	506	560	617	675	647	4,792	
Current + CO CIP Projects (908)															
Paradise/MLK Shopping Center (J189)	70														
<b>Capital Improvement Program Total</b>	<b>5,590</b>	<b>983</b>	<b>9,114</b>	<b>268</b>	<b>307</b>	<b>354</b>	<b>403</b>	<b>454</b>	<b>506</b>	<b>560</b>	<b>617</b>	<b>675</b>	<b>647</b>	<b>4,792</b>	
<b>Interfund Transfer</b>															
<b>Transfer In</b>															
RDA - Centre Plaza Debt Service TOT(01	285	294	294	300	308	314	323	329	338	342	349	356	363	3,320	
RDA - Sales Tax (010 to 905)	94	98	98	97	99	101	103	105	108	110	112	114	116	1,267	
RDA - TOT (010 to 905)	209	216	216	220	227	232	239	243	248	253	258	263	268	2,450	
RDA Shortfall (010 to 907)					668	773	568	298	100					2,354	
RDA - Capital Projects TOT (010 to 908)	135	139	139	142	148	149	153	156	159	162	165	168	175	1,573	
RDA - Capital Projects (Loan) (010 to 908)															
RDA - Tenth Street Place (907 to 902)	539														
<b>Total Transfer In</b>	<b>1,262</b>	<b>744</b>	<b>744</b>	<b>758</b>	<b>1,448</b>	<b>1,569</b>	<b>1,388</b>	<b>1,119</b>	<b>950</b>	<b>867</b>	<b>884</b>	<b>902</b>	<b>922</b>	<b>10,325</b>	
<b>Transfer Out</b>															
RDA - Tenth Street Place (902 Im 907)	539														
Debt Service Tenth Street Place (945 Im 902)		196	196	777	840	840	840	850	874	887	915	926	951	14,772	
Special Fund for Capital Outlay (130 Im 907)			200												
Parking Fund(800 Im 907)			500												
<b>Total Transfer Out</b>	<b>539</b>	<b>196</b>	<b>896</b>	<b>777</b>	<b>840</b>	<b>840</b>	<b>840</b>	<b>850</b>	<b>874</b>	<b>887</b>	<b>915</b>	<b>926</b>	<b>951</b>	<b>14,772</b>	
<b>Total Net Transfer</b>	<b>723</b>	<b>547</b>	<b>(152)</b>	<b>(19)</b>	<b>608</b>	<b>729</b>	<b>548</b>	<b>269</b>	<b>76</b>	<b>(21)</b>	<b>(31)</b>	<b>(24)</b>	<b>(29)</b>	<b>(1,967)</b>	
<b>Working Capital</b>															
Beginning Working Capital	119		11,161	1,145	293	(0)	0	(0)	0	0	109	442	736		
Reconciliation	10														
Appropriation Savings															
Less: Reserves															
Future Year CIP Reserve			100												
<b>Ending Working Capital</b>	<b>11,161</b>		<b>1,145</b>	<b>293</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>109</b>	<b>442</b>	<b>736</b>	<b>1,727</b>		
\$ Growth			(10,015)	(852)	(294)	0	(0)	0	0	109	333	294	900		

**Remarks**

Current Assets - Current Liabilities 11,161.3  
 Carryovers (Encum + CIP + Transfer) 8,847.3  
 Available Ending Working Capital 2,314.3

Clint W

MODESTO REDEVELOPMENT AGENCY OF THE CITY OF MODESTO  
RESOLUTION NO. 8-99

A RESOLUTION DENYING THE ALLOCATION OF  
\$300,000 IN FUNDING FROM REDEVELOPMENT  
AGENCY SET-ASIDE FUNDS FOR PROPOSED  
AFFORDABLE HOUSING PROJECTS FOR FY  
1999/2000.

WHEREAS, there is currently available \$300,000 in Redevelopment Agency  
Housing Set-Aside funds for FY 99-2000, and

WHEREAS, the City received five applications for affordable housing projects in  
this year's Request for Proposals from: K and B Multifamily/Joint Venture Group, Sunrise  
Partners/Nova Housing Group, the Housing Authority of Stanislaus County, STANCO and  
Desarrollo Latino Americano, and

WHEREAS, three of the affordable housing proposals involve properties in  
Village One relating to multi-family projects, and

WHEREAS, there is substantial opposition from the residents in Village One to  
the multi-family projects proposed for that area, and

WHEREAS, the City Council desires that all of the project proposals be referred  
back to staff for further study and recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Modesto  
that it hereby denies the allocation of \$300,000 in Redevelopment Agency Set-aside funds  
requested by K and B Multifamily/Joint Venture Group, Sunrise Partners/Nova Housing Group,

the Housing Authority of Stanislaus County, STANCO and Desarrollo Latino Americano for proposed affordable housing projects for FY 99-2000.

The foregoing resolution was introduced at a special meeting of the Modesto Redevelopment Agency held on the 13th day of July, 1999, by Agency Member Dobbs, who moved its adoption, which motion being duly seconded by Agency Member Lang, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Conrad, Dobbs, Friedman, Serpa, Smith, Chairperson Lang

NOES: Agency Members: None

ABSENT: Agency Members: Fisher

ATTEST: Jean Zahr  
JEAN ZAHR, City Clerk

(SEAL)

APPROVED AS TO FORM:

By Michael D. Milich  
MICHAEL D. MILICH, City Attorney

07/15/99

MODESTO REDEVELOPMENT AGENCY OF THE CITY OF MODESTO  
RESOLUTION NO. 9-99

A RESOLUTION APPOINTING DEPUTY CITY  
MANAGER, PAUL BAXTER, ACTING  
EXECUTIVE DIRECTOR EFFECTIVE JULY 13,  
1999.

BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of  
Modesto that Paul Baxter, Deputy City Manager, is hereby appointed Acting Executive Director  
effective July 13, 1999.

The foregoing resolution was introduced at a special meeting of the Modesto  
Redevelopment Agency held on the 13th day of July, 1999, by Agency Member Friedman,  
who moved its adoption, which motion being duly seconded by Agency Member Conrad,  
was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Conrad, Dobbs, Fisher, Friedman, Serpa, Smith,  
Chairperson Lang

NOES: Agency Members: None

ABSENT: Agency Members: None

ATTEST: Jean Zahr  
JEAN ZAHR, Secretary

(SEAL)

APPROVED AS TO FORM:

By Michael D. Milich  
MICHAEL D. MILICH, General Counsel

MODESTO REDEVELOPMENT AGENCY  
RESOLUTION NO. 10-99

A RESOLUTION APPROVING AGREEMENT WITH WESTLAND DEVELOPMENT COMPANY TO NEGOTIATE EXCLUSIVELY FOR THE WESTERLY HALF OF BLOCK 94, BOUNDED BY 12<sup>TH</sup>, 13<sup>TH</sup>, H AND I STREETS WITHIN THE BOUNDARIES OF THE REDEVELOPMENT PROJECT

BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of Modesto that the agreement with Westland Development Company to negotiate exclusively for the westerly half of Block 94, bounded by 12<sup>th</sup>, 13<sup>th</sup>, H and I Streets within the boundaries of the Redevelopment Project be, and it is hereby approved.

BE IT FURTHER RESOLVED that the execution of the agreement by the Executive Director or his authorized designee be authorized.

The foregoing resolution was introduced at a special meeting of the Redevelopment Agency of the City of Modesto held on the 14th day of September, 1999, by Agency Member Dobbs, who moved its adoption, which motion being duly seconded by Agency Member Friedman, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Conrad, Dobbs, Friedman, Smith, Chairperson Lang

NOES: Agency Members: None

ABSENT: Agency Members: Fisher, Serpa

ATTEST: Jean Zahr  
JEAN ZAHR, Secretary

Chub (B)

MODESTO REDEVELOPMENT AGENCY  
RESOLUTION NO. 11-99

A RESOLUTION APPROVING THE  
DEALLOCATION OF FISCAL YEAR 1998/99  
REDEVELOPMENT AGENCY SET-ASIDE FUNDS  
ALLOCATED TO EDEN HOUSING, INC.

WHEREAS, on October 13, 1998, the Redevelopment Agency approved the allocation of \$215,000 in RDA Housing Set-aside funds to Eden Housing, Inc., to acquire the property at 620 Paradise Road, and to demolish 172 deteriorated units and rebuild 148 new units, and

WHEREAS, approval of the allocation was granted subject to satisfying three conditions, the first of which required Eden to submit a copy of the purchase agreement for 620 Paradise no later than December 15, 1998, with a copy of an appraisal supporting the sales price within sixty (60) days of a signed purchase agreement, and

WHEREAS, this condition has not been met, and

WHEREAS, at its September 10, 1999, meeting, the Citizens Housing and Community Development Committee recommended that the funding allocation be maintained for the site, without a specified developer, until December 31, 1999, and

WHEREAS, since December 1998, other developers have approached the property owner, Verne Stark, with the intention of acquiring the apartment complex, and

WHEREAS, said developers requested access to the funding allocation made to Eden Housing for this project (\$606,000 of HOME funds and \$215,000 of RDA funds), and

WHEREAS, the most recent interested buyer (Joe Wu) indicated he is no longer interested in the City's funding assistance and will be proceeding with the purchase of 620 Paradise Road, and

WHEREAS, staff is now recommending that the funds should be made available to other affordable housing developers in other areas of the City, and

WHEREAS, staff plans to combine these funds with the 1999/2000 HOME and RDA Housing Set-aside funds that were not allocated in July of this year, and

WHEREAS, a new Request for Proposals (RFP) will be distributed which will incorporate the funds from 620 Paradise Road and the funds from the previous RFP, and

WHEREAS, the Community Development and Housing Committee met on October 20, 1999, and recommended the reallocation of funds as recommended by staff and to publish a new Request For Proposals,

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto that it hereby approves the deallocation of \$215,000 in RDA Housing Set-aside funds allocated to Eden Housing, Inc., and the reallocation of said funds to a new Request For Proposals for affordable housing projects.

BE IT FURTHER RESOLVED that the Executive Director, or his authorized designee, is hereby authorized to execute any and all documents that may be required in relation to the reallocation of said RDA Housing Set-aside funds.

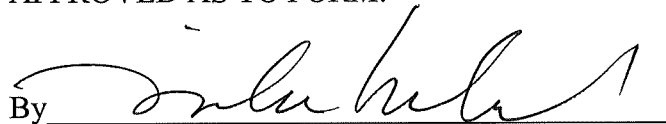
The foregoing resolution was introduced at a special meeting of the  
Redevelopment Agency of the City of Modesto held on the 16th of November,  
1999, by Agency Member Friedman, who moved its adoption, which motion being duly  
seconded by Agency Member Fisher, was upon roll call carried and the resolution  
adopted by the following vote:

AYES:	Agency Members:	Conrad, Dobbs, Fisher, Friedman, Smith, Mayor Lang
NOES:	Agency Members:	None
ABSENT:	Agency Members:	Serpa

ATTEST: Jean Zahr  
JEAN ZAHR, Secretary

(SEAL)

APPROVED AS TO FORM:

By   
MICHAEL D. MILICH, General Counsel

MODESTO REDEVELOPMENT AGENCY OF THE CITY OF MODESTO  
RESOLUTION NO. 12-99

A RESOLUTION APPROVING AN UPDATE OF  
THE REDEVELOPMENT AGENCY'S FIVE-YEAR  
IMPLEMENTATION PLAN (2000-2004).

WHEREAS, in 1993 and 1994, the State Legislature passed laws amending the redevelopment process in California, and

WHEREAS, one of the changes required redevelopment agencies to adopt a five-year implementation plan by the end of 1994, and

WHEREAS, the City's Redevelopment Agency adopted the 1995-1999 Implementation Plan, and

WHEREAS, the Agency is required to update its Implementation Plan every five years, and

WHEREAS, the Citizens Redevelopment Advisory Commission and the Community Development & Housing Committee considered the Implementation Plan at a joint meeting held on December 1, 1999, a copy of which is on file in the Office of the City Clerk,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Modesto that it hereby approves the Redevelopment Agency's update of the Five-Year Implementation Plan.

The foregoing resolution was introduced at a special meeting of the Modesto Redevelopment Agency held on the 7th day of December, 1999, by Agency Member Friedman, who moved its adoption, which motion being duly seconded by Agency Member Dobbs, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Conrad, Dobbs, Fisher, Friedman, Serpa, Smith, Mayor Lang

NOES: Agency Members: None

ABSENT: Agency Members: None

ATTEST: Jean Zahr  
JEAN ZAHR, Secretary

(SEAL)

APPROVED AS TO FORM:

By Michael Milich  
MICHAEL D. MILICH, General Counsel