



MODESTO REDEVELOPMENT AGENCY

MINUTES

City of Modesto
Special Redevelopment Agency Meeting
Tenth Street Place
Chambers, Basement Level
1010 Tenth Street
Modesto, California

Tuesday June 02, 2009 at 5:30 p.m.

Roll Call – Present: Agency Members Hawn, Keating, Lopez, Marsh, O’Bryant, Olsen,
Chairperson Ridenour

Absent: None.

CONSENT ITEMS – ROLL CALL VOTE REQUIRED: Item A

CONSENT ITEMS

An item may be removed from consent and discussed at the request of an audience member or Agency Member.

Consent

- A. Consider approving the minutes of the special Redevelopment Agency meeting of April 28, 2009 (Funding Source: Not Applicable)
- Motion approving recommended.
City Clerk; Stephanie Lopez, 577-5396, slopez@modestogov.com

ACTION: **Motion (Lopez/Hawn;unan.)** approving the minutes of the special Redevelopment Agency meeting of April 28, 2009

UNFINISHED BUSINESS

- B. Consider executing a Purchase Agreement and any related documents between the Redevelopment Agency of the City of Modesto (Buyer) and Central Valley Christian Fellowship, Inc., a California Corporation (Seller) for real property located at North 9th Street, in Modesto, California Assessors Parcel Number 029-009-031 for the future development of Archway Commons for a total estimated cost of \$480,000 plus all closing costs not to exceed \$8,000.

- Resolution approving a Purchase Agreement between the Redevelopment Agency of the City of Modesto (Buyer) and Central Valley Christian Fellowship, Inc., a California Corporation (Seller) for real property located at North 9th Street, Modesto, California (Assessor's Parcel No. 029-009-031) for the future development of Archway Commons; and authorizing the Executive Director of the Redevelopment Agency, or his designee, to execute the Purchase Agreement and any related documents recommended.

Parks, Recreation & Neighborhoods; Scott Humphries, 571-5506, shumphries@modestogov.com

ACTION: **Resolution No. 13-2009 (Hawn/Marsh; unan.)** approving a Purchase Agreement between the Redevelopment Agency of the City of Modesto (Buyer) and Central Valley Christian Fellowship, Inc., a California Corporation (Seller) for real property located at North 9th Street, Modesto, California (Assessor's Parcel No. 029-009-031) for the future development of Archway Commons; and authorizing the Executive Director of the Redevelopment Agency, or his designee, to execute the Purchase Agreement and any related documents.

HEARINGS

Published in the Modesto Bee on May 26, 2009 and June 1, 2009

- C. Hearing to consider approving a Disposition and Development Agreement to encumber an additional amount of \$3,249,000 and execute any related documents between the Redevelopment Agency of the City of Modesto and EAH, Inc. for the proposed development of a 150 unit affordable housing complex also referred to as Archway Commons. (The total amount of funds committed by the Agreement will not to exceed \$6,749,000 and of this amount it will include the costs for land acquisition, as well as project pre-development and construction costs making the project fully funded.) (Funding Source: Redevelopment Agency Housing Set-Aside)

- Resolution approving a Disposition and Development Agreement between the Redevelopment Agency of the City of Modesto and EAH, Inc. to encumber an additional amount of \$3,249,000 for the proposed development of a 150-unit affordable housing complex, also referred to as Archway Commons; and authorizing the Executive Director of the Redevelopment Agency, or his designee, to execute the Agreement.

Parks, Recreation & Neighborhoods; Scott Humphries, 571-5506, shumphries@modestogov.com

ACTION: **Resolution No. 14-2009 (Hawn/Marsh;unan.)** approving a Disposition and Development Agreement between the Redevelopment Agency of the City of Modesto and EAH, Inc. to encumber an additional amount of \$3,249,000 for the proposed development of a 150-unit affordable housing complex, also referred to as Archway Commons; and authorizing the Executive Director of the Redevelopment Agency, or his designee, to execute the Agreement.

MATTERS TOO LATE FOR THE AGENDA

None.

ADJOURNMENT

This meeting adjourned at 7:30 p.m.

ATTEST: _____
Stephanie Lopez, Agency Secretary