

MINUTES

DEVELOPMENT COMMITTEE Thursday, January 19, 2017, 3 p.m. Art Pick Council Chamber

PRESENT: Chair Gardner, Vice Chair Davis, Member Mac Arthur, and Councilmember Melendrez substituting for Member Mac Arthur for the item regarding property at 4307 Park Avenue only

ABSENT: None

STAFF PRESENT: Lorena Verduco, Kristi Smith, Emilio Ramirez, Michelle Davis, Kris Martinez, Marc Steuer, Thuy Nguyen, and others

ALSO PRESENT: Paul Chavez, Ofelia Valdez-Yeager, Christina Duran, Drew Oberjuerge, Cynthia Huerta, Valerie Found, Araceli Ruiz, Eric Romero, Bruce Kulpa, Lyle Castillo, and others

Chair Gardner called the meeting to order at 3:01 p.m.

Councilmember Melendrez substituted for Member Mac Arthur for the following item only.

RIVERSIDE ART MUSEUM PROPOSAL - HOME INVESTMENT PARTNERSHIP AND NEIGHBORHOOD STABILIZATION PROGRAM - LAND ACQUISITION AND CONSTRUCTION OF SINGLE-FAMILY HOME AND DETACHED GARAGE - 4307 PARK AVENUE

Following discussion, motion was made by Councilmember Melendrez and seconded by Vice Chair Davis recommending that the City Council approve the development proposal from Riverside Art Museum to finance the acquisition of land and construction of a single-family home and detached garage at 4307 Park Avenue to be rented to a low-income household and a loan of up to \$393,400 in federal HOME Investment Partnerships Program funds and Housing Authority funds. Motion carried unanimously.

Councilmember Melendrez left the dais and Member Mac Arthur arrived at this time.

TWIN BUILDERS PROPOSAL FOR HOUSING AUTHORITY LAND ACQUISITION - CONSTRUCTION OF SINGLE-FAMILY HOME AND DETACHED GARAGE - HOME INVESTMENT PARTNERSHIP LOAN - 3105 REDWOOD DRIVE

Following discussion, motion was made by Member Mac Arthur and seconded by Vice Chair Davis recommending that the (1) Housing Authority approve a proposal from Lyle Castillo, doing business as Twin Builders, Corona, California to acquire Housing Authority owned property located at 3105 Redwood Drive for \$1 to develop a single-family home and detached garage creating a homeownership opportunity for a low income first-time homebuyer; and (2) City Council approve a loan of up to \$116,135 in Federal HOME Investment Partnership Program funds, \$66,135 as a development loan

and \$50,000 for down payment assistance for a qualified buyer, as gap financing to facilitate development of a homeownership opportunity for a low income first-time homebuyer. Motion carried unanimously.

COMMUNITY FACILITY DISTRICT - SEWER INFRASTRUCTURE - VAN BUREN BOULEVARD FROM WOOD ROAD TO KING AVENUE

Following discussion, motion was made by Vice Chair Davis and seconded by Member Mac Arthur approving "in concept" (1) installation of sewer infrastructure along Van Buren Boulevard from Wood Road to King Avenue to provide services to the area, which includes City areas as well as unincorporated areas; and (2) a cooperative effort with the County of Riverside Economic Development Agency to create a Community Facility District to fund this project. Motion carried unanimously.

ORAL COMMUNICATIONS FROM THE AUDIENCE


There were no oral communications at this time.

ITEMS FOR FUTURE DEVELOPMENT COMMITTEE CONSIDERATION AS REQUESTED BY MEMBERS OF THE COMMITTEE

There were no items requested for future Development Committee meetings.

The meeting adjourned at 4:04 p.m.

Respectfully submitted,


LORENA VERDUSCO
Deputy City Clerk