

**CITY OF FILLMORE REDEVELOPMENT AGENCY  
REGULAR MEETING**

**TUESDAY, September 8, 2009  
6:30 P.M.**

**FILLMORE CITY HALL  
250 CENTRAL AVENUE, FILLMORE, CA 93015-1907**

**AGENDA**

- | <b><u>ITEM</u></b> |   | <b><u>REFERENCE*</u></b> |
|--------------------|---|--------------------------|
| 1.                 | <b>CALL TO ORDER</b>  |                          |
| 2.                 | <b>ORAL COMMUNICATIONS (See City Council Agenda for Oral Communications.)</b>   |                          |
| 3.                 | <b>REDEVELOPMENT AGENCY CONSENT CALENDAR</b>  |                          |
|                    | 3A. Warrant List for September 2, 2009.   | 9/3/09                   |
|                    | 3B. Minutes of June 9, 2009 Regular Meeting.  | Copy                     |
| 4.                 | <b>REDEVELOPMENT AGENCY PUBLIC HEARINGS</b> – See City Council agenda for any joint public hearings.  |                          |
| 5.                 | <b>REDEVELOPMENT AGENCY BUSINESS ITEMS</b> – See City Council agenda for any joint business items.  |                          |
| 6.                 | <b>REDEVELOPMENT AGENCY CLOSED SESSION</b> – None.  |                          |
| 7.                 | <b>ADJOURNMENT:</b> Redevelopment Agency adjourns to a regular meeting, set for September 22, 2009 at 6:30 p.m. at Fillmore City Hall, 250 Central Av., Fillmore, California. |                          |

\* Memorandums and/or reports relating to agenda items are on file in the City Clerk's Office on the Public Notice Board. If you have questions regarding the above items you may call the Deputy City Clerk at 524-3701 or go to City Hall for further information. Materials related to an item on this agenda submitted to the Agency after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall during normal business hours. Such documents are also available on the City of Fillmore website at [www.fillmoreca.com](http://www.fillmoreca.com) subject to staff's ability to post the documents before the meeting.

\*\* Items marked with (\*\*) are found in the City Council reports for the same date.

**City Council Replay Schedule: City Council meetings will re-broadcast on Wednesdays and Sundays at 6:30 p.m.**

**FILLMORE REDEVELOPMENT AGENCY MEETING  
250 CENTRAL AVENUE  
FILLMORE, CA 93015**

**JUNE 9, 2009  
6:30 P.M.  
REGULAR MEETING**

**1. CALL TO ORDER**

Chair Walker called the Fillmore Redevelopment Agency to order at 6:30 p.m. Agency Members present: Chair Walker, Agency Member Jamey Brooks, and Agency Member Steve Conaway. Agency Members absent: Agency Member Laurie J. Hernandez and Vice Chair Gayle Washburn. City Staff present: Transitional City Manager Larry Pennell, Deputy City Manager Bill Bartels, Agency Attorney Ted Schneider, City Clerk Clay Westling, and Agency Secretary Sheldon Sherman.

**2. ACTION APPROVAL OF RDA CONSENT CALENDAR**

Motion: Connaway, Second Brooks, UNANIMOUS by voice vote to adopt the Redevelopment Agency consent calendar, consisting of the Following items:

- 3A.Warrant list for June 9, 2009
- 3B.Minutes of April 14,2009
- 3C.Minutes of April 28,2009
- 3D.Central Avenue Storefront Rehabilitation - Proposed Financial Assistance for 340 Central Avenue

**REDEVELOPMENT AGENCY BUSINESS ITEMS**

**5A. Affordable Housing Distressed Home Purchase** – Attorney Schneider said some of the foreclosed homes include ones that the RDA has a 2<sup>nd</sup> lean. He looked into a program where the RDA would purchase and then refurbish the houses. They could give them to a housing developer or sell them to a low-income family. There are some complicating factors, but it can be implemented on the 2 houses mentioned. He got today the amount set aside in the funds (\$2.9 million). Pennell confirmed. The city of Landcaster invited the Council to visit to go over their program. Schneider said they have enough funds to purchase the two houses on the report.

Conaway liked the idea of understanding Landcaster's program. How much money would be used on the 2 houses? Pennell said he doesn't have an answer at this point in time. Conaway said 2 houses are going up for foreclosures, and he would like to protect their investment made.

Washburn arrived at 7:30pm.

Walker asked if this was a process that would be moved forward. Schneider said that timing is an issue. If the council directs him to implement the program, they would contact the bank. The Bank would agree to wait, as they have a buyer ready to go. They would be willing to help out the city. The first step would be to contact the bank and ask for an additional 60 days. Kevin said the Planning Staff could approve this, and Schneider would look into this. Walker asked if this would work on a short-sale case. Schneider said that was correct.

Conaway said they are not looking to set prices at this time. Schneider said this was correct. This would be handled in executive session. The RDA cannot make a profit. They can try to recoup their costs. If the market would bear a profit, they cannot do so.

Kevin confirmed that the Planning Department could confirm this over the phone by looking at the map. Schneider said the Health & Safety code said the bank may already have this. There are details that need to be worked out if they want to dive into implementation.

Conaway: Motion to Implement the Affordable Housing Distressed Home Purchase Program,  
Washburn: Second, UNANIMIOUS

**7. ADJOURNMENT** Vice Chair Washburn adjourned the Redevelopment Agency at ??:00 p.m. to the next special meeting set for Tuesday, June 16, 2009

---

Prepared by SHELDON SHERMAN, Agency Secretary

---

Approved By CLAY WESTLING, City Clerk