

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 1-85

A RESOLUTION ACCEPTING THE BID OF MODESTO SAND AND GRAVEL, INC., FOR THE DEMOLITION OF BUILDINGS IN BLOCKS 58 AND 66 (COMMUNITY CENTER SITE)

WHEREAS, Resolution No. 27-84, adopted by the Redevelopment Agency of the City of Modesto on December 11, 1984, approved the plans and specifications for the demolition of buildings in Blocks 58 and 66; and

WHEREAS, the bids received for the demolition of buildings in Blocks 58 and 66 were opened at 11:05 a.m. on January 8, 1985, and later tabulated by the Director of Engineering for the consideration of the Council; and

WHEREAS, the Director of Engineering has recommended that the bid of Modesto Sand and Gravel Inc., in the amount of \$139,990 be accepted as the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto that the bid of Modesto Sand and Gravel, Inc. in the amount of \$139,990 be accepted and the execution of a contract for the completion of the project by the Agency's designated officials be authorized.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 5th day of February, 1985, by Agency Member Bright, 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: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Chairperson Mensinger

ATTEST: Norrine Coyle
NORRINE COYLE, Secretary

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 2-85

A RESOLUTION APPROVING AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO AND THE SOUTHERN PACIFIC TRANSPORTATION COMPANY FOR LEASE OF SOUTHERN PACIFIC PROPERTY ON THE WEST SIDE OF 9TH STREET, SOUTH OF EXPRESS COMPANY PUB

BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of Modesto that the agreement between the Redevelopment Agency of the City of Modesto and the Southern Pacific Transportation Company for lease of Southern Pacific property on the west side of 9th Street, south of Express Company Pub be, and it is hereby approved.

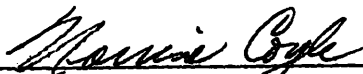
BE IT FURTHER RESOLVED that the execution of said agreement by the designated Agency officials be authorized.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 5th day of February, 1985, by Agency Member Lang, who moved its adoption, which motion being duly seconded by Agency Member Muratore, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Chairperson Mensinger

ATTEST: 
NORRINE COYLE, Secretary

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 3-85

A RESOLUTION APPROVING A SUBTENANCY AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO AND CONTINENTAL TRAILWAYS FOR LEASE OF SOUTHERN PACIFIC PROPERTY ON THE WEST SIDE OF 9TH STREET, SOUTH OF EXPRESS COMPANY PUB

BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of Modesto that the Subtenancy Agreement between the Redevelopment Agency of the City of Modesto and Continental Trailways for lease of Southern Pacific property on the west side of 9th Street, south of Express Company Pub be, and it is hereby approved.

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

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 5th day of February, 1985, by Agency Member Lang, who moved its adoption, which motion being duly seconded by Agency Member Muratore, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Chairperson Mensinger

ATTEST: *Norrine Coyle*
NORRINE COYLE, Secretary

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 4-85

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO AND TRAILWAYS LINES, INC. FOR THE LEASE OF PROPERTY AND TRAILER ON THE WEST SIDE OF 9TH STREET SOUTH OF THE EXPRESS COMPANY PUB, FOR A TEMPORARY BUS DEPOT

BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of Modesto that the agreement between the Redevelopment Agency of the City of Modesto and Trailways Lines, Inc., for the lease of property and trailer on the west side of 9th Street south of the Express Company Pub, for a temporary bus depot be, and it is hereby approved.

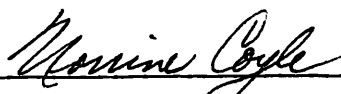
BE IT FURTHER RESOLVED that the execution of said agreement by the designated Agency officials be authorized.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 5th day of February, 1985, by Agency Member Lang, who moved its adoption, which motion being duly seconded by Agency Member Muratore, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Chairperson Mensinger

ATTEST: 
NORRINE COYLE, Secretary

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 5-85

A RESOLUTION APPROVING AN AMENDED AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO AND JOHN Q. HAMMONS INDUSTRIES REGARDING DEVELOPMENT OF A HOTEL AND OFFICE BUILDING

WHEREAS, on September 18, 1984, the Agency and John Q. Hammons entered into a 150-day negotiating agreement, which time period will expire on February 15, 1985; and

WHEREAS, the staff and Mr. Hammons are on the verge of completing the negotiations and believe a 60-day extension of the negotiating agreement is in order.

NOW, THEREFORE BE IT RESOLVED by the Redevelopment Agency of the City of Modesto that the amended agreement between the Redevelopment Agency of the City of Modesto and John Q. Hammons Industries regarding development of a hotel and office building in the redevelopment area be, and it is hereby approved.

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

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 12th day of February, 1985, by Agency Member Lang, who moved its adoption, which motion being duly seconded by Agency Member Bright, was upon roll call carried and the resolution adopted by the following vote:

AYES:	Agency Members:	Bright, Lang, Muratore, Sutton, Acting Chairperson Patterson
NOES:	Agency Members:	None
ABSENT:	Agency Members:	Whiteside, Chairperson Mensinger

ATTEST: Norrine Coyle
NORRINE COYLE, Secretary

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 6-85

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO CALLING AND AUTHORIZING NOTICE OF A JOINT PUBLIC HEARING ON THE LEASE AND DEVELOPMENT OF PROPERTY PURSUANT TO A PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO AND JOHN Q. HAMMONS, DBA JOHN Q. HAMMONS INDUSTRIES.

WHEREAS, the California Community Redevelopment Law in Health and Safety Code Sections 33430, 33431 and 33433 provides that a redevelopment agency may sell, lease or otherwise dispose of any real or personal property or any interest therein, and that any such sale or lease shall be made after public hearing of the Agency and public hearing of the City Council after publication of notice once a week for two successive weeks, and

WHEREAS, the Redevelopment Agency of the City of Modesto (the "Agency") is preparing a proposed Disposition and Development Agreement (the "DDA") with John Q. Hammons, dba John Q. Hammons Industries, (the "Developer") which will provide for the lease of certain parcels of land (the "Site") located within the Modesto Redevelopment Project, and

WHEREAS, pursuant to Section 33433 of the Health and Safety Code, the Agency is preparing a report containing a copy of the proposed DDA and a summary describing the cost of the DDA to the Agency, the estimated value of the property interest to be leased, the consideration to be paid by the Developer and other information required by said Section 33433, and

WHEREAS, the Agency desires to hold a joint public hearing with the City Council in order to consider and act upon the disposition and development of the Site pursuant to the DDA,

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto that the City Clerk, in conjunction with the Secretary of the Agency, is authorized to cause to be published notice of a joint public hearing to be held by the City Council and Agency on Tuesday, April 16, 1985, at 4:00 p.m. in the City Council Chambers, Modesto City Hall, for the purpose of considering and acting upon the proposed DDA.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 19th day of March, 1985, by Agency Member Lang, who moved its adoption, which motion being duly seconded by Agency Member Sutton, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Chairperson Mensinger

ATTEST: Norrine Coyle
NORRINE COYLE, Secretary

(SEAL)

APPROVED AS TO FORM:

By Elwyn L. Johnson
ELWYN L. JOHNSON, General Counsel

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 7-85

A RESOLUTION APPROVING AGREEMENT BETWEEN THE MODESTO REDEVELOPMENT AGENCY AND J.H. KLEINFELDER AND ASSOCIATES FOR GEOTECHNICAL TESTING OF THE PARKING GARAGE SITE AT THE COMMUNITY CENTER

BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of Modesto that the agreement between the Redevelopment Agency and J.H. Kleinfelder and Associates for geotechnical testing of the parking garage site at the Community Center be, and it is hereby approved.

BE IT FURTHER RESOLVED that the execution of said agreement by the designated Agency 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 March, 1985, by Agency Member Sutton , 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: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Chairperson Mensinger

ATTEST: *Norrine Coyle*
NORRINE COYLE, Secretary

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 8-85

A RESOLUTION APPROVING AGREEMENT BETWEEN THE MODESTO REDEVELOPMENT AGENCY AND CONRAD ASSOCIATES AND PACIFIC DESIGN ASSOCIATES FOR DESIGN OF THE PARKING GARAGE AT THE COMMUNITY CENTER

BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of Modesto that the agreement between the Redevelopment Agency and Conrad Associates and Pacific Design Associates for design of the parking garage at the Community Center be, and it is hereby approved.

BE IT FURTHER RESOLVED that the execution of said agreement by the designated Agency 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 March, 1985, by Agency Member Lang , who moved its adoption, which motion being duly seconded by Agency Member Bright , was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Chairperson Mensinger

ATTEST:


NORRINE COYLE, Secretary

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 9-85

A RESOLUTION APPROVING AN AMENDMENT TO AGREEMENT WITH HALL GOODHUE HAISLEY AND BARKER TO INCLUDE DESIGN OF PEDESTRIAN BRIDGE ACROSS 9TH STREET AND RELATED CIRCULATION AREAS AT THE COMMUNITY CENTER

BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of Modesto that the amended agreement between the Redevelopment Agency and Hall Goodhue Haisley and Barker to include design of pedestrian bridge across 9th Street and related circulation areas at the Community Center be, and it is hereby approved.

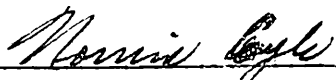
BE IT FURTHER RESOLVED that the execution of said agreement by the designated Agency officials be authorized.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 19th day of March, 1985, by Agency Member Lang, who moved its adoption, which motion being duly seconded by Agency Member Muratore, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Chairperson Mensinger

ATTEST: 
NORRINE COYLE, Secretary

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 10-85

A RESOLUTION AUTHORIZING PAYMENT TO MODESTO PAVING, INC. FOR COMPLETED WORK ON THE RELOCATION OF THE TRAILWAYS BUS TERMINAL

WHEREAS, this project was originally handled by a purchase order in the amount of \$4,862.91; and

WHEREAS, the actual cost of the project because of additional concrete square footage, went over the \$5,000 figure and requires Agency approval.

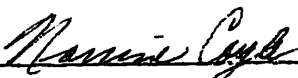
NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto that issuance of payment to Modesto Paving, Inc. for the estimated cost of \$5,104.25 for completed work on the relocation of the Trailways bus terminal, is hereby authorized.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 19th day of March, 1985, by Agency Member Lang, who moved its adoption, which motion being duly seconded by Agency Member Bright, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton,
Acting Chairperson Patterson

NOES: Agency Members:

ABSENT: Agency Members: Whiteside, Chairperson Mensinger

ATTEST: 
NORRINE COYLE, Secretary

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 11-85

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO CALLING AND AUTHORIZING NOTICE OF A JOINT PUBLIC HEARING ON THE LEASE AND DEVELOPMENT OF PROPERTY PURSUANT TO A PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO AND CIVIC PLAZA HOTEL ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP AND HAMMONS & ROBBINS, A CALIFORNIA GENERAL PARTNERSHIP.

WHEREAS, the California Community Redevelopment Law in Health and Safety Code Sections 33430, 33431 and 33433 provides that a redevelopment agency may sell, lease or otherwise dispose of any real or personal property or any interest therein, and that any such sale or lease shall be made after public hearing of the Agency and public hearing of the City Council after publication of notice once a week for two successive weeks, and

WHEREAS, the Redevelopment Agency of the City of Modesto (the "Agency") is preparing a proposed Disposition and Development Agreement (the "DDA") with Civic Plaza Hotel Associates, a California general partnership and Hammons & Robbins, a California general partnership, (the "Developers") which will provide for the lease of certain parcels of land ("Parcels A and B") located within the Modesto Redevelopment Project, and

WHEREAS, pursuant to Section 33433 of the Health and Safety Code, the Agency is preparing a report containing a copy of the proposed DDA and a summary describing the cost of the DDA to the Agency, the estimated value of the property interests to be leased, the consideration to be paid by the Developers and other information required by said Section 33433, and

WHEREAS, the Agency desires to hold a joint public hearing with the City Council in order to consider and act upon the disposition and development of Parcels A and B pursuant to the DDA,

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto that the City Clerk, in conjunction with the Secretary of the Agency, is authorized to cause to be published notice of a joint public hearing to be held by the City Council and Agency on Tuesday, May 21, 1985, at 4:00 p.m. in the City Council Chambers, Modesto City Hall, for the purpose of considering and acting upon the proposed DDA.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 16th day of April, 1985, by Agency Member Lang, who moved its adoption, which motion being duly seconded by Agency Member Sutton, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Chairperson Mensinger

ATTEST: *Norrine Coyle*
NORRINE COYLE, Secretary

(SEAL)

APPROVED AS TO FORM:

By *Elwyn L. Johnson*
ELWYN L. JOHNSON, General Counsel

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 12-85

A RESOLUTION APPROVING AGREEMENT BETWEEN THE MODESTO REDEVELOPMENT AGENCY AND MERRILL LYNCH CAPITAL MARKETS TO SERVE AS UNDERWRITER FOR THE COMMUNITY CENTER BOND ISSUE

BE IT HEREBY RESOLVED by the Modesto Redevelopment Agency of the City of Modesto that the agreement between the Redevelopment Agency and Merrill Lynch Capital Markets to serve as underwriter for the Community Center bond issue be, and it is hereby approved.

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

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 16th day of April, 1985, by Agency Member Lang , who moved its adoption, which motion being duly seconded by Agency Member Muratore , was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton,
Acting Chairperson: Patterson

NOES: Agency Members: None

ABSENT: Agency Members: Whiteside, Chairperson Mensinger

ATTEST: Norrine Coyle
NORRINE COYLE, Secretary

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 13-85

A RESOLUTION APPROVING AGREEMENT BETWEEN THE MODESTO REDEVELOPMENT AGENCY AND JONES HALL HILL AND WHITE TO ACT AS BOND COUNSEL FOR THE COMMUNITY CENTER BOND ISSUE

BE IT HEREBY RESOLVED by the Modesto Redevelopment Agency of the City of Modesto that the agreement between the Redevelopment Agency and Jones Hall Hill and White to act as bond counsel for the Community Center bond issue be, and it is hereby approved.

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

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 16th day of April, 1985, by Agency Member Muratore , 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: Bright, Lang, Muratore, Sutton,
Acting Chairperson Patterson

NOES: Agency Members: None

ABSENT: Agency Members: Whiteside, Chairperson Mensinger

ATTEST:


NORRINE COYLE, Secretary

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 14-85

RESOLUTION AUTHORIZING FILING OF APPLICATION WITH THE ECONOMIC DEVELOPMENT ADMINISTRATION, U. S. DEPARTMENT OF COMMERCE, UNITED STATES OF AMERICA, FOR A GRANT UNDER THE TERMS OF PUBLIC LAW 89-136, AS AMENDED.

WHEREAS, under the terms of Public Law 89-136, as amended, the United States of America has authorized the making of grants to public bodies and private nonprofit organizations or associations to aid in financing the construction of specific projects,

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto,

1. That Garth Lipsky, Executive Director, is hereby authorized to execute and file an application on behalf of the Redevelopment Agency of the City of Modesto with the Economic Development Administration, U. S. Department of Commerce, for a grant to aid in financing the construction of the parking garage for the Modesto Community Center.

2. That the above named authorized representative is hereby authorized and directed to furnish such information as the Economic Development Administration, U. S. Department of Commerce, may reasonably request in connection with the application which is herein authorized to be filed, and further is authorized to accept any offer of grant which may be tendered by the Economic Development Administration, U. S. Department of Commerce.

The foregoing resolution was introduced at a special meeting of the Redevelopment Agency of the City of Modesto held on the 16th day of April, 1985, by Agency Member Sutton, who moved its adoption, which motion being duly seconded by Agency Member Muratore, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Mayor Mensinger

ATTEST: Norrine Coyle
NORRINE COYLE, Secretary

(SEAL)

APPROVED AS TO FORM:

By Elwyn L. Johnson
ELWYN L. JOHNSON, General Counsel

CERTIFICATE OF RECORDING OFFICER

The undersigned duly qualified and acting Secretary of the Redevelopment Agency of the City of Modesto does hereby certify: That the attached resolution is a true and correct copy of the resolution, authorizing the filing of application with the Economic Development Administration, U. S. Department of Commerce, as regularly adopted at a legally convened meeting of the Redevelopment Agency of the City of Modesto duly held on the 16th day of April, 1985; and further that such resolution has been fully recorded in the journal of proceedings and records in my office. In Witness Whereof, I have hereunto set my hand this 17th day of April, 1985.


MORRINE COYLE, Secretary

(SEAL)

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO

RESOLUTION NO. 15-85

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO FINDING THAT A SUBSTANTIAL EFFORT TO MEET LOW- AND MODERATE-INCOME HOUSING NEEDS IN THE COMMUNITY IS BEING MADE WHICH IS EQUIVALENT IN IMPACT TO THE FUNDS OTHERWISE REQUIRED TO BE SET ASIDE PURSUANT TO SECTION 33334.2 OF THE HEALTH AND SAFETY CODE

WHEREAS, the Redevelopment Agency of the City of Modesto (the "Agency") adopted a Redevelopment Plan (the "Redevelopment Plan") for the Modesto Redevelopment Project by Ordinance No. 2203-C.S., adopted on July 12 1983, as amended by Ordinance No. 2269-C.S., adopted on June 19, 1984, and as amended by Ordinance No. 2270-C.S., adopted on June 19, 1984; and

WHEREAS, by Resolution No. 6-83, adopted on July 6, 1983, the Agency found that the use of taxes allocated from the Project Area for the purpose of improving and increasing the community's supply of low- and moderate-income housing available at affordable housing cost outside the Project Area and within the City of Modesto would be of benefit to the Project; and

WHEREAS, Section 33334.2 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires for redevelopment plans adopted after December 31, 1976, that not less than twenty percent (20%) of all taxes so allocated be used by the Agency for the purpose of improving and increasing the community supply of low- and moderate-income housing available at affordable housing cost unless one of three findings is made; and

WHEREAS, Section 33334.2(a)(3) of the Health and Safety Code provides that the Agency may find that a substantial

effort to meet low- and moderate-income housing needs in the community is being made and that this effort, including the obligation of funds currently available for the benefit of the community from state, local and federal sources for low- and moderate-income housing alone or in combination with the taxes allocated under Section 33334.2, is equivalent in impact to the funds otherwise required to be set aside pursuant to Section 33334.2; and

WHEREAS, the Agency has reviewed and considered the report of the Executive Director of the Agency on the substantial efforts being made in the community to improve and increase the low- and moderate-income housing needs in the community;

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO DOES HEREBY FIND AND RESOLVE AS FOLLOWS:

Section 1. The Agency has reviewed and considered the information contained in the report of the Executive Director, which is attached hereto as Exhibit A and incorporated by reference herein.

Section 2. The Agency hereby finds that a substantial effort to meet low- and moderate-income housing needs in the community is being made, and this effort, including the obligation of funds currently available for the benefit of the community from state, local and federal sources for low- and moderate-income housing alone or in combination with the taxes allocated under Section 33334.2 is equivalent in impact to the funds otherwise required to be set aside pursuant to Section 33334.2.

Section 3. The Agency has considered the need which can reasonably be foreseen because of displacement of persons and families of low- and moderate-income or very low-income households from within or adjacent to the Project Area, because of increased employment opportunities or because of any other direct or indirect implementation of the Redevelopment Plan.


The foregoing resolution was introduced at a special meeting of the Redevelopment Agency of the City of Modesto held on the 16th day of April, 1985, by Agency member Lang, who moved its adoption, which motion being duly seconded by Agency member Sutton, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency members: Bright, Lang, Muratore, Sutton

NOES: Agency members: Patterson

ABSENT: Agency members: Whiteside, Mayor Mensinger

ATTEST:


NORRINE COYLE, Secretary

(SEAL)

APPROVED AS TO FORM:

By 
ELWYN L. JOHNSON,
General Counsel

CITY OF MODESTO

M E M O R A N D U M

Date: April 10, 1985

TO: Redevelopment Agency
FROM: Executive Director
SUBJECT: Use of Tax Increment

By the end of next year, the Agency should begin receiving tax increment funds. Section 33334.2 of the Health and Safety Code specifies that when an agency uses tax increment funds, it shall allocate at least 20 percent of them for "increasing and improving the community's supply of low- and moderate-income housing available at affordable housing cost . . . to persons and families of low and moderate income . . . and very low income households . . .".

Three exceptions to this requirement are provided. First, an agency may find that no such housing need exists in the community, the provision of which would benefit the project area to improve or increase the supply of low- and moderate-income housing. Second, it may find that less than 20 percent is sufficient to meet the need. Third, the agency may find:

" . . . That a substantial effort to meet low- and moderate-income housing needs in the community is being made, and that this effort, including the obligation of funds currently available for the benefit of the community from state, local, and federal sources for low- and moderate-income housing alone or in combination with the taxes allocated under this section, is equivalent in impact to the funds otherwise required to be set aside pursuant to this section. The legislative body shall consider the need that can be reasonably foreseen because of displacement of persons and families of low or moderate income or very low income households from within or adjacent to the project area, because of increased employment opportunities, or because of any other direct or indirect result of implementation of the redevelopment plan . . . " .

Our adopted Redevelopment Plan provides that the maximum amount of tax increment that may be collected is \$20 million, or if bonds are issued or reimbursement agreements are entered into with other public agencies, the maximum is \$45 million. Twenty percent of these figures would be \$4 million and \$9 million respectively over the 35-year life of the Plan.

However, our latest calculation of actual tax increment for both areas of the project, once fully developed, is \$225,000 per year or \$7.9 million if collected for 35 years. Twenty percent equals \$45,000 per year or about \$1.6 million over 35 years.

EXHIBIT A

It is our belief that the City of Modesto is making a substantial effort equivalent to the 20 percent as outlined in the third exception above. That effort includes the three activities below.

The Housing Maintenance Program

The Housing Maintenance Program is operated by the City of Modesto, primarily within designated target areas and with the goal of eliminating health and safety hazards and generally upgrading neighborhoods. All residences within a target area are inspected for Housing Code violations. Financial assistance to correct violations is provided to owners in the form of grants and interest-bearing loans of 3 percent to 10 percent depending upon age, household income, and ownership status.

State law defines affordable housing cost as that which does not exceed 25 percent of gross income (Health and Safety S 50052.5). Persons or families of low and moderate income are defined as those whose income does not exceed 120 percent of area median income as published by HUD (Health and Safety S 50093). And persons or families of very low income are those who qualify for Section 8 housing (Health and Safety S 50105), a maximum of 50 percent of median area income.

In the very low, low, and moderate income categories during FY '82-'83 and FY '83-'84, the program made loans and grants for residential rehabilitation averaging \$449,000 per year. This pace of loans and grants is expected to continue this year and in the near future.

Another argument can be made that the program increases the low and moderate income housing supply. By upgrading a neighborhood, the program attracts private investment in new units. In Target Area Number 2, there were 380 units at the start of the program in 1977. Six years later, at the completion of the area, there were 393 units. This can be contrasted with the 1970-77 period prior to the program when the number of units decreased from 396 to 380. Without the program, and assuming the same rate of decline, by 1983 there would have been only 365 units in the area. In short, a net gain of 28 units can be claimed.

The stimulation of new construction as seen in Target Area Number 2 will not necessarily carry over to other target areas. In the current Target Area Number 3, a gain has not occurred to date; but several more years will be needed before the cumulative impact can be judged.

Single Family Mortgage Revenue Bonds

In 1982, the Central California Mortgage Authority issued \$30 million in mortgage revenue bonds; \$18,320,000 was earmarked for Modesto, estimated to finance 270 units. As of February 22, 1985, 100 loans had been processed in Modesto under this program. Thirteen of these loans have gone to families whose income is less than 120 percent of area median income as defined by HUD.

Multiple Family Mortgage Revenue Bonds

During the past two years, the City of Modesto has authorized issuance of mortgage revenue bonds for 11 projects with over 2,600 units and a total volume of \$85.8 million. On all the projects, 20 percent of the units are to be reserved for low income households earning 80 percent or less of the area median income; and on most of them, one-half of the reservation (or 10 percent) has to be for very low income households. To date, bonds have been sold on five of the projects with 1,119 units and a total dollar volume of \$35.4 million.

In summary, since these efforts exceed the amount of tax increment which would be available for housing efforts, it is recommended that a finding be made under Section 33334.2(a)(3) of the Health and Safety Code. A resolution making the finding is required if the Agency is in agreement.


Garth Lipsky

GL:jr

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 16-85

A RESOLUTION APPROVING DESIGN STUDIES, DOCUMENTS, AND CONCEPTS FOR THE FIRST PHASE OF THE MODESTO COMMUNITY CENTER PROJECT AND AUTHORIZING HALL, GOODHUE, HAISLEY AND BARKER, ARCHITECTS, TO PROCEED WITH WORKING DRAWINGS AND SPECIFICATIONS FOR THE COMMUNITY CENTER PROJECT.

WHEREAS, the Redevelopment Agency of the City of Modesto and Hall, Goodhue, Haisley and Barker, Architects, entered into an agreement, dated June 26, 1984, as amended by Agreement dated March 19, 1985, for architectural services for the Modesto Community Center, and

WHEREAS, Architects have completed the Schematic Design Studies and Design Development Documents for the Modesto Community Center, and

WHEREAS, on April 18 and April 25, 1985, the Culture Commission of the City of Modesto held public review sessions on said design studies and documents, and

WHEREAS, after said public review sessions, the Culture Commission, in a report dated May 2, 1985, a copy of which report is attached hereto as Exhibit "A", presented certain recommendations to the Redevelopment Agency, and

WHEREAS, the Redevelopment Agency considered said recommendations at a meeting held on May 7, 1985,

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto that after review and consideration of the recommendations presented in the report from the Culture Commission, dated May 2, 1985, the Agency hereby approves the design studies, document and concepts for the first phase of the Modesto Community Center Project and authorizes Hall, Goodhue,

Haisley and Barker, Architects, to proceed with working drawings and specifications for the first phase of the Modesto Community Center Project.

BE IT FURTHER RESOLVED that the 12 foot level terrace/pedestrian walkway along the front of the conference center be included in the working drawings and specifications as a deductive alternative in the bidding documents with the final decision relating to construction of the terrace to be made depending upon the amount of the actual bids received.

BE IT FURTHER RESOLVED that in accordance with the provisions of paragraph 3(b) of the Agreement hereinabove referred to dated June 26, 1984, the Agency selects the fee option set forth in paragraph 6(a)(1) a. of said agreement, namely, "a fee of seven and two-tenths (7.2%) of the total construction cost of the work and improvements."

The foregoing resolution was introduced at a special meeting of the Redevelopment Agency of the City of Modesto held on the 7th day of May, 1985, by Agency Member Lang, who moved its adoption, which motion being duly seconded by Agency Member Bright, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Vice Chairperson Patterson

ABSENT: Agency Members: Whiteside, Chairperson Mensinger

ATTEST: *Norrine Coyle*
NORRINE COYLE, Secretary

(SEAL)

APPROVED AS TO FORM:

By *Elwyn L. Johnson*
ELWYN L. JOHNSON, General Counsel

CITY OF MODESTO

M E M O R A N D U M

Date: May 2, 1985

TO: Redevelopment Agency
FROM: Executive Director
SUBJECT: Culture Commission Recommendations on Community Center Design

On April 18 and 24 the Culture Commission held public review sessions on the design of the Community Center. Based on these reviews they are recommending as follows:

- 1) That the basic design concept for the first phase be approved as presented. This includes the buildings, park/plaza, and the covered pedestrian access between the hotel and office building.
- 2) That if at all possible the 12 foot level terrace or pedestrian walkway along the front of the Conference Center be built as part of the first phase rather than the second phase.
- 3) That the basic design concepts of the public buildings be incorporated to the greatest extent possible in the private buildings.
- 4) That the colors of the various buildings be in warm tones.
- 5) That handicapped accessibility and convenience be incorporated into the project.
- 6) That alternative, lesser cost construction standards for the 11th Street parking lot be considered since the lot is only temporary.

With regard to No. 6, the plan as proposed is for standard parking lot construction without the typical interior landscaping. The Commission heard testimony that a lesser standard of construction in the paved surface would suffice for a temporary lot. Agency staff can work with the architects to determine the alternatives. Any changes proposed as a result of this review would be brought back to the Agency for approval.

On items Nos. 3, 4 and 5, staff is in agreement with the Commission and these goals can be pursued in the coming months.

As part of the design development phase, HGHB has updated the project construction cost estimate. With each phase, as the design becomes more defined and detailed, the cost estimate becomes more reliable. The following figures include the original first phase facilities and the items such as the canopy, connecting lobby and bridge now included in the first phase to coordinate with the hotel and office building.

Conference Center (includes exhibit hall, forum, meeting rooms, lobby, support spaces)	\$ 6,975,000
Park/Plaza (includes park/plaza and Phase I perimeter improvements)	1,059,730
Surface Parking on 11th Street (includes parking lot and minimal sidewalk improvements)	144,280
Equipment	944,000
Connecting Corridor (between Conference Center and hotel)	242,800
Canopy (between hotel and office building)	369,600
Pedestrian Bridge over 9th Street (includes elevator on west side of street)	<u>275,000</u>
	\$10,010,410
Escalation (from time of estimate to mid-point of construction with 11-1-85 start) (7.0%)	<u>700,730</u>
	\$10,711,140
Contingency (5%)	<u>535,560</u>
	\$11,246,700
Permits and Fees (7.5%)	<u>843,500</u>
	\$12,090,200
Less Hammons portion of shared dock	<u>(90,000)</u>
	\$12,000,200

Excluding the items which have been added since the original estimate, the new estimate is within 5% of the original budget established last summer.

The above cost does not include the parking garage which is being designed separately. Neither does it include the terrace which the Culture Commission recommends be part of Phase I. An initial estimate is that the terrace will cost approximately \$400,000 (including escalation, contingencies and fees).

Subject to any modifications the Agency may wish to make, it would be appropriate to have a resolution approving the first phase design documents and concepts and authorizing our architects to proceed with working drawings and specifications. As part of this resolution the Agency needs to direct staff on the terrace. Staff recommends that we proceed with the terrace, but show it as a deductive alternative in the final bid package. Depending upon the actual bids received, a final decision would then be made.

Garth Lipsky
Garth Lipsky
Executive Director

GL:sc

cc: Culture Commission
General Counsel
Finance Officer
Assistant to Executive Director
Associate Engineer Tulloch
Don Goodhue
David Vadman
Don Phillips

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 17-85

A RESOLUTION AMENDING THE AGREEMENT BETWEEN THE MODESTO REDEVELOPMENT AGENCY
AND JOHN Q. HAMMONS INDUSTRIES

BE IT HEREBY RESOLVED by the Modesto Redevelopment Agency of the City of Modesto that the amendment to the agreement between the Redevelopment Agency and John Q. Hammons Industries to extend the negotiating period to 90 days from April 16, 1985 be, and it is hereby approved.

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

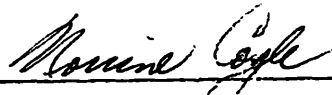
The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 7th day of May, 1985, by Agency Member Lang, who moved its adoption, which motion being duly seconded by Agency Member Bright, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Mayor Mensinger

ATTEST:



NORRINE COYLE, Secretary

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 18-85

A RESOLUTION APPROVING AGREEMENT BETWEEN THE MODESTO REDEVELOPMENT AGENCY AND PACIFIC GAS & ELECTRIC AND PACIFIC BELL FOR RELOCATION OF UTILITIES AT THE COMMUNITY CENTER AND AUTHORIZING PAYMENT

WHEREAS, due to abandonment of 10th Street and the adjacent alleys between K and L Streets, various utility services need to be relocated; and

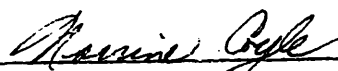
WHEREAS, we have received estimates from Pacific Gas & Electric and Pacific Bell for their work for a total amount of \$115,313.10, which amount is provided for in this year's budget for this purpose.

NOW, THEREFORE BE IT RESOLVED by the Modesto Redevelopment Agency of the City of Modesto that the agreement with Pacific Gas & Electric and Pacific Bell for relocation of utilities at the Community Center site and authorizing payment in the amount of \$115,313.10 be, and it is hereby approved.

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

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 7th day of May, 1985, by Agency Member Muratore, 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:	Bright, Lang, Muratore, Sutton, Acting Chairperson Patterson
NOES:	Agency Members:	None
ABSENT:	Agency Members:	Whiteside, Mayor Mensinger

ATTEST: 
NORRINE COYLE, Secretary

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 19-85

A RESOLUTION SETTING TIME AND PLACE FOR HEARING TO HEAR COMMENTS ON THE REDEVELOPMENT AGENCY BUDGET FOR 1985-86

BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of Modesto that June 11, 1985, at 7:30 p.m. in the Council Chambers, City Hall, 801 Eleventh Street, Modesto, California, is hereby set as the time and place for consideration of hearing comments on the Redevelopment Agency budget for 1985-86.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 21st day of May, 1985, by Agency Member Lang , who moved its adoption, which motion being duly seconded by Agency Member Bright , was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members Bright, Lang, Muratore, Sutton,
Acting Chairperson Patterson

NOES: Agency Members:None

ABSENT: Agency Members Whiteside, Chairperson Whiteside

ATTEST: Norrine Coyle
NORRINE COYLE, City Clerk

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 20-85

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO CALLING AND AUTHORIZING NOTICE OF A JOINT PUBLIC HEARING ON THE LEASE AND DEVELOPMENT OF PROPERTY PURSUANT TO A PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO AND CIVIC PLAZA HOTEL ASSOCIATES, A GENERAL PARTNERSHIP AND HAMMONS & ROBBINS, A GENERAL PARTNERSHIP.

WHEREAS, the California Community Redevelopment Law in Health and Safety Code Sections 33430, 33431 and 33433 provides that a redevelopment agency may sell, lease or otherwise dispose of any real or personal property or any interest therein, and that any such sale or lease shall be made after public hearing of the Agency and public hearing of the City Council after publication of notice once a week for two successive weeks, and

WHEREAS, the Redevelopment Agency of the City of Modesto (the "Agency") is preparing a proposed Disposition and Development Agreement (the "DDA") with Civic Plaza Hotel Associates, a general partnership and Hammons & Robbins, a general partnership (the "Developers") which will provide for the lease of certain parcels of land ("Parcels A and B") located within the Modesto Redevelopment Project, and

WHEREAS, pursuant to Section 33433 of the Health and Safety Code, the Agency is preparing a report containing a copy of the proposed DDA and a summary describing the cost of the DDA to the Agency, the estimated value of the property interests to be leased, the consideration to be paid by the Developers and other information required by said Section 33433, and

WHEREAS, the Agency desires to hold a joint public hearing with the City Council in order to consider and act upon the disposition and development of Parcels A and B pursuant to the DDA,

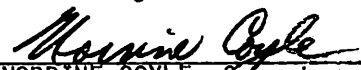
NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto that the City Clerk, in conjunction with the Secretary of the Agency, is authorized to cause to be published notice of a joint public hearing to be held by the City Council and Agency on Tuesday, July 2, 1985, at 4:00 p.m. in the City Council Chambers, Modesto City Hall, for the purpose of considering and acting upon the proposed DDA.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 11th day of June, 1985, by Agency Member Muratore, 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: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Chairperson Mensinger

ATTEST: 
NORRINE COYLE, Secretary

(SEAL)

APPROVED AS TO FORM:

By 
ELWYN L. JOHNSON, General Counsel

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 21-85

A RESOLUTION EXTENDING THE AGREEMENT BETWEEN THE MODESTO REDEVELOPMENT AGENCY AND JOHN Q. HAMMONS INDUSTRIES TO JULY 30, 1985

BE IT HEREBY RESOLVED by the Modesto Redevelopment Agency of the City of Modesto that the extension of the agreement between the Redevelopment Agency and John Q. Hammons Industries to July 30, 1985 be, and it is hereby approved.

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

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 25th day of June, 1985, by Agency Member Sutton, who moved its adoption, which motion being duly seconded by Agency Member Bright, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Mayor Mensinger

ATTEST: *Norrine Coyle*
NORRINE COYLE, Secretary

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 22-85

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO CALLING AND AUTHORIZING NOTICE OF A JOINT PUBLIC HEARING ON THE LEASE AND DEVELOPMENT OF PROPERTY PURSUANT TO A PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO AND CIVIC PLAZA HOTEL ASSOCIATES, A GENERAL PARTNERSHIP AND HAMMONS & ROBBINS, A GENERAL PARTNERSHIP.

WHEREAS, the California Community Redevelopment Law in Health and Safety Code Sections 33430, 33431 and 33433 provides that a redevelopment agency may sell, lease or otherwise dispose of any real or personal property or any interest therein, and that any such sale or lease shall be made after public hearing of the Agency and public hearing of the City Council after publication of notice once a week for two successive weeks, and

WHEREAS, the Redevelopment Agency of the City of Modesto (the "Agency") is preparing a proposed Disposition and Development Agreement (the "DDA") with Civic Plaza Hotel Associates, a general partnership and Hammons & Robbins, a general partnership (the "Developers") which will provide for the lease of certain parcels of land ("Parcels A and B") located within the Modesto Redevelopment Project, and

WHEREAS, pursuant to Section 33433 of the Health and Safety Code, the Agency is preparing a report containing a copy of the proposed DDA and a summary describing the cost of the DDA to the Agency, the estimated value of the property interests to be leased, the consideration to be paid by the Developers and other information required by said Section 33433, and

WHEREAS, the Agency desires to hold a joint public hearing with the City Council in order to consider and act upon the disposition and development of Parcels A and B pursuant to the DDA,

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto that the City Clerk, in conjunction with the Secretary of the Agency, is authorized to cause to be published notice of a joint public hearing to be held by the City Council and Agency on Tuesday, July 30, 1985, at 7:30 p.m. in the City Council Chambers, Modesto City Hall, for the purpose of considering and acting upon the proposed DDA.

The foregoing resolution was introduced at a special meeting of the Redevelopment Agency of the City of Modesto held on the 9th day of July, 1985, by Agency Member Sutton, who moved its adoption, which motion being duly seconded by Agency Member Bright, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Mayor Mensinger

ATTEST: 
NORRINE COYLE, Secretary

(SEAL)

APPROVED AS TO FORM:

By 
ELWYN L. JOHNSON, General Counsel

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 2385

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO APPROVING AND AUTHORIZING THE EXECUTION OF A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO AND CIVIC PLAZA HOTEL ASSOCIATES AND HAMMONS & ROBBINS

WHEREAS, the Redevelopment Agency of the City of Modesto (the "Agency") is carrying out the Redevelopment Plan (the "Redevelopment Plan") for the Modesto Redevelopment Project (the "Project"), and

WHEREAS, the Agency has received a proposed Disposition and Development Agreement (the "DDA") from Civic Plaza Hotel Associates and Hammons & Robbins (the "Developers") as executed by the Developers, providing for the lease of certain real property ("Parcel A" and "Parcel B") to the Developers for the development of a hotel on Parcel A and an office building on Parcel B together with the development of public parking facilities, a community center and other public improvements by the Agency on adjacent property ("Parcel C" and "Parcel D") (together Parcels A, B, C and D comprise the "Site"), and

WHEREAS, the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.) provides in Section 33431 that any sale or lease of Agency property may be made only after a public hearing of the Agency after publication of notice as provided by law, and

WHEREAS, the Community Redevelopment Law further provides in Section 33433, that before any property acquired, in whole or in part, with tax increment monies, is sold or leased for development pursuant to a

redevelopment plan, such sale or lease shall first be approved by the City Council after a public hearing, that notice of the time and place of the hearing shall be published in a newspaper of general circulation in the community for at least two (2) successive weeks prior to the hearing, and that the Agency shall make available for public inspection a copy of the proposed sale or lease and a summary of the financial aspects of the proposal, and

WHEREAS, pursuant to Section 33445 of the Community Redevelopment Law, the Agency is authorized, with the consent of the City Council, to pay all or part of the value for the cost of installation and construction of any building, facility, structure or other improvement which is publicly-owned either within or without the Project Area upon a determination by the City Council that such building, facility, structure or other improvement are available to the community, and

WHEREAS, notice of joint public hearing by the City Council of the City of Modesto and the Agency was published in the Modesto Bee on July 16, and July 23, 1985, and

WHEREAS, the Agency prepared a report pursuant to Section 33433 of the Health and Safety Code containing a copy of the DDA and a summary describing the cost of the DDA to the Agency, the value of the property interest to be conveyed, the lease payments and other information required by said Section 33433, and said report was made available to the public for inspection, and

WHEREAS, the City Council and the Agency held a joint public hearing on July 30, 1985, in the City Council Chambers to consider and act on the disposition and development of the Site pursuant to the DDA, and

WHEREAS, for all purposes of the California Environmental Quality Act, all public and private activities or undertakings pursuant to or in furtherance of a redevelopment plan constitute a single project which shall be deemed approved at the time of adoption of the Redevelopment Plan, and

WHEREAS, the environmental effects of the proposed development were considered in the Environmental Impact Report ("EIR") for the Redevelopment Plan for which a Notice of Determination was filed on July 14, 1983, and the Agency finds and determines that there have not been any substantial changes in the Project which would require another EIR,

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Agency hereby finds and determines that the lease payments for Parcel A and Parcel B of the Developers pursuant to the DDA constitute a fair and equitable price for the land according to its value in accordance with the covenants and conditions governing such leases. The Agency hereby further finds and determines that such consideration is necessary to effectuate the purposes of the Redevelopment Plan. These findings are based upon the reasons contained in the financial summary prepared pursuant to Health and Safety Code Section 33433.

Section 2. The Agency hereby finds and determines that the provision of streets, sidewalks, utilities and other improvements by the Agency for the development of the Site is necessary to effectuate the purposes of the Redevelopment Plan, and the Agency is authorized, with the consent of the City Council, to provide such improvements.

Section 3. The Agency hereby finds and determines that the provision of public parking facilities, a community center and other public improvements and facilities in connection with the development of the Site is of benefit to the Project Area and that no other reasonable means of financing such facilities is available to the community and the Agency is authorized, with the consent of the City Council, to pay for all or any part of the land for and the costs of installation and construction of such public parking facilities and community center and other public improvements and facilities.

Section 4. The Agency hereby approves and authorizes execution of the DDA, and the Executive Director and Secretary of the Agency are hereby authorized and directed to execute said DDA on behalf of the Agency.

The foregoing resolution was introduced at a special meeting of the Redevelopment Agency of the City of Modesto held on the 30th day of July, 1985, by Agency Member Sutton, 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: Bright, Lang, Muratore and Sutton.

NOES: Agency Members: Patterson.

ABSENT: Agency Members: Mensinger and Whiteside.

ATTEST: Norrine Coyle
NORRINE COYLE, Secretary

(SEAL)

APPROVED AS TO FORM:

By Elwyn L. Johnson
ELWYN L. JOHNSON, General Counsel

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 2485

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
APPROVING AND AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT
BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO AND
CIVIC PLAZA HOTEL ASSOCIATES

WHEREAS, the Redevelopment Agency of the City of Modesto (the "Agency") is carrying out the Redevelopment Plan (the "Redevelopment Plan") for the Modesto Redevelopment Project (the "Project"), and

WHEREAS, the Agency has received a proposed Disposition and Development Agreement (the "DDA") from Civic Plaza Hotel Associates and Hammons & Robbins (the "Developers") as executed by the Developers, providing for the lease of certain real property ("Parcel A" and "Parcel B") to the Developers for the development of a hotel on Parcel A and an office building on Parcel B, together with the development of public parking facilities, a community center and other public improvements by the Agency on adjacent property ("Parcel C" and "Parcel D") (together Parcels A, B, C and D comprise the "Site"), and

WHEREAS, pursuant to the DDA, the Agency has received a proposed Lease agreement (the "Hotel Lease") from Civic Plaza Hotel Associates providing for the lease of Parcel A to Civic Plaza Hotel Associates for the development of a hotel, and

WHEREAS, the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.) provides in Section 33431 that any sale or lease of Agency property may be made only after a public hearing of the Agency after publication of notice as provided by law, and

WHEREAS, the Community Redevelopment Law further provides in Section 33433, that before any property acquired, in whole or in part, with tax increment monies, is sold or leased for development pursuant to a redevelopment plan, such sale or lease shall first be approved by the City Council after a public hearing, that notice of the time and place of the hearing shall be published in a newspaper of general circulation in the community for at least two (2) successive weeks prior to the hearing, and that the Agency shall make available for public inspection a copy of the proposed sale or lease and a summary of the financial aspects of the proposal, and

WHEREAS, pursuant to Section 33445 of the Community Redevelopment Law, the Agency is authorized, with the consent of the City Council, to pay all or part of the value for and the cost of installation and construction of any building, facility, structure or other improvement which is publicly-owned either within or without the Project Area upon a determination by the City Council that such building, facility, structure or other improvement is of benefit to the Project Area or the immediate area in which the Project is located and that no other reasonable means of financing such building, facility, structure or other improvement are available to the community, and

WHEREAS, notice of joint public hearing by the City Council of the City of Modesto and the Agency was published in the Modesto Bee on July 16, and July 23, 1985, and

WHEREAS, the Agency prepared a report pursuant to Section 33433 of the Health and Safety Code containing a copy of the DDA and a summary describing the cost of the DDA to the Agency, the value of the property

interest to be conveyed, the lease payments and other information required by said Section 33433, and said report was made available to the public for inspection, and

WHEREAS, the City Council and the Agency held a joint public hearing on July 30, 1985, in the City Council Chambers to consider and act on the disposition and development of the Site pursuant to the DDA and the Hotel Lease,

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Agency hereby finds and determines that the lease payments for Parcel A of Civic Plaza Hotel Associates pursuant to the DDA and the Hotel Lease constitute a fair and equitable price for the land according to its value in accordance with the covenants and conditions governing such Hotel Lease. The Agency hereby further finds and determines that such consideration is necessary to effectuate the purposes of the Redevelopment Plan. These findings are based upon the reasons contained in the financial summary prepared pursuant to Health and Safety Code Section 33433.

Section 2. The Agency hereby approves and authorizes execution of the Hotel Lease with Civic Plaza Hotel Associates and the Executive Director and Secretary of the Agency are hereby authorized and directed to execute said Hotel Lease on behalf of the Agency.

The foregoing resolution was introduced at a special meeting of the Agency of the City of Modesto held on the 30th day of July, 1985, by Agency Member Muratore, who moved its adoption, which motion being duly

seconded by Agency Member Sutton, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore and Sutton.

NOES: Agency Members: Patterson.

ABSENT: Agency Members: Whiteside and Chairperson Mensinger.

ATTEST: Norrine Coyle
NORRINE COYLE, Secretary

(SEAL)

APPROVED AS TO FORM:

By Elwyn L. Johnson
ELWYN L. JOHNSON, General Counsel

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 25-85

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
APPROVING AND AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT
BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO AND
HAMMONS & ROBBINS

WHEREAS, the Redevelopment Agency of the City of Modesto (the
"Agency") is carrying out the Redevelopment Plan (the "Redevelopment Plan")
for the Modesto Redevelopment Project (the "Project"), and

WHEREAS, the Agency has received a proposed Disposition and
Development Agreement (the "DDA") from Civic Plaza Hotel Associates and
Hammons & Robbins (the "Developers") as executed by the Developers, providing
for the lease of certain real property ("Parcel A" and "Parcel B") to the
Developers for the development of a hotel on Parcel A and an office building
on Parcel B together with the development of public parking facilities, a
community center and other public improvements by the Agency on adjacent
property ("Parcel C" and "Parcel D") (together Parcels A, B, C and D comprise
the "Site"), and

WHEREAS, pursuant to the DDA, the Agency has received a proposed
lease agreement (the "Office Building Lease") from Hammons & Robbins providing
for the lease of Parcel B to Hammons & Robbins for the development of an
office building, and

WHEREAS, the Community Redevelopment Law of the State of California
(Health and Safety Code Section 33000 et seq.) provides in Section 33431 that
any sale or lease of Agency property may be made only after a public hearing
of the Agency after publication of notice as provided by law, and

WHEREAS, the Community Redevelopment Law further provides in Section 33433, that before any property acquired in whole or in part, with tax increment monies, is sold or leased for development pursuant to a redevelopment plan, such sale or lease shall first be approved by the City Council after a public hearing, that notice of the time and place of the hearing shall be published in a newspaper of general circulation in the community for at least two (2) successive weeks prior to the hearing, and that the Agency shall make available for public inspection a copy of the proposed sale or lease and a summary of the financial aspects of the proposal, and

WHEREAS, pursuant to Section 33445 of the Community Redevelopment Law, the Agency is authorized, with the consent of the City Council, to pay all or part of the value for and the cost of installation and construction of any building, facility, structure or other improvement which is publicly-owned either within or without the Project Area upon a determination by the City Council that such building, facility, structure or other improvement is of benefit to the Project Area or the immediate area in which the Project is located and that no other reasonable means of financing such building, facility, structure or other improvement are available to the community, and

WHEREAS, notice of joint public hearing by the City Council of the City of Modesto and the Agency was published in the Modesto Bee on July 16, and July 23, 1985, and

WHEREAS, the Agency prepared a report pursuant to Section 33433 of the Health and Safety Code containing a copy of the DDA and a summary describing the cost of the DDA to the Agency, the value of the property

interest to be conveyed, the lease payments and other information required by said Section 33433, and said report was made available to the public for inspection, and

WHEREAS, the City Council and the Agency held a joint public hearing on July 30, 1985, in the City Council Chambers to consider and act on the disposition and development of the Site pursuant to the DDA,

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Agency hereby finds and determines that the lease payments for Parcel B of Hammons & Robbins pursuant to the DDA and the Office Building Lease constitute a fair and equitable price for the land according to its value in accordance with the covenants and conditions governing such Office Building Lease. The Agency hereby further finds and determines that such consideration is necessary to effectuate the purposes of the Redevelopment Plan. These findings are based upon the reasons contained in the financial summary prepared pursuant to Health and Safety Code Section 33433.

Section 2. The Agency hereby approves and authorizes execution of the Office Building Lease with Hammons & Robbins and the Executive Director and Secretary of the Agency are hereby authorized and directed to execute said Office Building Lease on behalf of the Agency.

The foregoing resolution was introduced at a special meeting of the Redevelopment Agency of the City of Modesto held on the 30th day of July, 1985, by Agency Member Bright, 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: Bright, Lang, Muratore and Sutton.

NOES: Agency Members: Patterson.

ABSENT: Agency Members: Whiteside and Chairperson Mensinger.

ATTEST: Norrine Coyle
NORRINE COYLE, Secretary

(SEAL)

APPROVED AS TO FORM:

By Elynn L. Johnson
ELYNN L. JOHNSON, General Counsel

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 26-85

A RESOLUTION APPROVING AN AMENDED AGREEMENT BETWEEN THE MODESTO REDEVELOPMENT AGENCY AND PACIFIC DESIGN ASSOCIATES AND CONRAD ASSOCIATES TO ADD DESIGN OF A FOURTH FLOOR TO THE COMMUNITY CENTER PARKING GARAGE

BE IT HEREBY RESOLVED by the Modesto Redevelopment Agency of the City of Modesto that the amended agreement between the City of Modesto and Pacific Design Associates and Conrad Associates to add design of a fourth floor to the Community Center parking garage be, and it is hereby approved.

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

The foregoing resolution was introduced at a regular meeting of the Modesto Redevelopment Agency of the City of Modesto held on the 30th day of July, 1985, by Agency Member Lang , who moved its adoption, which motion being duly seconded by Agency Member Bright , was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Mayor Mensinger

ATTEST: *Norrine Coyle*
NORRINE COYLE, Secretary

A RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING CALL FOR BIDS FOR DEMOLITION OF MODESTO TYPEWRITER AND A & D YAMAHA BUILDINGS AND THE REMOVAL OF TENTH STREET BETWEEN K AND L STREETS

BE IT HEREBY RESOLVED by the Modesto Redevelopment Agency of the City of Modesto as follows:

SECTION 1. The plans and specifications for the demolition of Modesto Typewriter and A & D Yamaha buildings and the removal of Tenth Street between K and L Streets copies of which are on file, are hereby accepted and approved.

SECTION 2. The Secretary is hereby authorized to call for public competitive sealed bids for the above named project, to be opened in the office of the City Clerk, 801 11th Street, in the City of Modesto, on August 20, 1985, at 11:00 a.m. and the Secretary is hereby directed to give notice inviting such sealed bids in the time, form, and manner provided by law.

SECTION 3. After the bids are opened, they shall be tabulated and analyzed and a report submitted to the Council.

The foregoing resolution was introduced at a regular meeting of the Modesto Redevelopment Agency of the City of Modesto held on the 30th day of July, 1985, by Agency Member Muratore , who moved its adoption, which motion being duly seconded by Agency Member Sutton , was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Mayor Mensinger

ATTEST: 
NORRINE COYLE, Secretary

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 28-85

A RESOLUTION ACCEPTING THE BID OF MODESTO SAND AND GRAVEL INC. FOR DEMOLITION OF
MODESTO TYPEWRITER AND A & D YAMAHA BUILDINGS

WHEREAS, Resolution No. 27-85, adopted by the Modesto Redevelopment Agency of the City of Modesto on July 30, 1985, approved the plans and specifications for the demolition of Modesto Typewriter and A & D Yamaha buildings and authorized the calling for bids; and

WHEREAS, the bids received for the demolition of Modesto Typewriter and A & D Yamaha buildings were opened at 11:00 a.m. on August 20, 1985, and later tabulated by the Director of Engineering for the consideration of the Modesto Redevelopment Agency; and

WHEREAS, the Director of Engineering has recommended that the bid of Modesto Sand and Gravel Inc. in the amount of \$39,850 be accepted as the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the Modesto Redevelopment Agency of the City of Modesto that the bid of Modesto Sand and Gravel Inc. in the amount of \$39,850 be accepted and the execution of a contract for the completion of the project by the Agency's designated official be authorized.

The foregoing resolution was introduced at a regular meeting of the Modesto Redevelopment Agency of the City of Modesto held on the 3rd day of September, 1985, by Agency Member Lang, who moved its adoption, which motion being duly seconded by Agency Member Muratore, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, and Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Mayor Mensinger

ATTEST:


NORRINE COYLE, Secretary

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 29-85

A RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING CALL FOR BIDS FOR CONSTRUCTION OF ALL PUBLIC FACILITIES AT THE MODESTO COMMUNITY CENTER (EXCEPT FOR THE PARKING GARAGE)

BE IT HEREBY RESOLVED by the Modesto Redevelopment Agency of the City of Modesto as follows:

SECTION 1. The plans and specifications for construction of all public facilities at the Modesto Community Center (except for the parking garage), copies of which are on file, are hereby accepted and approved.

SECTION 2. The Secretary is hereby authorized to call for public competitive sealed bids for the above named project, to be opened in the office of the City Clerk, 801 11th Street, in the City of Modesto, on October 8, 1985, at 11:00 a.m. and the Secretary is hereby directed to give notice inviting such sealed bids in the time, form, and manner provided by law.

SECTION 3. After the bids are opened, they shall be tabulated and analyzed and a report submitted to the Redevelopment Agency.

The foregoing resolution was introduced at a regular meeting of the Modesto Redevelopment Agency of the City of Modesto held on the 3rd day of September, 1985, by Agency Member Muratore , 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: Bright, Lang, Muratore, and Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Mayor Mensinger

ATTEST: 
NORRINE COYLE, Secretary

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 30-85

A RESOLUTION SETTING TIME AND PLACE FOR HEARING ON PROPOSED LEASE OF THE
COMMUNITY CENTER TO THE CITY OF MODESTO

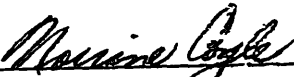
BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of Modesto
that October 15, 1985 at 4:00 p.m., in the Council Chambers, City Hall, 801
Eleventh Street, Modesto, California, is hereby set as the time and place for
consideration of the proposed lease of the Community Center to the City of
Modesto.

The foregoing resolution was introduced at a regular meeting of the
Modesto Redevelopment Agency held on the 24th day of September, 1985, by
Agency Member Muratore , who moved its adoption, which motion being duly
seconded by Agency Member Sutton , was upon roll call carried and the
resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: None

ABSENT: Agency Members: Patterson, Whiteside, Mayor Mensinger

ATTEST: 
NORRINE COYLE, Secretary

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 31-85

A RESOLUTION WAIVING FORMAL BID PROCEDURE AND AUTHORIZING PAYMENT OF \$10,395.10 TO PARKS PRINTING AND LITHOGRAPH FOR PRINTING OF COMMUNITY CENTER SPECIFICATIONS BOOK

WHEREAS, in order to hold costs down, staff attempted to have all the bid package (except blueprints) printed in-house; and

WHEREAS, because of the volume of work and some equipment breakdown, it became necessary at a late date to find outside assistance; and

WHEREAS, Parks Printing and Lithograph was the only printing service able to meet our deadline with offset printing and quoted the best price.

NOW, THEREFORE BE IT RESOLVED by the Redevelopment Agency of the City of Modesto that formal bid procedure for the purchase of printing services for the Community Center Specifications book is hereby waived.

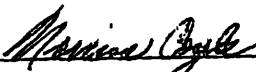
BE IT FURTHER RESOLVED that purchase of printing services in the amount of \$10,395.10 to Parks Printing and Lithograph for printing of the Community Center Specifications book is hereby approved.

The foregoing resolution was introduced at a regular meeting of the Modesto Redevelopment Agency held on the 24th day of September, 1985, by Agency Member Sutton , who moved its adoption, which motion being duly seconded by Agency Member Bright , was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: None

ABSENT: Agency Members: Patterson, Whiteside, Mayor Mensinger

ATTEST: 
NORRINE COYLE, Secretary

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 32-85

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FROM SOUTHERN PACIFIC TRANSPORTATION COMPANY, FOR THE MODESTO REDEVELOPMENT AGENCY PROJECT, AND AUTHORIZING ESCROW PROCEEDINGS.

WHEREAS, the Redevelopment Agency of the City of Modesto desires to acquire property from Southern Pacific Transportation Company for the Modesto Redevelopment Agency Project, and

WHEREAS, Southern Pacific has agreed to sell the required property to the Redevelopment Agency of the City of Modesto for the amount of \$601,200.00, and

WHEREAS, funds are budgeted for said property acquisition,

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto that the acquisition of property from Southern Pacific Transportation Company for the Modesto Redevelopment Agency Project is hereby approved.

BE IT FURTHER RESOLVED by the Redevelopment Agency that the opening of an escrow by Redevelopment Agency's Acting General Counsel with appropriate escrow instructions is hereby authorized by the above-referred to property acquisition.

BE IT FURTHER RESOLVED that the Secretary of the Redevelopment Agency is hereby authorized to accept the conveyance of said real property.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 24th day of September, 1985, by Agency Member Whiteside, who moved its adoption, which motion being duly seconded by Agency Member Sutton, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton, Whitesdie, Mayor Mensinger.

NOES: Agency Members: None.

ABSENT: Agency Members: Patterson.

ATTEST: Norrine Coyle
NORRINE COYLE, Secretary

(SEAL)

APPROVED AS TO FORM:

By Elwyn L. Johnson, General Counsel, for

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 33-85

A RESOLUTION APPROVING AGREEMENT BETWEEN THE MODESTO REDEVELOPMENT AGENCY
AND SOUTHERN PACIFIC AUTHORIZING THE RELOCATION OF THEIR COMMUNICATIONS LINE

BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of Modesto
that the agreement between the Redevelopment Agency and Southern Pacific
Transportation Company authorizing the relocation of their communications line
be, and it is hereby approved.

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

The foregoing resolution was introduced at a regular meeting of the
Modesto Redevelopment Agency held on the 24th day of September, 1985, by
Agency Member Muratore, who moved its adoption, which motion being duly
seconded by Agency Member Bright , was upon roll call carried and the
resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton

NOES: Agency Members: None

ABSENT: Agency Members: Patterson, Whiteside, Mayor Mensinger

ATTEST: *Norrine Coyle*
NORRINE COYLE, Secretary

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 34-85

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO PAY FOR SOIL
AND WATER TESTING AND ANALYSIS AT THE COMMUNITY CENTER SITE.

WHEREAS, during the demolition process conducted on Block 58 in the
City of Modesto various underground storage tanks were removed, and

WHEREAS, when the tanks were removed it was apparent that fluid had
leaked from one or more tanks and had seeped into the surrounding soil, and

WHEREAS, it was immediately necessary to determine the nature of the
fluid, the extent of the leaking, and what remedial steps might be necessary
to remove or neutralize the fluid, and

WHEREAS, there was immediate concern for public health, safety and
welfare, and, J. H. Kleinfelder & Associates, Geotechnical Consultants,
Materials Testing Land and Water Resources, was consulted to investigate the
situation, and

WHEREAS, J. H. Kleinfelder & Associates has investigated and
analyzed the situation and recommended remedial actions to clean the soil and
water, and

WHEREAS, various private soil and water testing labs were consulted
to analyze soil and water samples in conjunction with the investigation,

NOW, THEREFORE, BE IT RESOLVED by the Agency that the Executive
Director be authorized to make payment for these services in an amount not to
exceed \$50,000.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 24th day of September, 1985, by Agency Member Whiteside, who moved its adoption, which motion being duly seconded by Agency Member Sutton, was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Sutton, Whiteside
Mayor Mensinger

NOES: Agency Members: None

ABSENT: Agency Members: Patterson

ATTEST: *Norrine Coyle*
NORRINE COYLE, Secretary

(SEAL)

APPROVED AS TO FORM:

By *Elwyn L. Johnson* for
ELWYN L. JOHNSON, General Counsel

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 35-85

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
APPROVING LEASE OF LAND AND COMMUNITY CENTER IMPROVEMENTS TO THE
CITY OF MODESTO AND APPROVING FORM OF LEASE AGREEMENT

WHEREAS, the Redevelopment Agency of the City of Modesto (the "Agency") presently owns title to certain land generally located in the area bounded by "K" Street, 11th Street, "L" Street and the Southern Pacific Railroad right of way (the "Site") on which the Agency proposes to construct community center and related improvements (the "Project"), and

WHEREAS, in order to provide funds to enable the Agency to construct the Project on the Site, the Agency proposes to lease the Project and the Site to the City of Modesto (the "City") pursuant to that certain Lease Agreement dated as of November 1, 1985, (the "Lease Agreement"), and

WHEREAS, the Agency on October 15, 1985, has heretofore duly held a hearing on said lease of the Project and the Site pursuant to Section 33431 of the California Health and Safety Code at which all interested persons were given an opportunity to be heard, and

WHEREAS, the Agency approves all of said transactions in the public interests of the Agency,

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto, as follows:

Section 1. Findings. The Agency hereby finds and determines that the lease of the Project and the Site to the City pursuant to the Lease agreement serves the redevelopment purposes of the Agency and is in accordance

with the redevelopment plan for the Modesto Redevelopment Project Area as described in the attached Exhibit A which is incorporated herein by reference.

Section 2. Approval of Lease Agreement. The Agency hereby approves the lease of the Project and the Site to the City pursuant to the Lease Agreement in substantially the form on file with the Secretary together with any changes therein or additions thereto deemed advisable by the Executive Director upon the advice of the Agency Attorney. The Executive Director and the Secretary are hereby authorized and directed to execute the Lease Agreement for and in the name of the Agency and to affix the seal of the Agency thereto.

Section 3. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption.

The foregoing resolution was introduced at a special meeting of the Redevelopment Agency of the City of Modesto held on the 15th day of October, 1985, by Agency Member Muratore, 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: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Mayor Mensinger

ATTEST: Norrine Coyle
NORRINE COYLE, Secretary

(SEAL)

APPROVED AS TO FORM:

By Elwyn L. Johnson
ELWYN L. JOHNSON, General Counsel

M E M O R A N D U M

Date: October 1, 1985

TO: City Council
FROM: City Manager
SUBJECT: Hearing on Use of Tax Increment to Help Fund the Community Center Project

Section 33679 of the Health and Safety Code requires that before a redevelopment agency commits tax increment funds to help pay for public facilities, the legislative body (City Council) shall hold a public hearing. The Redevelopment Agency of the City of Modesto is proposing to commit tax increment funds to help fund the Modesto Community Center. The Community Center is located within the Modesto Redevelopment Project. Attached is a handout which describes the project in detail.

Following is the information required to be made available for public inspection prior to the hearing by the legislative body.

"Estimates of the amount of such taxes proposed to be used to pay for such land and construction of any publicly owned building, including interest payment."

In July 1985, the Redevelopment Agency published a report titled "Report on the Proposed Financing Plan for the Modesto Community Center." Attached is Appendix C for that report which gives the estimates of the tax increment to be used to help fund the Community Center project.

"...facts supporting the determinations required to be made by the legislative body pursuant to Section 33445."

Section 33445 of the Health and Safety Code provides that a redevelopment agency may, with the consent of the legislative body, pay all or part of the cost of constructing publicly owned facilities, if the legislative body makes both of the following findings.

- 1) "That the buildings, facilities, structures, or other improvements are of benefit to the project area or the immediate neighborhood in which the project is located, regardless of whether the improvement is within another project area, or in the case of a project area in which substantially all the land is publicly owned that the improvement is of benefit to an adjacent project area of the agency."

Substantially all of the land in the Modesto Redevelopment Project area is publicly owned. Since there are no other project areas in Modesto, it is not possible to find benefit to an adjacent project area. There is no doubt, however, but that the project will benefit the neighborhood in which it is located.

EXHIBIT "A"

As documented in the Report to the Council dated June 1983, only 39 people were employed on the Community Center site in 1983. Upon construction of the hotel, office building, and conference center, it is estimated there will be about 600 people employed on the site. This infusion of activity will stimulate business in adjacent areas, helping strengthen the downtown commercial area.

- 2) "That no other reasonable means of financing such buildings, facilities, structures, or other improvements, are available to the community."

The "Report on the Proposed Financing Plan for the Modesto Community Center" lists the various sources of revenue which will be used to help fund the project. No single source by itself is sufficient, but together they make the project financially feasible. Tax increment is the third largest revenue source totaling about 23% of the projected revenue. Thus it is an indispensable means of financing the project. A copy of the "Report on the Proposed Financing Plan for the Modesto Community Center" is on file with the Secretary of the Agency and available for inspection.

"...the redevelopment purpose for which such taxes are being used to pay for the land and construction of such publicly owned building."

Under the terms of the development agreement between the Agency, Civic Plaza Hotel Associates and Hammons & Robbins, the hotel and office building are to be built based on a commitment by the Agency to build the conference center and parking garage. In fact the parking garage is the only parking the hotel and office building will have. As already indicated the hotel and office building will bring almost 600 employees into a two block area, thus stimulating the downtown economy and meeting one of the purposes of redevelopment. Furthermore, the Conference Center itself will bring new activity into the downtown area, both stimulating existing businesses and creating new business opportunities.

The required City Council hearing is set for October 15 at 4:00 p.m. Based on the above, it is recommended that the Council make the findings required by Section 33445.

Garth Lipsky
Garth Lipsky *MLB*

GL:sc

Attachments

cc: City Attorney
Finance Director
Assistant to City Manager
McDonough, Holland & Allen (Iris Yang)
Jones, Hall, Hill & White (Charles Adams)

MODESTO COMMUNITY CENTER
August 1985

The Modesto Community Center will be a mixed public-private project in the heart of downtown. The project will be built in two phases with the first phase scheduled to open in early 1987.

Phase One

The private facilities will be an office building and hotel. The office building will be seven stories and contain over 100,000 square feet. The hotel will be an eight story atrium structure and have 220 guest rooms. It will also have two restaurants, two lounges and ballroom and meeting spaces totalling over 9,000 square feet.

Adjacent to the hotel will be the public Conference Center. The Center is targeted to meet both local meeting and space needs as well as attract conferences and exhibits. No comparable facilities exist within the market.

The Center has five main elements. First is an exhibit hall of 16,000 square feet. The hall is immediately adjacent to the hotel ballroom and a wall opening will allow direct movement between the two spaces.

The hall has capacity for 80 exhibit booths and can seat 1,250 for a banquet or 2,000 for assemblies. Ceiling height is 24 feet and a complete catwalk and pipe grid system is provided throughout. Floor load is unlimited and moveable acoustical walls allow division of the hall into three spaces.

The second element of the Conference Center is called the Forum. The Forum is a 4,000 square foot black box theatre. Its prime functions include the performing and visual arts such as dance, drama, music, gallery events for touring art shows, master classes and craft shows. It has a resilient wood floor and a complete catwalk and pipe grid system. A light and sound booth will be fully equipped to handle small-scale theatrical productions. Upholstered seating for 150 to 200 people is both portable and telescoping, allowing for end stage, thrust stage and arena configurations.

Secondary uses of the Forum, either freestanding or in conjunction with the exhibit hall, include exhibits, film and slide presentations, receptions, banquets, dances and public meetings. Once again a wall opening will allow direct movement between the exhibit hall and Forum.

The third element is a series of small meeting rooms totalling 4,000 square feet. This space is dividable and can accommodate from 25 to 200 people in any one room.

A full complement of support spaces for the Center is provided and includes a complete food preparation kitchen. A three bay depressed loading dock will be shared by the Center and the hotel and the exhibit hall will have an at-grade loading dock to allow direct vehicular access to the floor.

The final two elements of the Conference Center are the Exhibition Lobby and Park/Plaza. These elements link the entire project together and are designed to be event spaces themselves. The two work together to create an indoor and an outdoor informal gathering place.

Phase Two

The second phase consists of two public performing arts theatres. Each theatre focuses on a specific segment of events while retaining multi-purpose capabilities. The large theatre will feature popular entertainment (such as jazz, rock, pop and country), music theatre and symphonic presentations. With three levels of seating, the large theatre will be the more impressive and prestigious theatre.

The small theatre will provide a wide variety of audience-performer relationships for traditional and experimental staging. It will feature local drama and dance and its smaller size and two levels of wrap-around seating will provide a personal and intimate chamber.

The theatres will also house film series, speakers, pageants, convocations, graduations, and childrens' theatre.

Proposed specifics for the theatres are:

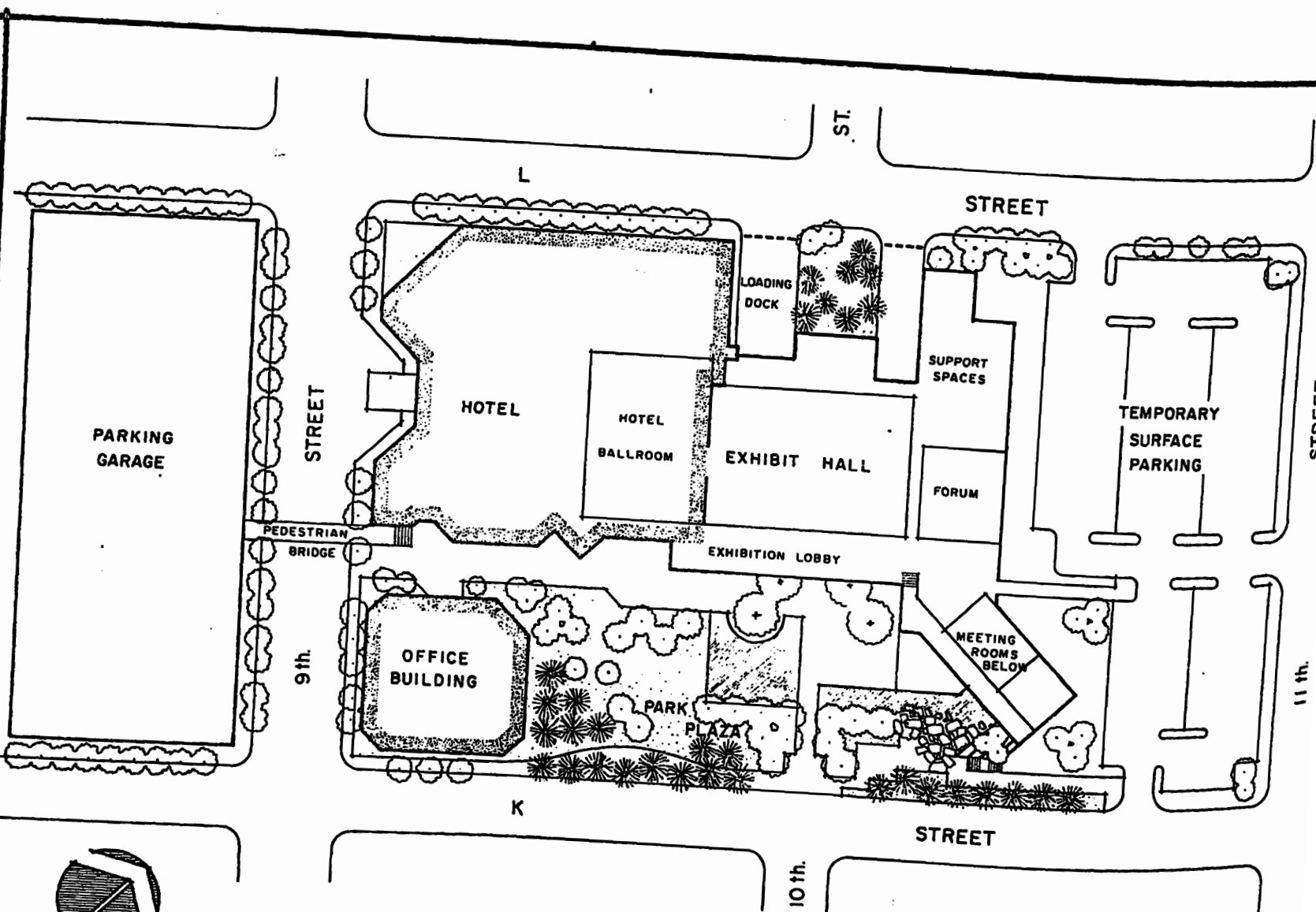
Large Theatre: 2,500 seat proscenium stage theatre with seating on main floor and two balconies. Orchestra pit with hydraulic lift included.

Small Theatre 500 seat modified proscenium/thrust theatre with seating on main floor and balcony. Orchestra pit with hydraulic lift included.

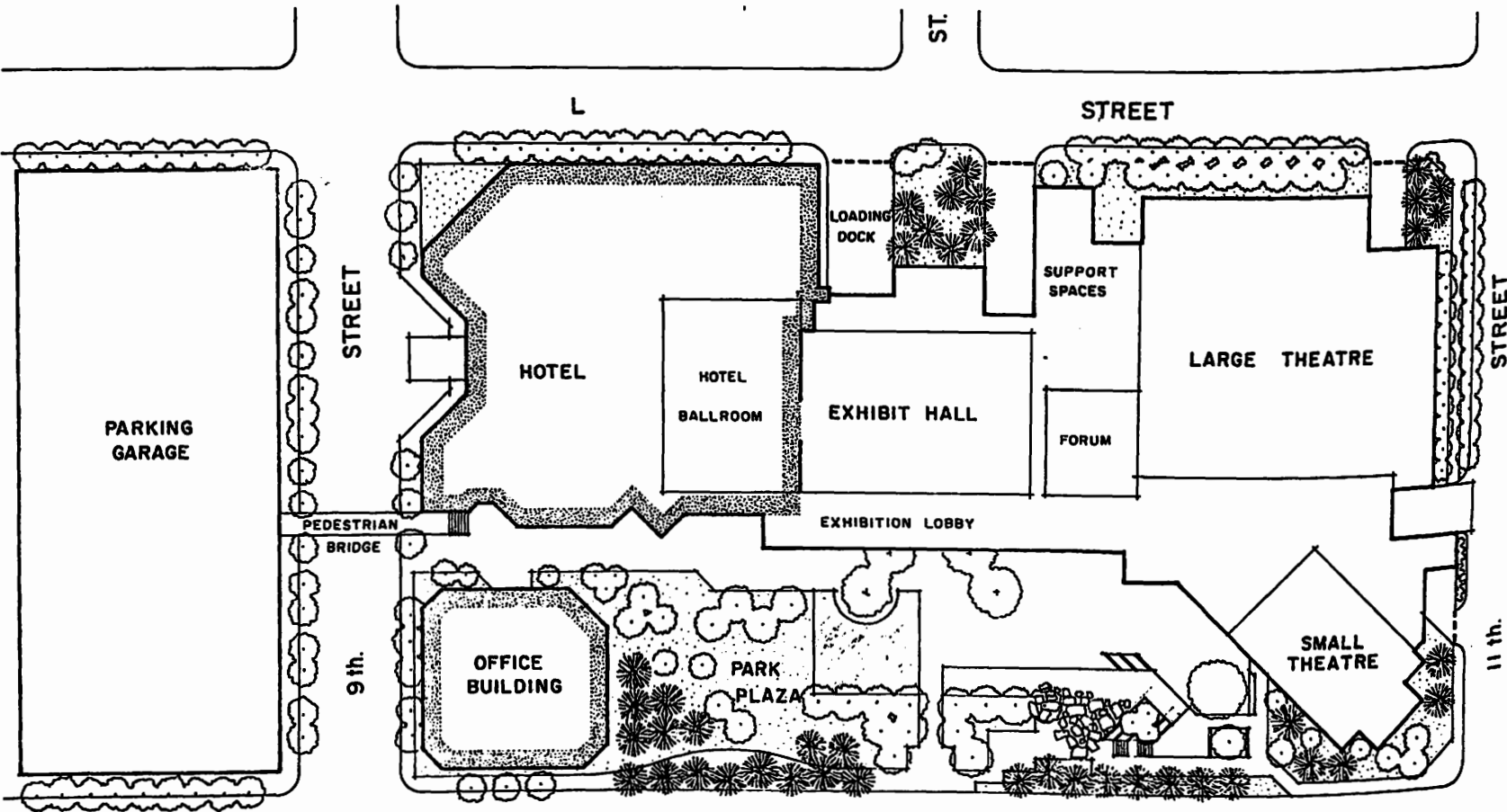
Backstage
Support:

Included are dressing rooms, offices, maintenance and equipment rooms, storage rooms, shell storage, green rooms, laundry/wardrobe rooms, freight elevators, holding/receiving areas.

A non-profit corporation is being formed to conduct a fund-raising drive to both construct and endow the theatres.



**MODESTO COMMUNITY CENTER
PHASE I SITE PLAN**



MODESTO COMMUNITY CENTER
 PHASE 2 SITE PLAN

APPENDIX C: TAX INCREMENT PROJECTIONS*

<u>Year</u>	<u>Hotel¹</u>	<u>Office²</u>	<u>Lincoln³</u>	<u>Other Agencies⁴</u>	<u>Total</u>
1	110,000	90,000		(16,000)	184,000
2	112,000	92,000		(16,000)	188,000
3	114,000	94,000	46,000	(17,000)	237,000
4	117,000	96,000	47,000	(17,000)	243,000
5	119,000	97,000	48,000	(17,000)	247,000
6	121,000	99,000	49,000	(18,000)	251,000
7	124,000	101,000	50,000	(18,000)	257,000
8	126,000	103,000	51,000	(18,000)	262,000
9	129,000	105,000	52,000	(19,000)	267,000
10	131,000	108,000	53,000	(19,000)	273,000
11	134,000	110,000	54,000	(20,000)	278,000
12	137,000	112,000	55,000	(20,000)	284,000
13	140,000	114,000	56,000	(20,000)	290,000
14	142,000	116,000	57,000	(21,000)	294,000
15	145,000	119,000	58,000	(21,000)	301,000
16	148,000	121,000	60,000	(22,000)	307,000
17	151,000	124,000	61,000	(22,000)	314,000
18	154,000	126,000	62,000	(22,000)	320,000
19	157,000	129,000	63,000	(23,000)	326,000
20	160,000	131,000	64,000	(23,000)	332,000
21	163,000	134,000	66,000	(24,000)	339,000
22	167,000	136,000	67,000	(24,000)	346,000
23	170,000	139,000	68,000	(25,000)	352,000
24	173,000	142,000	70,000	(25,000)	360,000
25	177,000	145,000	71,000	(26,000)	367,000
26	180,000	148,000	73,000	(26,000)	375,000
27	184,000	151,000	74,000	(27,000)	382,000
28	188,000	154,000	75,000	(28,000)	389,000
29	192,000	157,000	77,000	(28,000)	398,000
30	<u>195,000</u>	<u>160,000</u>	<u>79,000</u>	<u>(29,000)</u>	<u>405,000</u>
	4,460,000	3,653,000	1,706,000	(651,000)	9,168,000

¹ hotel assessed value = \$11,000,000 (\$10 hotel, \$1 land)
Yr 1 = \$11,000,000 (.01) = \$110,000, 2% annual increases thereafter

² office building assessed value = \$9,000,000 (\$8 office, 0.25 land, 0.75 tenant imps)
Yr. 1 = \$9,000,000 (.01) = \$90,000, 2% annual increases thereafter

³ assume least return is from residential development. At R-3 density site could have 154 units. At \$30,000 assessed value per unit, total assessed value is \$4,620,000. Assume Yr 3 is first year on rolls. Yr 3 = (4,620,000) (0.01) = \$46,200, 2% annual increases thereafter.

⁴ under terms of agreement with other agencies, they receive the first \$16,000 in increment plus 2% annual increases on that amount.

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 36-85

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF MODESTO DETERMINING THAT CERTAIN COMMUNITY CENTER IMPROVEMENTS ARE OF BENEFIT TO THE MODESTO REDEVELOPMENT PROJECT AREA AND APPROVING AND DIRECTING EXECUTION OF REPAYMENT AGREEMENT, TRUST AGREEMENT AND ASSIGNMENT AGREEMENT RELATING TO THE FINANCING OF SUCH IMPROVEMENTS, APPROVING FORM OF OFFICIAL STATEMENT AND SALE OF CERTIFICATES OF PARTICIPATION IN AN AMOUNT NOT TO EXCEED \$22,000,000 PURSUANT TO PURCHASE AGREEMENT, AND APPROVING RELATED DOCUMENTS AND OFFICIAL ACTION.

WHEREAS, the Redevelopment Agency of the City of Modesto (the "Agency") presently owns title to certain land generally located in the area bounded by "K" Street, 11th Street, "L" Street and the Southern Pacific Railroad right of way (the "Site") on which the Agency proposes to construct community center and related improvements (the "Project"), and

WHEREAS, in order to provide funds to enable the Agency to construct the Project, the Agency proposes to lease the Project and the Site to the City of Modesto (the "City") pursuant to that certain Lease Agreement dated as of November 1, 1985, (the "Lease Agreement") and the Agency proposes to assign and transfer certain of its rights under the Lease Agreement to Bank of America National Trust and Savings Association as trustee (the "Trustee") pursuant to that certain Assignment Agreement dated as of November 1, 1985, (the "Assignment Agreement"), and to enter into that certain Trust Agreement dated as of November 1, 1985, the ("Trust Agreement") by and among the City, the Trustee and the Agency, and in consideration of such assignment and the execution of the Trust Agreement, the Trustee agrees to execute and deliver Certificates of Participation (the "Certificates"), each evidencing a

proportionate interest in the Lease Payments to be made by the City under the Lease Agreement, and

WHEREAS, Merrill Lynch, Pierce, Fenner & Smith Incorporated ("Merrill Lynch") intends to purchase the Certificates pursuant to a Purchase Agreement among Merrill Lynch, the Trustee and the City (the "Purchase Agreement"), and

WHEREAS, the Agency and the City propose to enter into a Repayment Agreement, dated as of November 1, 1985, (the "Repayment Agreement"), whereby the Agency agrees to pay to the City certain amounts from the tax increment revenues derived with respect to the Modesto Redevelopment Project Area, in consideration of the financing by the City of the acquisition and construction of the Project, and

WHEREAS, the Agency is authorized under Section 33445 of the Health and Safety Code to reimburse the City for the costs of acquiring land and constructing publicly-owned buildings leased to the City upon certain determinations, and

WHEREAS, the Agency approves all of said transactions in the public interests of the Agency,

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the City of Modesto, as follows:

Section 1. Determinations. The Agency hereby determines that the Project is located within and is of benefit to the Modesto Redevelopment Project Area as described in the attached Exhibit A which is incorporated herein by reference. The Agency further hereby determines that no reasonable

means of financing the Project are available to the City other than pursuant to, and as described in, the Repayment Agreement.

Section 2. Approval of Repayment Agreement. The Repayment Agreement, in the form on file with the Secretary together with any additions thereto or changes therein deemed necessary or advisable by the Executive Director, is hereby approved. The Executive Director of the Agency is hereby authorized and directed to execute and the Secretary of the Agency is hereby authorized and directed to attest and affix the seal of the Agency to the Repayment Agreement for and in the name and on behalf of the Agency.

Section 3. Approval of Trust Agreement. The Agency hereby approves the Trust Agreement in the form on file with the Secretary together with any changes therein or additions thereto deemed advisable by the Executive Director upon the advice of the Agency Attorney. The Executive Director and the Secretary are hereby authorized and directed to execute the Trust Agreement for and in the name of the Agency and to affix the seal of the Agency thereto.

Section 4. Approval of Assignment Agreement. The Agency hereby approves the Assignment Agreement in the form on file with the Secretary together with any changes therein or additions thereto deemed advisable by the Executive Director upon the advice of the Agency Attorney. The Executive Director and the Secretary are hereby authorized and directed to execute the Assignment Agreement for and in the name of the Agency and to affix the seal of the Agency thereto.

Section 5. Sale of Certificates. The Agency hereby approves the sale of the Certificates in the aggregate amount not to exceed \$22,000,000 to Merrill Lynch pursuant to and in accordance with the Purchase Agreement in substantially the form on file with the Secretary of the Agency.

Section 6. Official Statement. The Agency hereby approves the Preliminary Official Statement describing the Certificates, in substantially the form submitted by the Underwriter and on file with the Secretary. To the best of the Agency's knowledge, information and belief, the Preliminary Official Statement contains no untrue statement of a material fact with respect to the Agency or omits to state a material fact with respect to the Agency required to be stated where necessary to make a statement not misleading in the light of the circumstances under which it was made. The Preliminary Official Statement is approved for distribution in the offering and sale of the Certificates.

Section 7. Official Actions. The Executive Director, the Fiscal Officer, the Secretary and the Agency Attorney are each authorized and directed in the name and on behalf of the Agency to make any and all assignments, certificates, requisitions, agreements, notices, consents, instruments of conveyance, warrants and other documents which they or any of them might deem necessary or appropriate in order to consummate any of the transactions contemplated by the agreements and documents approved pursuant to this Resolution.

Section 8. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption.

The foregoing resolution was introduced at a special meeting of the Redevelopment Agency of the City of Modesto held on the 15th day of October, 1985, by Agency Member Sutton, 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: Bright, Lang, Muratore, Sutton

NOES: Agency Members: Patterson

ABSENT: Agency Members: Whiteside, Mayor Mensinger

ATTEST: Norrine Coyle
NORRINE COYLE, Secretary

(SEAL)

APPROVED AS TO FORM:

By Elwyn L. Johnson
ELWYN L. JOHNSON, General Counsel

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 37-85

A RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING CALL FOR BIDS TO PROVIDE CONSTRUCTION TESTING SERVICES FOR THE COMMUNITY CENTER

BE IT HEREBY RESOLVED by the Redevelopment of the City of Modesto as follows:

SECTION 1. The plans and specifications to provide construction testing services for the Community Center copies of which are on file, are hereby accepted and approved.

SECTION 2. The Executive Director is hereby authorized to call for public competitive sealed bids for the above named project, to be opened in the office of the Executive Director, 801 11th Street, in the City of Modesto, on October 25, 1985.

SECTION 3. After the bids are opened, they shall be tabulated and analyzed and a report submitted to the Redevelopment Agency.

The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 15th day of October, 1985, by Agency Member Lang, who moved its adoption, which motion being duly seconded by Agency Member Sutton, was upon roll call carried and the resolution adopted by the following vote:

AYES:	Agency Members:	Bright, Lang, Muratore, Sutton
NOES:	Agency Members:	Patterson
ABSENT:	Agency Members:	Whiteside, Mayor Mensinger

ATTEST: *Norrine Coyle*
NORRINE COYLE, Secretary

REDEVELOPMENT AGENCY OF THE CITY OF MODESTO
RESOLUTION NO. 38-85

A RESOLUTION APPOINTING STANLY T. YAMAMOTO AS ACTING GENERAL
COUNSEL DURING THE ABSENCE OF THE CITY ATTORNEY.

WHEREAS, the Redevelopment Agency of the City of Modesto desires to
appoint Stanly T. Yamamoto as Acting General Counsel in the absence of the
General Counsel,

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of the
City of Modesto that Stanly T. Yamamoto is hereby appointed as Acting General
Counsel in the absence of the General Counsel.

The foregoing resolution was introduced at a special meeting of the
Redevelopment Agency of the City of Modesto held on the 22nd day
of October, 1985, by Agency Member Whiteside, who moved its
adoption, which motion being duly seconded by Agency Member Bright,
was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Bright, Lang, Muratore, Patterson, Sutton,
Whiteside, Chairperson Mensinger

NOES: Agency Members: None

ABSENT: Agency Members: None

ATTEST: Norrine Coyle
NORRINE COYLE, Secretary

(SEAL)

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 39-85

A RESOLUTION AUTHORIZING PURCHASE OF LEASEHOLD INTEREST AND IMPROVEMENTS
FROM NORTHWEST RADIO LEASING

WHEREAS, when the Agency authorized purchase of the Southern Pacific property, a subsequent item would be the purchase of this lease and the related improvements (10-4 Communications at 9th and L Streets).

NOW, THEREFORE BE IT RESOLVED by the Modesto Redevelopment Agency that it hereby authorizes the purchase of leasehold interest and improvements from Northwest Radio Leasing.

BE IT FURTHER RESOLVED that the execution of said purchase by the designated Agency officials be authorized.

The foregoing resolution was introduced at a regular meeting of the Modesto Redevelopment Agency of the City of Modesto held on the 5th day of November, 1985, by Agency Member Whiteside, who moved its adoption, which motion being duly seconded by Agency Member Sutton, was upon roll call carried and the resolution adopted by the following vote:

AYES:	Agency Members:	Bright, Lang, Muratore, Patterson, Sutton, Whiteside.
NOES:	Agency Members:	None.
ABSENT:	Agency Members:	Mayor Mensinger.

ATTEST: *Norrine Coyle*
NORRINE COYLE, Secretary

A RESOLUTION ACCEPTING THE BID OF HARVIS CONSTRUCTION FOR THE CONSTRUCTION OF THE COMMUNITY CENTER

WHEREAS, Resolution No. 29-85, adopted by the Modesto Redevelopment Agency on September 3, 1985, approved the plans and specifications for the construction of the Community Center and authorized the calling for bids; and

WHEREAS, the bids received for the construction of the Community Center were opened at 2:00 p.m. on October 15, 1985, and later tabulated by the Assistant to Executive Director for the consideration of the Council; and

WHEREAS, the Assistant to Executive Director has recommended that the bid of Harvis Construction, Inc. for an estimated cost of \$10,340,391 be accepted as the lowest responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the Modesto Redevelopment Agency of the City of Modesto that the bid of Harvis Construction, Inc. for an estimated cost of \$10,340,391 be accepted and the execution of a contract for the completion of the project by the Agency's designated officials be authorized.

The foregoing resolution was introduced at a regular meeting of the Modesto Redevelopment Agency held on the 5th day of November, 1985, by Agency Member Whiteside, 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: Bright, Lang, Muratore, Sutton, Whiteside.

NOES: Agency Members: Patterson.

ABSENT: Agency Members: Mayor Mensinger.

ATTEST: Norrine Coyle
NORRINE COYLE, Secretary

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 41-85

A RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING CALL FOR BIDS FOR CONSTRUCTION OF THE COMMUNITY CENTER GARAGE

BE IT HEREBY RESOLVED by the Redevelopment of the City of Modesto as follows:

SECTION 1. The plans and specifications for the construction of the Community Center garage copies of which are on file, are hereby accepted and approved.

SECTION 2. The Executive Director is hereby authorized to call for public competitive sealed bids for the above named project, to be opened in the office of the City Clerk, 801 11th Street, in the City of Modesto, at 2:00 p.m. on December 17, 1985.

SECTION 3. After the bids are opened, they shall be tabulated and analyzed and a report submitted to the Redevelopment Agency.

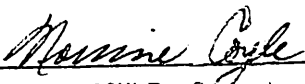
The foregoing resolution was introduced at a regular meeting of the Redevelopment Agency of the City of Modesto held on the 19th day of November, 1985, by Agency Member Muratore , who moved its adoption, which motion being duly seconded by Agency Member Sutton , was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Lang, Muratore, Sutton, Whiteside

NOES: Agency Members: McGrath, Patterson

ABSENT: Agency Members: Mayor Mensinger

ATTEST:


NORRINE COYLE, Secretary

MODESTO REDEVELOPMENT AGENCY
RESOLUTION NO. 42-85

A RESOLUTION APPROVING AGREEMENT BETWEEN THE MODESTO REDEVELOPMENT AGENCY AND J.H. KLEINFELDER & ASSOCIATES TO PROVIDE SOIL AND MATERIALS TESTING SERVICES FOR THE COMMUNITY SERVICE

BE IT HEREBY RESOLVED by the Redevelopment Agency of the City of Modesto that the agreement between the Redevelopment Agency and J.H. Kleinfelder & Associates to provide soil and materials testing services for the Community Center be, and it is hereby approved.

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

The foregoing resolution was introduced at a regular meeting of the Modesto Redevelopment Agency held on the 19th day of November, 1985, by Agency Member Lang , who moved its adoption, which motion being duly seconded by Agency Member Muratore , was upon roll call carried and the resolution adopted by the following vote:

AYES: Agency Members: Lang, McGrath, Muratore, Patterson, Sutton,
Whiteside

NOES: Agency Members: None

ABSENT: Agency Members: Mayor Mensinger

ATTEST: *Norrine Coyle*
NORRINE COYLE, Secretary