

Appendix J

Notice of Interest - Cross Mission



CROSS MISSION

"easing life's burdens"

May 5, 2006

Yolo County Planning & Public
Works Department
292 West Beamer St.
Woodland, CA 95695

RE: Surplus Properties for Homeless Use – Davis Communication Site (311 Acres)

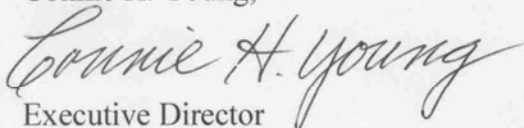
Dear Planning and Public Works Department,

The Cross Mission is a non-profit organization, tax exempt under 501(c)3 of the 1986 Internal Revenue Code, that provides a variety of homeless services

The Cross Mission is interested in acquiring the above referenced property to provide permanent housing and supportive services to homeless individuals. The Cross Mission plan is to construct approximately 100 residences and rehabilitate any existing buildings for service related activities i.e.a clinic, distance learning center etc. Should you have any questions or need additional information, contact me: (435) 657-0231 or email missionheber@aol.com

Thank you for your consideration of this request.

Connie H. Young,


Executive Director



325 East 200 North Heber City, UT 84032

CROSS MISSION

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May 5, 2006

Yolo County Planning & Public
Works Department
292 West Beamer St.
Woodland, CA 95695

RE: Surplus Properties for Homeless Use – Davis Communication Site (311 Acres)

Dear Yolo County Planning and Public Works Department,

The Cross Mission is a non-profit organization, tax exempt under 501(c)3 of the 1986 Internal Revenue Code, that provides a variety of homeless services. The project is supported by the Interagency Council on Homelessness and is funded by a USDA Section 515 loan for multiple housing.

The Cross Mission is interested in acquiring the above referenced property to provide permanent housing and supportive services to homeless individuals as defined in section 12a.1 of Department of Health and Human Services regulation 45 C.F.R.. Part 12a. Homeless means (1) An individual or family that lacks a fixed, regular, and adequate nighttime residence; and (2) An individual or family that has a primary nighttime residence that is: (i) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill).(iii) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The city of Davis indicates an unemployed labor force of 1,450. The services inclusive in the Davis Site rehabilitation and development project will directly impact the lives of this group of people and their families as well as the welfare of the community as a whole. This project will help individuals stabilize health issues, continue education and achieve degrees with support courses of English and Spanish to increase opportunities; it will help increase skills to find employment while enjoying a caring community. The low income housing The Mission proposes is a needed addition to the community and will establish a permanent home on which to base and change lives, heal and progress. The Mission will work with existing community resources, Workforce Services and Social Services to reach these goals.

The existing buildings on site, if salvageable, will be used for a distance learning center, a tele-clinic, employment center, snack bar, thrift shop, recreation/social area and in-house employment and training. The Cross Mission will encourage entrepreneurial enterprises; The Mission will facilitate grant funding for small business development through USDA programs, an additional focus and function of the organization.

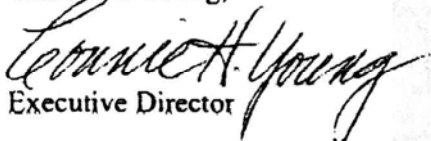
The Mission would like to use 25-50 acres of the property for multiple-housing providing as many as 100 residences and employment (multi-plex plans enclosed). Because of the environmental concerns inherent with the property, building plans can be modified as needed to protect the delicate natural resources. It is the intention of The Mission to have a working relationship with the conservation entity of Yolo County to see that precautions and extensive housing development planning is accomplished to compliment Yolo County's Habitat Conservation Plan and expectations for property use. Estimated completion time is 1 - 1 1/2 years. An acceptable conveyance method for the property is a Quit Claim Deed.

The remaining acreage will be assessed and, where indicated, undertake the actions needed to provide better protection for wildlife and improve the ecosystem; one approach might be an evaluation to identify and optimize an ideal water flow to improve the wetlands, vernal pools and grasslands. The Wetlands Reserve Enhancement Program and the Grassland Reserve Program under the Department of Agriculture's Natural Resources Conservation Service has funding available to restore, protect manage and enhance both wetlands and grassland; The Mission will access these funds, secure technical assistance, review previous evaluations and develop a plan to manage the site.

Should you have any questions or need additional information, contact me: (435) 657-0231 or email missionheber@aol.com

Thank you for your consideration of this request.

Connie H. Young,


Executive Director

325 East 200 North Heber City, UT 84032

Davis Communications Site, Yolo County, CA

Redevelopment Proposal Questionnaire

Directions: Please fill out and submit responses to Sections A, B, and C within this document or re-typed in a similar format, along with requested maps of site plans to Chris Alford at the Yolo County Planning, Resources, and Public Works Department by August 1, 2006.

Submissions can be sent by email to: christine.alford@yolocounty.org or by mail
Attn: Chris Alford, Yolo County Planning, Resources, and Public Works Department,
292 West Beamer St., Woodland, CA 95695.

1a. Applicant Information

Organization Name: The Cross Mission

Office Address: 325 East 200 North
Heber City, UT 84032

Phone Number: (435) 657-0231

Fax Number:

Webpage address:

Email
Address: missionheber@aol.com

Entity Type: Non-profit public benefit corporation
(i.e., Government Entity, California non-profit public benefit corporation, Municipal Corporation, etc.)

Profit Status: Non-Profit Local Government Other

Proposed Reuse: Affordable housing, health teleclinic, distance learning center, conservation area

1c. Applicant Contact Information

Mr. Mrs. Ms. Other:

First Name: Connie

Last Name: Young

Job Title: Executive Director

Address:
325 East 200 North

Phone Number: (435) 657-0231

Fax Number:

Email address: missionheber@aol.com

A. Land Use

A-1) As part of the redevelopment planning for the Davis Communications Site, Yolo County recognizes that there are currently two distinct land-use types on the ~311 acre site; approximately 8 acres of developed zone containing a paved access road and buildings formerly used by the U.S. Air Force to operate telecommunications activities and approximately 303 acres of undeveloped grassland and seasonal wetlands area (See Attachment A for details). With the understanding that interested parties typically have an interest and expertise that favors one portion of the site Yolo County, acting as the LRA, is open to consider proposals from entities in which only a portion of the site is requested. Please state the amount, type of land (developed/undeveloped) requested, and proposed land use for the designated area. Delineate the area on the map provided (See Attachment B). If multiple area options are submitted, please indicate the preferred option.

Note: Entities that wish to acquire the entire site or areas located within both currently developed and undeveloped areas should detail their agency/organization's capability in managing each specific land use type.

Amount of Area Requested: 311 acres

Land Type Requested (enter acres requested): 8 Developed 303 Undeveloped

Proposed Use (1-3 Sentences): Proposed use is a protected conservation area, the construction of affordable housing, the development and implementation of a health teleclinic, a distance learning center and Cross Mission office.

A-2

Does the proposal include activities within the developed area? (yes / no): **yes**
If "Yes", continue. If "No", skip to Section A-3.

a) Existing Structures: Describe intention for existing structures. State intention of reuse and/or demolition and action plan for addressing asbestos and lead in existing structures.

If the rehabilitation of existing structures proves cost effective, the largest building will be used for a health clinic, cafeteria, entrepreneurial shops (as zoning will allow) and Cross Mission office. The recreation building will house a distance learning center. Lead based paint will be sealed; there will be no living accommodations in existing structures. An expert in hazardous waste disposal will be employed to eliminate any exposed asbestos or total removal upon demolition. If the existing structures prove to be unsuitable, new construction of buildings will be undertaken in the same location as existing structures.

b) Site Plan and Infrastructure: Describe the intended site plan. State the number of buildings, types of structures, footprint size of buildings/structures. Attach a site layout map of proposed buildings and structures showing their general size and placement.

As the map indicates, housing structures (as many as twelve) will be placed behind the bolded dotted lines with possible expansion to the light dotted line (future development with water, sewer and county approval). Attached are plans for townhouse units, each structure contains 4 units, approximately 2,800 square feet total on the first floor. The rehabilitated buildings 4708, 4710, 4709 and 4712 will remain in place. An alternate plan if demolition is required will be to construct a central building on the same site of the existing buildings 4708 and 4712 to house a distance learning center, teleclinic, Cross Mission Office, cafeteria and shops. Potential designs are included.

An additional feature now will be a community garden area behind the residences to the light dotted line for any resident with an interest.

A community benefit under consideration for the site is a wind turbine farm with a hybrid power plant in conjunction with existing power generation. The farm could provide power for not only the Davis Site, but also for surrounding areas. A location on the property has yet to be determined (possibly the northeast section) and further research will be necessary (Information enclosed). Tehachapi, CA wind farm may provide needed data in the determination of a practical application.

Occupancy: Does the proposed site reuse plan require the site to be occupied on a regular basis as an office facility, residence, or other use? If so, explain how many people will occupy the site, how often, and in what capacity (staff, resident, etc.)

The site, if water and sewer issues are resolved, will be occupied by residents in approximately 4-5 acres of the developed area. (36-48 units). If water and sewer issues remain unresolved for some time, The Mission proposes an office on the property with staff (5-6) committed to formulating and implementing a management plan for the conservation area, planning a wind farm project and either seeing to rehabilitation or demolition of existing buildings (employment opportunities) while continually monitoring progress for a housing, health and education community project in the future.

d) Water: Does proposed use require access to potable water? (yes / no): Yes
If so, what is the plan to obtain adequate amounts of potable water for the intended reuse? Note: The U.S. Air Force prohibits well drilling on site due to groundwater contamination and the site is located in a rural area that does not receive municipal services.

The plan is to resolve any water issues. A possible solution to the water contamination is technology developed by Dow Chemical. Dow has new capabilities for selective removal of trace contaminants. Experts at Dow can design a water purification system to meet specific needs at a site. If water issues are impossible to resolve at the present time, then as stated above approximately five staff members and an office will be on site. Water will be trucked in.

e) Suitability: How is the Davis Communications Site suitable for the proposed reuse?

The Cross Mission is willing to invest in the reclamation and development in the Davis Project with the idea that it may provide a footprint for new thinking in other development projects. The site offers the opportunity to try something new. Conservation mixed with conservative development, in balance with nature and growth; it is a community designed to help those in need while being fully functioning and self sustaining.

f) Use Compatibility: What is the compatibility of the proposed reuse on the developed portion of the site to the existing land uses that surround it (agricultural land, regional open space park, National Weather Service Doppler tower, etc.)?

The project will be compatible in every way with surrounding land uses. There will be minimum impact on the Davis Site and no impact on surrounding sites. Activities will be basically in the developed area of the site which is encircled by a built-in buffer zone.

g) Local Need: How does the proposed reuse support local needs and interests?

the lives of this group of people and their families as well as the welfare of the community as a whole. This project will help individuals stabilize health issues, continue education and achieve degrees with support courses of English and Spanish to increase opportunities; it will help increase skills to find employment while enjoying a caring community. The low income housing The Mission proposes is a needed addition to the community and will establish a permanent home on which to base and change lives, heal and progress. The Mission will work with existing community resources to reach these goals. The homeless/low income housing The Mission proposes is a needed addition to the community and will establish a permanent home on which to base and change lives, heal and progress

h) Homeless Services or Housing: If the proposed reuse includes homeless services or housing on site, describe how access to schools, food, employment, and other services will be accessed by clients and/or residents. (If no housing will be provided on site, state as not applicable).

The project provides many of the basic needs of the residents, however residents will need to interact with the local community as well. For those who don't have their own means of transportation, a Cross Mission bus will transport residents to and from the city of Davis. The Mission will work with existing community resources, Workforce Services and Social Services to see that the residents have full benefit of services available.

(i) Employment: If the proposed reuse provides employment opportunities, describe the amount and type(s) of employment. State if employment will consist of new positions and/or positions already existing within the agency/organization. (If no employment will be provided on site, state as not applicable).

Employment opportunities will be available in the construction field as residences are built and rehabilitation of existing buildings is accomplished. These are new positions for approximately 10-20 individuals. Upon the completion of the distance learning center and the teleclinic, approximately 4-6 new job openings will occur.

j) Environmental Impacts: Describe the environmental impacts of the proposed reuse and how any potential negative impacts would be addressed.

There will be no negative impact on the environment from The Cross Mission project. The Mission intends to resolve an existing water contamination problem, dispose of any hazardous material, resolve any flooding problems, provide responsible management for the conservation area and revitalize and clean-up the site. The land will be better than its current condition.

A-3) Does the proposal include activities within the undeveloped area? Yes

The only activity in the undeveloped area at present other than conservation management would be a community garden. The use will have no impact on the undeveloped area environmentally or otherwise with the exception of providing a food source for the residents and may lend itself to fresh produce for the surrounding community.

a) Site Plan: Describe the intended site plan and management plan for the undeveloped portions of the site. Attach a site layout of proposed land use if proposing a use other than existing conditions.

The area to be used for a garden would be behind the housing area (bolded dotted line to the marked developed area) to the light dotted line. A park will be designed and located to the west of the main road just outside of the developed area. Eventually, if studies prove it feasible and desirable, a walking trail could be designed through the undeveloped area.

b) Management Practices: What is the proposed management strategy for the undeveloped areas of the site.

Under the direction of Fish and Wildlife Services, the conservation area will be assessed and, where indicated, undertake the actions needed to provide better protection for wildlife and improve the ecosystem; one approach might be an evaluation to identify and optimize an ideal water flow to improve the wetlands, vernal pools and grasslands. The undeveloped area will be left for the most part undisturbed with minimum development.

c) Suitability: How is the Davis Communications Site suitable for the proposed reuse?

Stated Above

d) Use Compatibility: What is the compatibility of the proposed reuse on the undeveloped portion of the site to the existing land uses that surround it (agricultural land, regional open space park, National Weather Service Doppler tower)?

Stated Above

e) Local Need: How does the proposed reuse support local needs and interests?

Stated Above

f) Employment: If the proposed reuse provides employment opportunities, describe the amount and type(s) of employment. State if employment will consist of new positions and/or positions already existing within the agency/organization.
Stated Above

g) Environmental Impacts: Describe the environmental impacts of the proposed reuse and how any negative impacts would be addressed.

Stated Above.

B. Administration

a) Agency/Organization: Describe the primary activities of the agency(s)/ organization(s) submitting the reuse proposal.

The Cross Mission, an IRS recognized 501(c)3 organization, is in the process of acquiring Federal surplus property in several locations in the United States, particularly the Western States. The project provides permanent housing for homeless individuals; educational opportunities, employment opportunities and medical care similar to projects initialized under the direction of Philip Mangano Director of Interagency Council on Homelessness appointed by President Bush in 2000. The goal is to change peoples lives and eradicate homelessness. There are many causes of homelessness; military service and the inability to cope with the aftermath, loss of a job, medical problems, addictions etc. etc. The mission of The Cross Mission is to identify the problem, treat and stabilize these individuals - ease life's burdens.

b) Experience: Describe the agency/organization's experience in developing and managing the proposed reuse.

A team has been gathered together to undertake the project:

Desert Ridge Capital Group – Ryan Hackett Primary Consultant
(resume enclosed)

Bruce Call Architects Arizona

Two housing contractors – Whisper Creek Homes California
True North Homes Canada

Bushnell & Associates- CPA

Corporation of the Prolocutor - Consultant - A real estate development firm with expertise in finance, appraisal, maintenance and IT

Brindley & Sullivan Law Firm

University of Utah Medical Clinics

Utah Education Network

Annenberg Foundation

Patriot Antenna

Brigham Young University Independent Learning

Aaron Powner, Consultant, Educator - Masters Degree, Doctoral in
Classroom Dynamics Utah

Thomas Nuttall, Consultant, Hospital Administrator Utah

*** Consultants will use local resources where available and compatible**

c) Partners: List any partners involved in the reuse proposal and briefly describe their roles in the project and experience in similar projects.

The Cross Mission is affiliated with consultants only.

d) Agency/Organization Operations: State the agency/organization's current location of operations and how the agency/organization intends to oversee administrative activities for the Davis Communications Site (on site or remotely? coordination with other sites/facilities?).

The Cross Mission will establish an office on site to see to administration duties. A management staff will see to facilities issues and program operation, conservation areas care and resident transportation, essentially overseeing the administration of the site reporting to the Director of The Cross Mission. The main office is currently located in Utah.

e) Management Practices: What is the agency/organizations experience in managing sensitive grassland and wetland habitats and/or lands held under conservation covenant? (If proposal does not include undeveloped areas, mark as not applicable)

Since the organization of The Cross Mission one focus has been conservation. The Mission recognizes the importance of preserving the beauties and creatures of the earth and the synergistic connection of nature and human beings. This project gives an opportunity to implement core values of the organization and work diligently as steward to protect and nurture this trust. The Mission has enlisted the expertise of Fish and Wildlife Services to help in determining a suitable habitat conservation management plan and to provide ongoing training for staff members who will see to the daily care of the conservation areas. FWS and The Mission will also help build support from community residents for the natural resource program that will be implemented on the site instilling a desire to contribute to a successful conservation plan.

The Wetlands Reserve Enhancement Program and the Grassland Reserve Program under the Department of Agriculture's Natural Resources Conservation Service has funding available to restore, protect manage and enhance both wetlands and grassland; The Mission will access these funds, use the funds as determined by the technical assistance of FWS and previous evaluations.

C. Financing

a) Anticipated Redevelopment Costs: Submit a budget sheet for proposed redevelopment including anticipated costs for development activities. List funding source(s), funding source amount(s), and state if funding is approved or anticipated.

Funding for the project will come from USDA Distance Learning Loan/Grant Program (approximately \$2,000,000) as well as tax credits and other grants sources. Final review with USDA is scheduled for September.

b) Anticipated Management Costs: Submit a sample annual budget sheet for proposed management activities. List funding source(s), funding source amount (s), and state if funding is approved or anticipated.

There will be no management costs for the first year of operation to ensure the success of the project.

c) Current Finances: If the entity submitting the reuse proposal is a non-profit or private entity submit a recent 990 Form, financial audit, or other financial statement showing organizational income and expenses for the organization's most recent fiscal year. (If the entity is a federal, state, or local government agency mark as not applicable)

CROSS MISSION**Current Balance Sheet (Existing Business Only)**

For the period ending on 6/31/06

Please list the value of your business assets in dollars:

Assets (What you own)

-Cash	10,000
-Accounts Receivable	200,000
-Inventory	-
-Prepaid Expenses	-
-Other Current Assets	-
-Improvements	-
-Furniture and Fixtures	10,000
-Equipment	30,000
-Real Estate	500,000
-Buildings	500,000
-Other Fixed	-
-Accumulated Depreciation	-
Total Assets	<u>\$1,250,000</u>

Please list the value of your business liabilities:

Liabilities (What you owe)

-Accounts Payable	-
-Notes Payable	-
-Mortgage Payable	300,000
-Other Liabilities	-
Total Liabilities	<u>300,000</u>

Please list the

Owner's Equity (Money Owed To Owners)

-Common Stock	-
-Retained Earnings	<u>950,000</u>
Total Owner's Equity	<u>950,000</u>

Total Liabilities and Equity	<u>\$1,250,000</u>
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Cross Checking Balance:

\$- must be zero

CROSS MISSION

Pro Forma Balance Sheet

	Base Period	End of Year One
Assets		
Current Assets		
Cash	10,000	#VALUE!
Accounts Receivable	-	-
Inventory	-	-
Prepaid Expenses	-	-
Other Current	-	-
Total Current Assets	10,000	#VALUE!
Fixed Assets		
Improvements	-	-
Furniture and Fixtures	10,000	10,000
Equipment	30,000	30,000
Real Estate	500,000	500,000
Buildings	500,000	500,000
Other Fixed	-	-
Total Fixed Assets	1,040,000	1,040,000
Less: Accumulated Depreciation	-	-
Total Assets	1,050,000	#VALUE!
Liabilities and Owner's Equity		
Liabilities		
Accounts Payable	-	-
Notes Payable	-	-
Mortgage Payable	300,000	#VALUE!
Line of Credit Balance	-	-
Total Liabilities	300,000	#VALUE!
Owner's Equity		
Common Stock	-	-
Retained Earnings	750,000	Err:504
Total Owner's Equity	750,000	Err:504
Total Liabilities and Owner's Equity	1,050,000	#VALUE!

CROSS MISSION
Monthly Operating Budget

Number of Fixed Salary Employees 1

		<u>Monthly</u>	<u>Annual</u>
Salaries and Wages			
Owner's Compensation		-	-
Salaries		2,000	24,000
Social Security	6.20%	124	1,488
Medicare	1.45%	29	348
Federal Unemployment Tax	0.80%	5	56
State Unemployment Tax	2.70%	16	189
Worker's Compensation		-	-
Employee Benefit Programs		-	-
Total Salaries and Wages		2,173	26,081
Business Expenses			
Advertising		-	-
Car and Truck Expenses		100	1,200
Credit Card Charges		-	-
Insurance		50	600
Legal and Accounting Fees		100	1,200
Office Expenses		50	600
Postage and Shipping		-	-
Rent on Business Property		2,000	24,000
Rent on Equipment		-	-
Repairs		50	600
Supplies		50	600
Telephone		50	600
Travel		50	600
Utilities		100	1,200
Miscellaneous Expenses		<u>100</u>	<u>1,200</u>
Total Business Expenses		2,700	32,400
Total Operating Expenses		<u>4,873</u>	<u>58,481</u>

Davis Communication Site Budget

Dow Chemical Custom Water System	Yet to be determined
Distant Learning/Teleclinic Equipment	\$100,000
Housing costs – 8 Structures (4 units each)	\$900,000
Rehabilitation of Existing Buildings	\$100,000
Site Work	\$200,000
Includes the removal of hazardous material and clean-up of the site	
Wind Turbine Hybrid Power Plant	(approx.) \$200,000
Park	\$50,000
Contingency Fund	\$500,000

