


REPORT TO THE OVERSIGHT BOARD

SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

BOARD MEETING OF: April 11, 2012

AGENDA ITEM NUMBERS: 2.1
2.2
2.3

APPROVED BY:


Executive Director, Successor Agency

Subject: Election of Officers/Designation of Staff

Summary: The Oversight Board will take action related to the following:

- 2.1 Election of Chairperson
- 2.2 Election of Vice-Chairperson
- 2.3 Designate Contact Person with whom the Department of Finance shall communicate.

HISTORY/BACKGROUND

Per Health and Safety Code Section 34179(a), the Oversight Board must elect one of its members to serve as Chairperson. There is no requirement to elect other officers; however, it may be appropriate to consider the following:

- a.) Vice Chairperson to perform the same duties as the Chairperson in the absence of the Chairperson.

Recommended Voting Procedures:

All actions must be taken on a majority vote of the total membership of the Board. Given that the Oversight Board will have seven (7) members, four (4) affirmative votes are needed to pass a motion. Given the lack of a Chair or Vice Chair, staff will open and close nominations to the Oversight Board for the Chair. The Secretary will call for a motion to nominate the Chair and a second to that motion. Once a nomination has been moved and seconded, a vote will be taken. Once a Chair has been elected, the Chair will preside and call for nomination of a Vice Chair. Once a motion has been made and seconded, a vote will be taken.

There is not a need for a Secretary since the Secretary of the Successor Agency (Sandi Brown) is acting in the capacity as the Secretary to the Oversight Board for the purpose of recording and attesting Oversight Board actions, and will be providing the Department of Finance with results of the Oversight Board election, names of the members seated, and a record of Oversight Board actions.

Section 34179(h) requires the Oversight Board designate an official with whom the Department of Finance may communicate. It is recommended the Executive Director of the Successor Agency be designated as the official contact person.

RECOMMENDATION

It is recommended that the Oversight Board:

1. Elect a Chairperson
2. Elect a Vice-Chairperson
3. Designate Jim Taubert as the official with whom the Department of Finance may communicate.

JET:sb

REPORT TO THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

BOARD MEETING OF: April 11, 2012

AGENDA ITEM NUMBERS: 3.1

APPROVED BY:


Executive Director, Successor Agency

Subject: Discussion Regarding Appointment of Legal Counsel and Direction to Staff

Summary: The Oversight Board will discuss the appointment of legal counsel for the Board and provide direction to staff as to how to proceed.

The Board will need to obtain legal counsel. The City Attorney acts as legal counsel for the Successor Agency. However, the Successor Agency and the Oversight Board serve separate constituencies in as much as the Successor Agency is representative of the City of Madera and the Oversight Board is representative of the individual taxing entities. Accordingly, a conflict of interest arises should the Board desire to appoint the City Attorney to act as their legal counsel. Should the Board desire to use the City Attorney, an informed consent and waiver of conflict would need to be approved by both the City/Successor Agency and the Oversight Board.

The Board can direct staff to bring back an item at the next meeting to either approve a conflict waiver and appoint the City Attorney or direct that an RFP for legal services be prepared in order to seek out the services of an attorney to serve as legal counsel.

The City Attorney will be present to answer questions.

REPORT TO THE OVERSIGHT BOARD

SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

BOARD MEETING OF: April 11, 2012

AGENDA ITEM NUMBER: 4.1

APPROVED BY:



Executive Director, Successor Agency

Subject: Role of Oversight Board

Summary: A brief summary of the provisions of ABx1 26 will be provided.

HISTORY/BACKGROUND

Oversight Boards are responsible for supervising the dissolution of the former Redevelopment Agencies. The legislation gives the Oversight Board considerable authority over the financial affairs of the former RDA. Activities include:

- 1) Supervise the disposal of all assets and properties. Disposal is to be done expeditiously and in a manner aimed at minimizing value.
- 2) Adopt the Recognized Obligation Payment Schedule (ROPS), including the Successor Agency's administrative budget.
- 3) Terminate all existing agreements that do not qualify as enforceable obligations.
- 4) Determine whether any contracts or agreements between the dissolved redevelopment agencies and any private party should be terminated or renegotiated. Actions of an Oversight Board do not go into effect for three (3) business days. During this time, the Department of Finance may request a review of the Oversight Board's action. The Department of Finance has ten (10) days to approve the action or return it for reconsideration.

The legislation also provides:

- 1) The Successor Agency shall pay for all of the costs of meetings of the Oversight Board and may include the costs in the administrative budget.
- 2) Oversight Board members shall have personal immunity from lawsuits arising from their actions.
- 3) A majority of the total membership shall constitute a quorum (4 members). A majority vote of the entire membership is required for action.
- 4) The Oversight board shall be deemed to be a local entity for the purposes of the Ralph M. Brown Act, Public Records Act and the Political Reform Act of 1974.

- 5) Each member of an Oversight Board shall serve at the pleasure of the entity that appointed such member.
- 6) Oversight Board members shall serve without compensation or reimbursement for expenses.

A more detailed summary of the Oversight Board is attached.

RECOMMENDATION

Report provided for your information – no action is required.

JET:sb

OVERSIGHT BOARD ("OB")

1. Definitions
 - a. BOS - Board of Supervisors
 - b. CA - State of California
 - c. DOF - Department of Finance
 - d. OB - Oversight Board
 - e. RDA - Redevelopment Agency
 - f. SA - Successor Agency
2. Number of OB Members (34179)
 - a. Seven OB members
3. No Compensation (34179)
 - a. OB members shall serve without compensation or reimbursement for expenses
 - b. Issue: AB 1234 Ethics Training may not be required?
4. Selection (34179)
 - a. One OB member appointed by BOS
 - b. One OB member appointed by Mayor
 - c. One OB member appointed by the largest special district - determined by property tax share
 - d. One OB member appointed by the county superintendent of education if the superintendent is elected or by county board of education if the superintendent is appointed
 - e. One OB member appointed by the Chancellor of CA Community Colleges to represent community college districts in the county.
 - f. One OB member of the public appointed by the BOS
 - g. One OB member representing the employees of the former RDA appointed by the mayor from the recognized employee organization representing the largest number of former RDA employees employed by the successor agency at that time
 - h. The Governor may appoint an OB member to fill any OB member position that has not been filled or any OB member position that remains vacant for more than 60 days.
 - i. Each OB member shall serve at the pleasure of the entity that appointed such member.
5. Holding Other Offices (34179)
 - a. OB member may simultaneously be appointed to up to five OBs
 - b. OB Member may simultaneously hold an office in a city, county, city and county, special district, school district, or community college district.
6. Officers of OB (34179)
 - a. OB must elect a Chairperson
 - i. Issue: OB may appoint other officers?
7. OB Reporting Requirement (34179)
 - a. OB must report names of Chairperson and OB members to DOF
8. Fiduciary Obligations (34179)
 - a. OB shall have fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Section 34188.
9. Staff (34179)
 - a. OB may direct the staff of the SA to perform work in furtherance of the OB's duties and responsibilities under AB 26.
10. Cost of OB Meetings (34179)

- a. The SA shall pay for all of the costs of meetings of the OB and may include such costs in its administrative budget.
11. OB Immunity (34179)
 - a. OB members shall have personal immunity from suit for their actions taken within the scope of their responsibilities as OB members.
12. Quorum (34179)
 - a. A majority of the total membership of the OB shall constitute a quorum for the transaction of business.
13. Action (34179)
 - a. A majority vote of the total membership of the OB is required for the OB to take action.
 - b. All OB actions shall not be effective for three business days, pending a request for review by the DOF.
14. Brown Act (34179)
 - a. The OB shall be deemed to be a local entity for purposes of the Ralph M. Brown Act.
15. Public Records Act (34179)
 - a. The OB shall be deemed to be a local entity for purposes of the Public Records Act.
16. Political Reform Act (34179)
 - a. The OB shall be deemed to be a local entity for purposes of the Political Reform Act.
17. Agenda (34179)
 - a. All notices required by law for proposed OB actions shall also be posted on the successor agency's Internet Website or the OB's Internet Web site.
 - i. Best Practice: Set up a separate OB website to reinforce separate legal entity status of SA.
 - b. Must comply with all Brown Act provisions pertaining to agendas and hearing notices.
 - i. Best Practice: Agenda should be just for the OB and SA under official SA letterhead to reinforce separate legal entity status of SA.
18. DOF Review of OB Actions (34179)
 - a. The DOF may review OB actions/decisions.
 - b. All OB actions shall not be effective for three business days, pending a request for review by the DOF.
 - c. OB shall designate an official to whom the DOF may make such requests and who shall provide the DOF with the telephone number and e-mail contact information for the purpose of communicating with the DOF.
 - d. In the event that the DOF requests a review of a given OB action, it shall have 10 days from the date of its request to approve the OB action or return it to the OB for reconsideration and such OB action shall not be effective until approved by the DOF.
 - e. In the event the DOF returns the OB action to the OB for reconsideration, the OB shall resubmit the modified action for DOF approval and the modified OB action shall not become effective until approved by the DOF.
19. July 1, 2016
 - a. There shall be only one oversight board in the county subject to a different appointment process.
20. Termination of OB
 - a. OB shall cease to exist when all of the indebtedness of the dissolved RDA has been repaid.

REPORT TO THE OVERSIGHT BOARD

SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

BOARD MEETING OF: April 11, 2012

AGENDA ITEM NUMBER: 4.2

APPROVED BY:


Executive Director, Successor Agency

Subject: Discussion Regarding Actual and Projected Tax Increment 2007/2008 to Present and Fund Balance Projections

Summary: The Oversight Board will be provided with information on tax increment and fund balances projections.

HISTORY/BACKGROUND

According to the Governor's 2011/2012 budget, the dissolution of redevelopment was expected to save the state \$1.7 billion during the current fiscal year. Over time, the dissolution of redevelopment agencies will increase the amount of tax revenues that schools, community colleges, cities, counties and special districts receive by more than \$5 billion annually.

Locally, the distribution of funds will be significantly less than the state estimates. This is due to the following factors:

- 1) In 2008, the Agency issued \$25.6 million in tax exempt bonds of which \$3.5 million is dedicated to housing.
- 2) The decline in housing market values and the foreclosure crisis have resulted in a \$1.6 million decline in revenue over the past three (3) years.
- 3) As a part of the 2009/2010 state budget, trailer bill ABx4 26 was passed. It required redevelopment agencies to contribute a total of \$2.05 billion to a Supplemental Educational Revenue Augmentation Fund (SERAF). The impact on Madera was a loss of \$2,556,175.00 in 2009/2010 and \$526,271.00 in 2010/2011.
- 4) Prior to the SERAF take, the Agency committed \$4.2 million to the State of California for the Courthouse Relocation Project.

SITUATION

The attached table illustrates tax increment and fund balance projects. According to the County Auditor's office, the state had estimated that \$1.6 million would be available for local distribution. The estimate is significantly higher than the fiscal reality.

RECOMMENDATION

Report provided for your information – no action is required.

JET:sb

Attachment: TI/Fund Balance Table

MADERA REDEVELOPMENT AGENCY
ACTUAL AND PROJECTED TAX INCREMENT

Fiscal Year	Total Assessed Value	Value Over Base of \$437,205,000 - \$463,248,056 FY 09-10	Gross Tax Increment	Pass Thru	Tax Increment to Agency	County Admin	Housing Set-Aside	Non Housing Debt Service ⁴	Remaining Tax Increment
2007-08 ¹	\$ 1,211,298,276	\$ 774,093,276	\$ 8,420,586	\$ 2,369,755	\$ 6,050,831	\$ 140,856	\$ 1,684,117	\$ 1,367,937	\$ 2,857,921
2008-09 ¹	1,293,528,645	856,323,645	8,940,289	2,518,404	6,421,885	228,290	1,788,058	1,950,677	2,454,860
2009-10 ¹	1,246,578,390	783,330,334	7,841,471	2,285,825	5,555,646	250,616	1,568,294	2,850,407	886,329
2010-11 ²	1,165,399,933	728,194,933	7,101,435	2,188,493	4,912,942	218,464	1,420,291	2,848,686	425,501
2011-12 ³	1,134,483,398	697,278,398	6,973,006	2,184,583	4,788,423	214,513	1,394,601	2,848,686	330,623

¹ State Controller Report

² From GL 07-26-11

³ From County Spreadsheet

⁴ Total Debt Service \$3,560,857

FUND BALANCE PROJECTIONS
FY 2012 @ Mar 1, 2012

Description	TI Housing	TI Non-Housing	Cap Bond Fds	Housing Bond	Debt Serv Fd.	TOTALS
Fiscal Year 2010/11	Fund 40200	Fund 40300	Fund 60500	Fund 60600	Fund 80400	
Audited BOY fund balance	1,179,217.00	221,035.00	8,746,151.00	1,621,743.00	3,849,325.00	15,617,471.00
Revenues	1,608,720.33	1,066,517.41	204,311.11	2,486.20	3,561,574.90	6,443,609.95
Expenses	(1,608,720.33)	(353,623.00)	(4,100,636.02)	(814,108.59)	(3,648,989.83)	(10,526,077.77)
6-30-11 Unreserved Fund Bal. Projected	1,179,217.00	933,929.41	4,849,826.09	810,120.61	3,761,910.07	11,535,003.18
Fiscal Year 2011/12	TI Housing	TI Non-Housing	Cap Bond Fds	Housing Bond	Debt Serv Fd.	TOTALS
Beginning Available fund balance	1,179,217.00	933,929.41	4,849,826.09	810,120.61	3,761,910.07	11,535,003.18
Revenues @ 03-01-12	814,233.72	3,935.66	800.00	-	1,935,446.24	2,754,415.62
Expenses @ 03-01-12	(581,662.95)	(270,413.50)	(639,331.65)	-	(1,848,260.05)	(3,339,668.15)
March Debt Service	(254,300.36)	-	-	-	(1,122,944.50)	(1,377,244.86)
6-30-12 Projected Unreserved Fund Bal.	\$ 1,157,487.41	\$ 667,451.57	\$ 4,211,294.44	\$ 810,120.61	\$ 2,726,151.76	\$ 9,572,505.79

REPORT TO THE OVERSIGHT BOARD

SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

BOARD MEETING OF: April 11, 2012

AGENDA ITEM NUMBER: 4.3

APPROVED BY:


Executive Director, Successor Agency

Subject: Consideration of a Resolution Acknowledging the Transfer of Properties Acquired with Redevelopment Non-Housing Tax Increment and Tax Allocation Bond Proceeds from the former Madera Redevelopment Agency to the City of Madera Successor Agency

Summary: The Oversight Board will consider adopting a resolution acknowledging the transfer of properties from the former Madera Redevelopment Agency to the City of Madera Successor Agency of the former Madera Redevelopment Agency that were acquired with Redevelopment Non-Housing Tax Increment and Tax Allocation Bond Proceeds.

HISTORY/BACKGROUND

Per Health and Safety Code section 34175(b), the Redevelopment Agency was directed to transfer all assets, properties, contracts, leases, records, buildings, etc. to the control of the Successor Agency by February 1, 2012. Previously this was accomplished through an exit memorandum; however, it is now recommended that it be accomplished through a resolution in order to create a better chain of title.

SITUATION

As it relates to the future sale of property, ABx1 26 states:

"The disposal is to be done expeditiously and in a manner aimed at maximizing value. Proceeds from asset sales and related funds that are no longer needed for approved development projects or to otherwise wind down the affairs of the agency, each as determined by the oversight board, shall be transferred to the county auditor-controller for distribution as property tax proceeds under Section 34188."

As it relates to residential properties, our ability to immediately maximize values under current market conditions may be a difficult goal to achieve. If the goal is to sell the land as quickly as possible, it will put too much supply on the market and significantly depress the price and adversely impact local values.

On the other hand, Sacramento and the Oversight Board may be unwilling to let the Successor Agency continue to own the land for the time necessary to maximize values. This would not be in the long term interest of local taxing entities (including the City).

A listing of properties is attached. Staff will provide information on the development potential of the various sites.

RECOMMENDATION

Staff recommends the Oversight Board adopt the resolution acknowledging the transfer of properties from the former Madera Redevelopment Agency to the City of Madera Successor Agency of the former Madera Redevelopment Agency that were acquired with Redevelopment Non-Housing Tax Increment and Tax Allocation Bond Proceeds.

JET:sb

Attachment:

- List of Properties
- Resolution

Madera Redevelopment Agency-Owned Property

Non-Housing Property

Address	APN	Proposed Use	Projected Sales Price	Estimated Property Tax Generated
East Yosemite Avenue Properties				
1401 East Yosemite Avenue	008-143-019			
1403 East Yosemite Avenue	008-143-020			
1321 East Yosemite Avenue	007-142-001			
1407 East Yosemite Avenue	008-143-003			
1399 East Yosemite Avenue	008-143-018			
1405 East Yosemite Avenue	008-143-021			
Portion of E Yosemite Ave. (Btw Fig/Elm)	008-022-021	Purchased 991 sf for Str ROW		
Portion of 1350 E Yosemite Ave.	008-023-001	Purchased 2,750.74 sf for Str ROW		
Commercial Properties				
218 East Yosemite (Ritz)	007-161-006	DT Commercial		
121/125/129 North C Street	007-112-014/015	DT Parking Lot		
124 South A Street	007-165-006	(Behind RDA office/shared parking lot)		
320 So D/321 So E/100 E 7th Street	007-184-010; 016/020	Former Madera Tribune		
109 South B Street	007-165-011	DT Commercial		
111 South B Street	007-165-010	DT Commercial		
UPRR Parcels #15, #17, #21, portion of #24	011-011-004, 011-152-009, 011-183-022; 004	DT Commercial		
SW Corner Clinton/Tozer Street	035-150-012; 013	Purchased 197.69 sf for Signal Light		
NE Corner Clinton/Tozer Street	008-110-007	Purchased 136.96 sf for Signal Light		
Miscellaneous Properties				
120 North E Str/5 East Yosemite Ave	007-101-016; 017	Leased to Madera Chamber of Commerce (120 No E Str) Leased to Two 2 Monkeys (5 E Yosemite)		
428 East Yosemite Avenue	007-165-019	RDA Office		

RESOLUTION NO. OB 12-__

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, ACKNOWLEDGING THE TRANSFER OF PROPERTIES ACQUIRED WITH REDEVELOPMENT NON-HOUSING TAX INCREMENT AND TAX ALLOCATION BOND PROCEEDS FROM THE FORMER MADERA REDEVELOPMENT AGENCY TO THE CITY OF MADERA SUCCESSOR AGENCY

WHEREAS, the Legislature of the State of California enacted Assembly Bill AB 1x26 dissolving redevelopment agencies in the State of California; and

WHEREAS, Health and Safety Code section 34171 defines a successor agency as the city that created each redevelopment agency; and

WHEREAS, Health and Safety Code section 34173 provides that successor agencies are to be the successor entity to redevelopment agencies dissolved pursuant to AB1x26; and

WHEREAS, the City of Madera accepted its role as Successor Agency to the former Madera Redevelopment Agency by Resolution No. CC 12-08 adopted January 11, 2012; and

WHEREAS, the Madera Redevelopment Agency designated the City of Madera as Successor Agency to the former Madera Redevelopment Agency by Resolution No. MRA – 1497 adopted on January 11, 2012; and

WHEREAS, on February 8, 2012, an exit memorandum was issued by the former Madera Redevelopment Agency acknowledging the transfer of all assets, properties, contracts, leases, records, buildings, and equipment to the control of the Successor Agency and listed in Exhibit A attached hereto; and

WHEREAS, pursuant to Health and Safety Code Section 34175(b) the Oversight Board of the Successor Agency hereby acknowledges the transfer of Properties listed in Exhibit A attached hereto, acquired with Redevelopment Non-Housing Tax Increment and Tax Allocation Bond Proceeds from the former Madera Redevelopment Agency to the City of Madera Successor

Agency.

NOW, THEREFORE the Oversight Board of the Successor Agency to the former Madera Redevelopment Agency of the City of Madera hereby finds, determines, resolves and orders as follows:

1. The recitals listed above are true and correct.
2. The Oversight Board of the Successor Agency hereby acknowledges the transfer pursuant to Health and Safety Code Section 34175(b) of Properties listed in Exhibit A attached hereto and incorporated as though fully set forth, acquired with Redevelopment Non-Housing Tax Increment and Tax Allocation Bond Proceeds from the former Madera Redevelopment Agency to the City of Madera Successor Agency.
3. This resolution is effective immediately upon adoption.

* * * * *

PASSED AND ADOPTED by the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency of the City of Madera this 11th day of April 2012, by the following vote:

AYES:

NOES:

ABSENT:

Chairperson

ATTEST:

Sandi Brown, Agency Secretary

Approved as to Legal Form:

General Counsel

Reso. No.

Madera Redevelopment Agency-Owned Property

Non-Housing Property - Acquired with Non-Housing Tax Increment and Tax Allocation Bond Proceeds

Address	APN	Proposed Use	Projected Sales Price	Estimated Property Tax Generated
East Yosemite Avenue Properties				
1401 East Yosemite Avenue	008-143-019			
1403 East Yosemite Avenue	008-143-020			
1321 East Yosemite Avenue	007-142-001			
1407 East Yosemite Avenue	008-143-003			
1399 East Yosemite Avenue	008-143-018			
1405 East Yosemite Avenue	008-143-021			
Portion of E Yosemite Ave. (Btw Fig/Elm)	008-022-021	Purchased 991 sf for Str ROW		
Portion of 1350 E Yosemite Ave.	008-023-001	Purchased 2,750.74 sf for Str ROW		
Commercial Properties				
218 East Yosemite (Ritz)	007-161-006	DT Commercial		
121/125/129 North C Street	007-112-014/015	DT Parking Lot		
124 South A Street	007-165-006	(Behind RDA office/shared parking lot)		
320 So D/321 So E/100 E 7th Street	007-184-010; 016/020	Former Madera Tribune		
109 South B Street	007-165-011	DT Commercial		
111 South B Street	007-165-010	DT Commercial		
UPRR Parcels #15, #17, #21, portion of #24	011-011-004, 011-152-009, 011-183-022; 004	DT Commercial		
SW Corner Clinton/Tozer Street	035-150-012; 013	Purchased 197.69 sf for Signal Light		
NE Corner Clinton/Tozer Street	008-110-007	Purchased 136.96 sf for Signal Light		
Miscellaneous Properties				
120 North E Str/5 East Yosemite Ave	007-101-016; 017	Leased to Madera Chamber of Commerce (120 No E Str) Leased to Two 2 Monkeys (5 E Yosemite)		
428 East Yosemite Avenue	007-165-019	RDA Office		

REPORT TO THE OVERSIGHT BOARD

SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

MEETING OF:

April 11, 2012

AGENDA ITEM NUMBER:

4.4

APPROVED BY:



Executive Director, Successor Agency

Subject: **Consideration of a Resolution Acknowledging the Transfer of Properties Acquired with Twenty-percent (20%) Housing Set-Aside and Housing Set-Aside Tax Allocation Bond Proceeds from the former Madera Redevelopment Agency to the Successor Housing Agency**

Summary: **The Oversight Board will consider a resolution acknowledging the transfer of properties from the former Madera Redevelopment Agency to the Successor Housing Agency that were acquired with twenty percent (20%) Housing Set-Aside and Housing Set-Aside Tax Allocation Bond Proceeds.**

HISTORY/BACKGROUND

Per Health and Safety Code section 34175(b), the Redevelopment Agency was directed to transfer all assets, properties, contracts, leases, records, buildings, etc. to the control of the Successor Housing Agency by February 1, 2012. Previously this was accomplished through an exit memorandum; however, it is now recommended that it be accomplished through a resolution in order to create a better chain of title.

SITUATION

The law is unclear as to how land sales proceeds are to be treated. AB1585 (Perez) received bipartisan support in the Assembly. The bill would allow us to retain our current housing assets to continue with affordable housing programs. We currently have approximately \$1.5 million in housing set-aside and bond proceeds.

RECOMMENDATION

Staff recommends the Oversight Board adopt the resolution acknowledging the transfer of properties from the former Madera Redevelopment Agency to the Successor Housing Agency that were acquired with twenty percent (20%) Housing Set-Aside and Housing Set-Aside Tax Allocation Bond Proceeds.

JET:sb

Attachment:

- List of Properties
- Resolution

**Madera Redevelopment Agency-Owned Property
Housing Properties**

Address	APN	Proposed Use	Projected Sales Price	Estimated Property Tax Generated
514 North B Street	007-022-002	<u>Riverwalk Subdivision</u> (Still need to acquire two properties to develop as planned)		
321 East Central	007-022-008	Riverwalk Subdivision		
315 East Central	007-022-010	Riverwalk Subdivision		
329 East Central	007-022-006	Riverwalk Subdivision		
325 East Cenral	007-022-007	Riverwalk Subdivision		
413 North B Street	007-031-016	Riverwalk Subdivision		
427 North B Street	007-031-019	Riverwalk Subdivision		
408/408-1/2 North A Street	007-031-004; 005	Riverwalk Subdivision		
420 North A Street	007-031-001	Riverwalk Subdivision		
421 North B Street	007-031-018	Riverwalk Subdivision		
No. C at Fresno River	007-022-014	Riverwalk Subdivision		
416 North A Street	007-031-002	Riverwalk Subdivision		
417 North B Street	007-031-017	Riverwalk Subdivision		
501 North C Street	007-063-001	Central Avenue Outlot		
411 North B Street	007-065-003	Central Avenue Outlot		
301 Percy Street	008-142-042	Sugar Pine Village Subdivision		
307 Percy Street	008-142-043	Sugar Pine Village Subdivision		
313 Percy Street	008-142-044	Sugar Pine Village Subdivision		
319 Percy Street	008-142-045	Sugar Pine Village Subdivision		
325 Percy Street	008-142-046	Sugar Pine Village Subdivision		
331 Percy Street	008-142-047	Sugar Pine Village Subdivision		
337 Percy Street	008-142-048	Sugar Pine Village Subdivision		
318 Percy Street	008-142-053	Sugar Pine Village Subdivision		
312 Percy Street	008-142-054	Sugar Pine Village Subdivision		
1418 Santa Fe Street	008-142-055	Sugar Pine Village Subdivision		
1414 Santa Fe Street	008-142-056	Sugar Pine Village Subdivision		
1410 Santa Fe Street	008-142-057	Sugar Pine Village Subdivision		
1406 Santa Fe Street	008-142-058	Sugar Pine Village Subdivision		
297 Elm Street	008-142-059	Sugar Pine Village Subdivision		
275 Elm Street	008-142-060	Sugar Pine Village Subdivision		
253 Elm Street	008-142-061	Sugar Pine Village Subdivision		

Address	APN	Proposed Use	Projected Sales Price	Estimated Property Tax Generated
239 Elm Street	008-142-062	Sugar Pine Village Subdivision		
221 Elm Street	008-142-063	Sugar Pine Village Subdivision		
252 Percy Street	008-142-064	Sugar Pine Village Subdivision		
270 Percy Street	008-142-065	Sugar Pine Village Subdivision		
294 Percy Street	008-142-066	Sugar Pine Village Subdivision		
Outlot	008-142-067	Sugar Pine Village Subdivision		
614 Sycamore/618 East 7th Street	007-203-016	Midtown Village Subdivision		
624 East 7th Street	007-203-023	Midtown Village Subdivision		
620 East 7th Street	007-203-022	Midtown Village Subdivision		
623/625 East 7th Street	007-203-018	Midtown Village Subdivision		
620 East 6th Street	007-174-010	Midtown Village Subdivision		
616 East 6th Street	007-174-009	Midtown Village Subdivision		
Riverside Villas Subdivision - Lots 6-28	005-014-008 thru 030	Housing Subdivision (23 lots)		
Infill Housing Properties				
103 Grove Street	012-015-001	Lot too small for development		
723 South A Street	011-131-015	Infill Housing		
425 Stinson Avenue	011-213-011	Infill Housing		
824 South B Street	011-162-005	Infill Housing		
411 Hull Avenue	011-233-017	Infill Housing		
340 Stinson avenue	011-233-001	Infill Housing		
334/338 Stinson Avenue	0121-233-002; 003	Infill Housing		
217 North A Street	007-092-013	Infill Housing		
129 Fig Street	008-022-014	Infill Housing		
1708 North Lake Street	004-170-007	Infill Housing		

RESOLUTION NO. OB 12-__

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, ACKNOWLEDGING THE TRANSFER OF PROPERTIES ACQUIRED WITH TWENTY PERCENT (20%) HOUSING SET-ASIDE AND HOUSING SET-ASIDE TAX ALLOCATION BOND PROCEEDS FROM THE FORMER MADERA REDEVELOPMENT AGENCY TO THE CITY OF MADERA SUCCESSOR HOUSING AGENCY.

WHEREAS, the Legislature of the State of California enacted Assembly Bill AB 1x26 dissolving redevelopment agencies in the State of California; and

WHEREAS, Health and Safety Code section 34171 defines a successor agency as the city that created each redevelopment agency; and

WHEREAS, Health and Safety Code section 34176 provides that the city which formed a redevelopment agency may elect to retain the housing assets and functions previously performed by the redevelopment agency; and

WHEREAS, the City of Madera accepted its role as Successor Housing Agency to the former Madera Redevelopment Agency with respect to housing assets and functions by Resolution No CC 12-09 adopted on January 11, 2012; and

WHEREAS, the Madera Redevelopment Agency designated the City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency with respect to housing assets and functions by Resolution No. MRA – 1498 adopted on January 11, 2012; and

WHEREAS, on February 8, 2012, an exit memorandum was issued by the Former Madera Redevelopment Agency acknowledging the transfer of all housing assets, properties, contracts, leases, and records, to the control of the successor housing agency and listed in Exhibit A attached hereto; and

WHEREAS, Pursuant to Health and Safety Code Section 34175(b) the Oversight Board of the Successor Agency hereby acknowledges the transfer of Properties listed in Exhibit A attached hereto, acquired with twenty percent (20%) Housing Set-Aside and Housing Set-Aside Tax

Allocation Bond Proceeds from the former Madera Redevelopment Agency to the City of Madera
Successor Housing Agency.

NOW, THEREFORE the Oversight Board of the Successor Agency to the former Madera
Redevelopment Agency of the City of Madera hereby finds, determines, resolves and orders as
follows:

1. The recitals listed above are true and correct.
2. The Oversight Board of Successor Agency hereby acknowledges the transfer
pursuant to Health and Safety Code Section 34175(b) of Properties listed in Exhibit A attached
hereto, acquired with twenty percent (20%) Housing Set-Aside and Housing Set-Aside Tax
Allocation Bond Proceeds from the former Madera Redevelopment Agency to the City of Madera
Successor Housing Agency.

3. This resolution is effective immediately upon adoption.

* * * * *

PASSED AND ADOPTED by the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency of the City of Madera this 11th day of April 2012, by the following vote:

AYES:

NOES:

ABSENT:

Chairperson

ATTEST:

Sandi Brown, Agency Secretary

Approved as to Legal Form:

General Counsel

Reso. No.

Exhibit A

Madera Redevelopment Agency-Owned Property Housing Properties
Acquired with 20% Housing Set-Aside and Housing Set Aside Tax Allocation Bond Proceeds

Address	APN	Proposed Use	Projected Sales Price	Estimated Property Tax Generated
514 North B Street	007-022-002	Riverwalk Subdivision (Still need to acquire two properties to develop as planned)		
321 East Central	007-022-008	Riverwalk Subdivision		
315 East Central	007-022-010	Riverwalk Subdivision		
329 East Central	007-022-006	Riverwalk Subdivision		
325 East Cenral	007-022-007	Riverwalk Subdivision		
413 North B Street	007-031-016	Riverwalk Subdivision		
427 North B Street	007-031-019	Riverwalk Subdivision		
408/408-1/2 North A Street	007-031-004; 005	Riverwalk Subdivision		
420 North A Street	007-031-001	Riverwalk Subdivision		
421 North B Street	007-031-018	Riverwalk Subdivision		
No. C at Fresno River	007-022-014	Riverwalk Subdivision		
416 North A Street	007-031-002	Riverwalk Subdivision		
417 North B Street	007-031-017	Riverwalk Subdivision		
501 North C Street	007-063-001	Central Avenue Outlot		
411 North B Street	007-065-003	Central Avenue Outlot		
301 Percy Street	008-142-042	Sugar Pine Village Subdivision		
307 Percy Street	008-142-043	Sugar Pine Village Subdivision		
313 Percy Street	008-142-044	Sugar Pine Village Subdivision		
319 Percy Street	008-142-045	Sugar Pine Village Subdivision		
325 Percy Street	008-142-046	Sugar Pine Village Subdivision		
331 Percy Street	008-142-047	Sugar Pine Village Subdivision		
337 Percy Street	008-142-048	Sugar Pine Village Subdivision		
318 Percy Street	008-142-053	Sugar Pine Village Subdivision		
312 Percy Street	008-142-054	Sugar Pine Village Subdivision		
1418 Santa Fe Street	008-142-055	Sugar Pine Village Subdivision		
1414 Santa Fe Street	008-142-056	Sugar Pine Village Subdivision		
1410 Santa Fe Street	008-142-057	Sugar Pine Village Subdivision		
1406 Santa Fe Street	008-142-058	Sugar Pine Village Subdivision		
297 Elm Street	008-142-059	Sugar Pine Village Subdivision		
275 Elm Street	008-142-060	Sugar Pine Village Subdivision		
253 Elm Street	008-142-061	Sugar Pine Village Subdivision		
239 Elm Street	008-142-062	Sugar Pine Village Subdivision		
221 Elm Street	008-142-063	Sugar Pine Village Subdivision		
252 Percy Street	008-142-064	Sugar Pine Village Subdivision		
270 Percy Street	008-142-065	Sugar Pine Village Subdivision		
294 Percy Street	008-142-066	Sugar Pine Village Subdivision		
Outlot	008-142-067	Sugar Pine Village Subdivision		

	Address	APN	Proposed Use	Projected Sales Price	Estimated Property Tax Generated
	614 Sycamore/618 East 7th Street	007-203-016	Midtown Village Subdivision		
	624 East 7th Street	007-203-023	Midtown Village Subdivision		
	620 East 7th Street	007-203-022	Midtown Village Subdivision		
	623/625 East 7th Street	007-203-018	Midtown Village Subdivision		
	620 East 6th Street	007-174-010	Midtown Village Subdivision		
	616 East 6th Street	007-174-009	Midtown Village Subdivision		
	Riverside Villas Subdivision - Lots 6-28	005-014-008 thru 030	Housing Subdivision (23 lots)		
	Infill Housing Properties				
	103 Grove Street	012-015-001	Lot too small for development		
	723 South A Street	011-131-015	Infill Housing		
	425 Stinson Avenue	011-213-011	Infill Housing		
	824 South B Street	011-162-005	Infill Housing		
	411 Hull Avenue	011-233-017	Infill Housing		
	340 Stinson avenue	011-233-001	Infill Housing		
	334/338 Stinson Avenue	0121-233-002; 003	Infill Housing		
	217 North A Street	007-092-013	Infill Housing		
	129 Fig Street	008-022-014	Infill Housing		
	1708 North Lake Street	004-170-007	Infill Housing		

REPORT TO THE OVERSIGHT BOARD

SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

BOARD MEETING OF: April 11, 2012

AGENDA ITEM NUMBER: 4.5

APPROVED BY:


Executive Director, Successor Agency

Subject: Consideration of a Resolution Approving Administrative Budget for Administrative Costs of the Successor Agency for the Period January 1, 2012 through June 30, 2012

Summary: The Oversight Board will consider a resolution approving the Administrative Budget for administrative costs of the Successor Agency from January 1, 2012 through June 30, 2012.

HISTORY/BACKGROUND

ABx1 26 provides for an administrative cost allowance funded from property tax to pay for certain costs incurred for winding down the affairs of the redevelopment agencies. It provides up to 5 percent of the property tax allocated to the Successor Agency for 2011/2012 fiscal year and up to 3 percent of the property tax allocated to the Redevelopment Obligation Retirement Fund for each fiscal year thereafter. Other sources used to fund administrative costs include:

- Low and Moderate Income Housing Fund
- Bond Proceeds
- Reserve Balances
- Grants
- The Redevelopment Property Tax Trust Fund (former tax increment revenue)

Administrative costs are those necessary to carry out enforceable obligations. Additionally, although ABx1 26 dissolved redevelopment, it did not eliminate reporting requirements including the following:

- 1) Annual Report/Blight Progress Report
- 2) Annual Bond Disclosure Reports
- 3) Housing and Community Development Housing Activity Report
- 4) State Controllers Report
- 5) Annual Financial Audit
- 6) AB 987 Reporting and Monitoring
- 7) Standard and Poor's Report

RECOMMENDATION

Staff recommends the Oversight Board adopt the resolution approving the administrative costs of the Successor Agency from January 1, 2012 through June 30, 2012.

JET:sb

Attachment:

- Budget (as Exhibit A of resolution)
- Resolution

RESOLUTION NO. OB 12-__

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY
APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE
BUDGET FOR JANUARY 1, 2012 THROUGH JUNE 30, 2012**

WHEREAS, the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency has been appointed pursuant to the provision of Health and Safety Code Section 34179; and

WHEREAS, Health and Safety Code Section 34177(j)(1) requires Oversight Board approval of the Successor Agency Administrative Budget for administrative costs of the Successor Agency for each six-month fiscal period; and

WHEREAS, on April 11, 2012 the Successor Agency to the former Madera Redevelopment Agency approved an Administrative Budget for January 1, 2012 through June 30, 2012; and

WHEREAS, the Administrative Budget has been presented to the Oversight Board for its consideration at a special meeting of the Oversight Board on April 11, 2012.

NOW, THEREFORE, the Oversight Board of the Successor Agency to the former Madera Redevelopment Agency hereby finds, orders, and resolves:

1. The above recitals are true and correct;
2. The Oversight Board has reviewed and considered the Administrative Budget for administrative costs for the period of January 1, 2012 through June 30, 2012 presented by the Successor Agency to the former Madera Redevelopment Agency.
3. The Administrative Budget, as set forth in Exhibit A attached hereto and by this reference incorporated herein, is hereby approved by the Oversight Board.
4. This resolution shall become effective immediately upon adoption.

* * * * *

PASSED AND ADOPTED by the Oversight Board of the Successor Agency to the former Madera Redevelopment Agency this 11th day of April 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST:

Sandi Brown, Agency Secretary

Approved as to Legal Form

General Counsel

EHIBIT A

SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY Administrative Budget FY 2011-12 Partial (January 1, 2012 to June 30, 2012)

Description	RPTTF	Adm Allowance	Other	Jan - June
Salaries & Benefits	\$ 61,005	\$ 175,995	\$ 18,195	\$ 255,195
Gas and Electric Utilities	1,096	9,314	548	10,957
Telephone and Fax Charges	144	1,224	72	1,440
Cellular Phone and Pager Charges	45	384	23	452
Advertising - Bids and Legal Notices	120	1,020	60	1,200
Professional Dues	337	2,866	169	3,372
Office Supplies - Expendable	330	2,805	165	3,300
Postage / Other Mailing Charges	787	6,686	393	7,866
Mileage Reimbursement	130	1,105	65	1,300
Contracted Services	1,835	15,599	918	18,352
Audit Fees	360	3,056	180	3,595
Other Supplies	350	2,975	175	3,500
Building Supplies, Keys and Repairs	333	2,829	166	3,328
Liability, Property Insurance	1,062	9,031	531	10,624
Conference / Training / Education	181	1,538	91	1,810
Other New Equipment	2,500	21,250	1,250	25,000
Interfund Charge - City Services	9,618	81,749	4,809	96,176
TOTAL ADMINISTRATIVE COST ALLOWANCE	\$ 80,232	\$ 339,425	\$ 27,810	\$ 447,468

Funding Sources:

Low and Moderate Income housing Fund

Bond Proceeds

Reserve Balances

Grants

The Redevelopment Property Tax Trust Fund (RPTTF)

REPORT TO THE OVERSIGHT BOARD

SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

BOARD MEETING OF: April 11, 2012

AGENDA ITEM NUMBER: 4.6

APPROVED BY:



Executive Director, Successor Agency

Subject: Consideration of a Resolution Approving Recognized Obligation Payment Schedule (ROPS) from January 1, 2012 through June 30, 2012

Summary: The Oversight Board will consider adopting a resolution approving the Recognized Obligation Payment Schedule (ROPS) pending the certification of the Madera County Auditor.

HISTORY/BACKGROUND

As part of the fiscal 2009/2010 state budget, trailer bill ABx4 26 was passed. It required redevelopment agencies to contribute \$2.05 billion to a Supplemental Educational Revenue Augmentation Fund (SERAF). The impact on Madera was a loss of \$2,556,175.00 in 2009/2010 and \$526,271.00 in 2010/2011. Concurrent with this action, the Redevelopment Agency had obligated \$4.2 million to the State of California for the relocation of the courts and the construction of parking facilities. Additionally, a decline in housing market values and the foreclosure crisis resulted in a three (3) year decline of \$1.6 million in tax increment revenue.

As a result of these events, the Agency temporarily suspended all projects that were not related to the Courthouse Relocation Project.

SITUATION

ABx1 26 provides that the Oversight Board review all contracts and agreements between the dissolved redevelopment agency and all public/private entities to determine whether or not the agreements should be terminated. This material was provided to the County Auditor on March 26, 2012 and the Department of Finance on March 30, 2012. It is included on the attached disk.

Existing Obligations and Contracts

Non-Housing Projects

- 1) Adell Improvement Project
- 2) Airport Master Plan
- 3) Avenue 16 Canal Pipeline/Linear Park
- 4) MID Canal Relocation Project
- 5) Courthouse Relocation Project
- 6) Handicapped Ramp Program
- 7) Sunset/Laurel Linear Park Project
- 8) Southwest Industrial Park Master Plan
- 9) Yosemite/Elm Signalization Project

Affordable Housing Projects

- 1) Arborpoint Multifamily Apartment Project (Clark/Owens Streets)
- 2) Midtown Village Subdivision (Lake/Sixth/Sycamore Streets)
- 3) Riverwalk Subdivision (Central Avenue/Fresno River)
- 4) Riverside Villas (Fresno/Daulton Streets)
- 5) Replacement Housing Program

Collectively, these projects represent a significant investment in redevelopment tax increment and bond proceeds. The projects listed below should be completed as follows:

- 1) The Adell, MID Canal Relocation and Sunset/Laurel Linear Park projects should be brought to a bid-ready status.
- 2) The Avenue 16, Courthouse, Yosemite/Elm Signal, and Handicapped Ramp projects should be completed.
- 3) The Southwest Industrial Park Master Plan and Airport Master Plan should be completed.
- 4) All housing projects should be completed.
- 5) No further expenditures for:
 - a. Downtown Streetscape Project
 - b. Sonora/Green/Columbia/Sierra Improvement Project
 - c. E Street Improvement Project
 - d. East Yosemite Avenue Widening Project

RECOMMENDATION

Staff recommends the Oversight Board adopt the resolution approving the Recognized Obligation Payment Schedule (ROPS) pending the certification of the Madera County.

JET:sb

Attachment:

- Resolution
- ROPS (as Exhibit A of resolution)
- ROPS Backup (DVD Disk)

RESOLUTION NO. OB 12-__

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY
APPROVING THE RECOGNIZED OBLIGATION PAYMENT
SCHEDULE FOR THE PERIOD JANUARY 1, 2012 THROUGH JUNE
30, 2012**

WHEREAS, the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency has been appointed pursuant to the provision of Health and Safety Code Section 34179; and

WHEREAS, Health and Safety Code Section 34177(l)(2)(B) and 34180(g) require the approval of the Recognized Obligation Payment Schedule (ROPS) by the Oversight Board; and

WHEREAS, a Recognized Obligation Payment Schedule for the period January 1, 2012 through June 30, 2012 has been prepared in a format provided by the California Department of Finance; and

WHEREAS, on April 11, 2012 the Successor Agency to the former Madera Redevelopment Agency approved the Recognized Obligation Payment Schedule for the period January 1, 2012 through June 30, 2012; and

WHEREAS, the Recognized Obligation Payment Schedule, in a form approved by the Successor Agency to the former Madera Redevelopment Agency, is presented to the Oversight Board for its consideration at a special meeting of the Oversight Board held on April 11, 2012.

NOW, THEREFORE, the Oversight Board of the Successor Agency to the former Madera Redevelopment Agency hereby finds, orders, and resolves:

1. The above recitals are true and correct;
2. The Oversight Board has reviewed and considered the Recognized Obligation Payment Schedule for the period January 1, 2012 through June 30, 2012 as presented by the Successor Agency to the former Madera Redevelopment Agency.
3. The Recognized Obligation Payment Schedule for the period January 1, 2012 through June 30, 2012, as set forth in Exhibit A attached hereto and by this reference incorporated herein, is hereby approved by the Oversight Board.
4. This resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Oversight Board of the Successor Agency to the former Madera Redevelopment Agency this 11th day of April 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST:

Sandi Brown, Agency Secretary

Approved as to Legal Form

General Counsel

UPDATED RECOGNIZED OBLIGATION PAYMENT SCHEDULE AS OF APR 11, 2012 - FY 2012 JANUARY THROUGH JUNE

Per AB 26 - Section 34167 and 34169

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation 6/30/11	Total Due During Fiscal Year	Fund ¹	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)						
						Jan	Feb	Mar	Apr	May	Jun	Total
1998 Tax Allocation Bond	BNYMellon	Bonds issue to fund RDA projects	10,211,274	671,561	5			146,315			261,315	407,630
2003 Tax Allocation Bond	BNYMellon	Bonds issue to fund RDA projects	28,736,321	2,207,404	5			399,609			909,610	1,309,219
2008A Tax Allocation Bond	BNYMellon	Bonds issue to fund non-housing projects	49,899,395	2,560,024	5			629,778			969,780	1,599,558
2008B Tax Allocation Bond	BNYMellon	Bonds issue to fund housing projects	7,720,777	428,619	5			95,797			165,800	261,597
BNYMT Trustee fees 1998 Series	BNYMellon	Trustee Fees	56,000	3,500	5						3,500	3,500
BNYMT Trustee fees 2003 Series	BNYMellon	Trustee Fees	73,500	3,500	5						3,500	3,500
BNYMT Trustee fees 2008 Series & Arbitrage	BNYMellon	Trustee Fees	195,000	7,500	5						7,500	7,500
Arbitrage Calculations - contract	Cal Muni	Bond Required Arbitrage calc	65,000	2,500	5						2,500	2,500
Bond Disemination	Orrick	Bond Requirement	52,000	2,000	5						2,000	2,000
State CalHFA Loan HELP	Management	Semi annual rpts, loan invoicing, monitoring, pymts to CalHFA	45,598	6,514	5	543	543	543	543	543	543	3,258
Annual Audit Project management	Personnel Staff	Life of Plan 2040	80,220	2,865	5						2,865	2,865
Continuing Disclosure Rpt	Personnel Staff	Bond Requirement	115,192	4,114	5			4,114				4,114
Annual Report	Personnel Staff	Bond Requirement	329,784	11,778	5					5,334	6,444	11,778
5 Year Imp Plan	Personnel Staff		129,483		5							0
Statement of Indebtedness	Personnel Staff		153,608	5,486	5						5,486	5,486
State Controllers Report	Personnel Staff		153,608	5,486	5						5,486	5,486
HCD Report	Personnel Staff		172,676	6,167	5						6,167	6,167
Standard & Poors Report	Personnel Staff	Bond Requirement	153,608	5,486	5		5,486					5,486
AB 987 Reporting	Personnel Staff		143,892	5,139	5						5,139	5,139
Affordable Housing Monitoring	Personnel Staff		345,352	12,334	5							0
Property Management	Personnel Staff	Facility and Lot maintenance	82,260	16,452	5	1,371	1,371	1,371	1,371	1,371	1,371	8,226
Public Notice Requirement	Personnel Staff	Agenda	30,835	6,167	5	514	514	514	514	514	514	3,084
SA & Oversight Board Meeting pre & post	Personnel Staff	18 Mtg/Yr 60hrs each	393,100	78,620	5		4,368	4,368	4,368	4,368	4,368	21,840
OSCA GRANT	Personnel Staff	Site Monitoring, grant mgmt	27,746	13,873	5	1,156	1,156	1,156	1,156	1,156	1,156	6,936
Required Public Noticing	H&S Code 34433	77 parcels @ \$250 + 4hrs each	35,078		5							0
Replacement Housing Obligation program cost		Adm & Management	140,000		5							0
Commercial Property Liquidation		Commercial Properties	175,000	15,000	5							0
Annual Audit - Contract Cost	Caporicci & Larson, Inc	Bond Requirement	112,000	4,000	5						4,000	4,000
Insurance Premiums		Liability, Property Insurance	55,000	11,000	5							0
County of Madera		Wrap up Audit		7,000	5		7,000					7,000
Oversight Board			TBD		5							0
Herbicide Property Maintenance		Weed Control on SA properties	35,000	7,000	5			1,800	1,200			3,000
Property Maintenance 428 Yosemite			395,000	79,000	5	6,000	6,000	6,000	6,000	6,000	6,000	36,000
Property Maintenance 120 N. E St.			140,000	5,000	5						5,000	5,000
Successor Agency Operations		Custodial Services	23,500	4,700	5	350	350	350	350	350	350	2,100
Successor Agency Operations		Shredding Services	4,080	816	5	68	68	68	68	68	68	408
Successor Agency Operations		Alarm Monitoring Service	3,600	720	5	180			180			360
Successor Agency Operations		Copier Maintenance Fee	14,400	2,880	5	240	240	240	240	240	240	1,440
Successor Agency Operations		Postage Meter Lease	15,170	3,034	5	253	253	253	253	253	253	1,518
Successor Agency Operations		Business & Parking Assessment	3,225	645	5	54	54	54	54	54	54	324
Successor Agency Operations		Utilities	108,000	21,600	5	1,800	1,800	1,800	1,800	1,800	1,800	10,800
Successor Agency Operations		Profession Dues	25,000	5,000	5	417	417	417	417	417	417	2,502
Successor Agency Operations		Office Supplies	48,420	9,684	5	807	807	807	807	807	807	4,842
Property Tax Services	Fraser & Associates	Property Tax Services	28,000		5							0
City Services	City of Madera	Legal Services, Human Resources, Finance	675,085	135,017	5							0

¹Fund

1. Low and Moderate Income housing Fund

2. Bond Proceeds

3. Reserve balances

4. Administrative Cost Allowance

5. Redevelopment Property Tax Trust Fund

6. Other revenue sources

UPDATED RECOGNIZED OBLIGATION PAYMENT SCHEDULE AS OF APR 11, 2012 - FY 2012 JANUARY THROUGH JUNE
Per AB 26 - Section 34167 and 34169

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation 6/30/11	Total Due During Fiscal Year	Fund ¹	Jan	Feb	Mar	Apr	May	Jun	Total
Successor Agency Board Members		Salaries Board Members	10,800	2,160	5							0
SA OB Web Development	Emo Creative	H&S 34179 Web Site development	4,900	4,900						4,900		4,900
Employee Leave Balances			TBD									0
Arborpoint	Pacific West Communities	Arborpoint Apt Affordable Housing Grant	412,500		5							0
Riverside Villas		Storm drainage	289,324		5							0
Midtown Village Subdivision		\$1,126,000 Expensed to Date	924,000		5							0
Low Mod Housing set-aside	Project Fund	20% SET ASIDE	56,761,980	1,387,238	5							0
MUSD 308 S. J Street		Update Plans		4,000	5		3,000	1,000				4,000
County of Madera Courthouse Agmt	County Of Madera	Court House Building	950,000		5							0
Tribune - Honda Construction Loan			400,000		5							0
Avenue 16 Landscape Project		\$138,800 Expensed to Date	302,500		5							0
Downtown Streetscape		\$41,652 Expensed to Date			5							0
Sonora/Green/Columbia/Sierra improvement project		\$46,000 Expensed to Date			5							0
Laurel Linear Park		\$25,096 Expensed to Date			5							0
Airport Infrastructure Master Plan		\$89,499 Expensed to Date	33,000		5							0
Southwest Industrial Park Master Plan	NorthStar	Madera Industrial Area	121,000		5							0
"E" Street Improvement Project		\$118,087 Expensed to Date			5							0
Successor Agency Employee Cost		Project & Operation	1,245,000	249,000	5		41,500	41,500	41,500	41,500	41,500	207,500
TOTAL			162,856,791	8,026,483		13,753	74,927	1,337,854	60,821	69,675	2,425,533	3,982,563

¹Fund

1. Low and Moderate Income housing Fund
2. Bond Proceeds
3. Reserve balances
4. Administrative Cost Allowance
5. Redevelopment Property Tax Trust Fund
6. Other revenue sources

UPDATED RECOGNIZED OBLIGATION PAYMENT SCHEDULE AS OF APR 11, 2012 - FY 2012 JANUARY THROUGH JUNE
Per AB 26 - Section 34167 and 34169

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation 6/30/11	Total Due During Fiscal Year	Fund ¹	Jan	Feb	Mar	Apr	May	Jun	Total
Payable From the Administrative Allowance Allocation												
Successor Agency Employee Cost	Successor Agency	Payroll Cost	675,000	135,000	5		22,500	22,500	22,500	22,500	22,500	112,500
Other SA Admin Costs	Successor Agency	Administrative Costs	575,000	115,000	5		19,167	19,167	19,167	19,167	19,167	95,835
TOTAL				250,000		0	41,667	41,667	41,667	41,667	41,667	208,335

¹Fund

1. Low and Moderate Income housing Fund
2. Bond Proceeds
3. Reserve balances
4. Administrative Cost Allowance
5. Redevelopment Property Tax Trust Fund
6. Other revenue sources

UPDATED RECOGNIZED OBLIGATION PAYMENT SCHEDULE AS OF APR 11, 2012 - FY 2012 JANUARY THROUGH JUNE
Per AB 26 - Section 34167 and 34169

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation 6/30/11	Total Due During Fiscal Year	Fund ¹	Jan	Feb	Mar	Apr	May	Jun	Total
						Payable from Other Revenue Sources						
AT&T		428 E Yosemite Underground Utilities	5,805	5,805	2						5,805	5,805
PG&E		Adell St Underground Utilities	13,282	13,282	2			13,282				13,282
PG&E		Clark/Owens Underground Utilities	3,374	3,374	2			3,374				3,374
Adell Imp Project	Quad Knopf	Engineering/Surveying - Adell Improvement Project (Contract for \$128,120 + 10% - \$140,900; CO \$5,150) Proj No. 90058	30,393	27,630	2							0
Adell Improvement Project		\$133,940 Expensed to Date	1,630,000		2							0
Ave 16 Improvements	Blair, Church and Flynn	Ave 16 - 3rd Amend-\$10,500 Proj No. 206-0427 - EW2 & 4th Amend-\$44,400- Proj No. 206-0427	6,102		2							0
Canal Relocation	Quad Knopf	Eng Srv - Relocation of MID Canal between 7th & E Streets relocating to Clinton ROW Proj No. 90222	63,690		2							0
Laurel Linear Park	Blair, Church & Flynn	Eng Srv-Sunset/Laurel/Riverview Linear Park Project- No. 209-0326	31,900		2							0
Handicap Ramp project	City of Madera - Public W	Reimburse for Handicapped Ramp Project	31,000	31,000	2						31,000	31,000
428 Yosemite Plaza	Ross Recreation Equipm	Benches (3) and Trash Receptacle (2) at 428 E Yosemite Ave Office	6,109	6,109	2					6,109		6,109
Lake St median project	City of Madera - Engineer	Reimbursement Agmt - Lake St Median Proj (total proj cost \$170,000)	85,000		2							0
Housing Bond Fund Obligations		2008B Tax Exempt Bond Proceeds	810,098		2							0
Riverwalk Subdivision		\$5,135,000 Expensed to Date	1,210,000		2							0
Riverwalk Subdivision		Property Acquisition	270,250		2							
Lake/Adell Street Project	City of Madera	Reimburse Agmt for Eng Srv - Lake/Adell - Contract with Yamabe/Horn	16,289		2							0
Demo 14	Giersch & Associates	Demo - Eng Services	176,590		2							0
Sunrise Park	Madera Sunrise Rotary C	OPC Project-Entry Sign at Sunrise Rotary Sports Complex	11,428		2							0
Central Madera Street Project	Blair, Church & Flynn	Eng/Design - Central Madera Residential District Proj No. 208-0541 (Split: 40% - 2002-3802; 60% - 5002-3802)	65,513		2							0
Operation Civic Pride	Madera Coalition for Com	Planting of Community Garden - Lake & 4th - Operation Civic Pride	11,706		2							0
Midtown Village	Precision Engineering	6th & Sycamore Subdivision(Midtown) - Civil Eng. Srv #08-131	15,545		2							0
Midtown Village	TRIAD	6th & Sycamore Subdivision(Midtown) - Precise Plan - Project No.8077	9,320		2							0

¹Fund

1. Low and Moderate Income housing Fund
2. Bond Proceeds
3. Reserve balances
4. Administrative Cost Allowance
5. Redevelopment Property Tax Trust Fund
6. Other revenue sources

UPDATED RECOGNIZED OBLIGATION PAYMENT SCHEDULE AS OF APR 11, 2012 - FY 2012 JANUARY THROUGH JUNE
Per AB 26 - Section 34167 and 34169

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation 6/30/11	Total Due During Fiscal Year	Fund ¹	Jan	Feb	Mar	Apr	May	Jun	Total
Midtown Village	California Utility Consultants	Utility Project Mgmt Services - 6th & Sycamore Subdivision	29,500		2							0
Riverwalk Subdivision	California Utility Consultants	Utility Project Mgmt Services - Riverwalk Subdivision	49,500		2							0
Midtown Village	Technicon Eng. Services	Geotech Eng Services - Midtown Subdivision (6th/Sycamore)	3,710		2							0
East Yosemite Widening Project		\$976,248 Expensed to Date			2							0
Elm & Yosemite Traffic Signal		DDA - Impact Fees may fund project	412,500		2							0
Successor Agency Employee Cost		Project Management	220,000	44,000	2							0
												0
TOTAL Bond			5,218,604									0
California Conservation Corps (6/8/11)	California Conservation Corps	2011/12 Graffiti Abatement Crew - Contracted Services	29,084	29,084	3	4,847	4,847	4,847	4,847	4,847	4,847	29,082
Server upgrade		Server, switch, software, licensing	25,600	25,600	3					25,600		25,600
Replacement Housing Obligation		Loan & Incentives	1,240,000		3							0
Bond Reserve Requirement			2,990,643		3							0
TOTAL Reserve			4,285,327									
NSP3 Projects		Project Management	205,710	27,428	6			6,857	6,857	6,857	6,857	27,428
Abandoned Vehicle Authority		Management	13,715	2,743	6							0
Waste Tire Grant Management		Management	16,456	4,114	6							0
CDBG		Management	216,132	72,044	6	6,004	6,004	6,004	6,004	6,004	6,004	36,024
Property Maintenance 5 E. Yosemite			140,000	5,000	6							0
State CalHFA Loan HELP	CALHFA	Loan for affordable Multi Family housing	1,068,582	132,153	6							0
Soil Remediation 1350 Yose	Krazan and Associates	EIR Soil and Groundwater Remediation	177,802	177,802	6	29,634	29,634	29,634	29,634	29,634	29,634	177,804
TOTAL Other			1,838,397									
TOTAL				607,168		40,485	40,485	63,998	47,342	79,051	84,147	355,508

¹Fund

1. Low and Moderate Income housing Fund
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6. Other revenue sources

UPDATED RECOGNIZED OBLIGATION PAYMENT SCHEDULE AS OF APR 11, 2012 - FY 2012 JANUARY THROUGH JUNE

Per AB 26 - Section 34167 and 34169

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation 6/30/11	Total Due During Fiscal Year	Fund ¹	Jan	Feb	Mar	Apr	May	Jun	Total
PASS THOUGH PAYMENTS						Pass Through and Other Payments						
RDAM1\2011M1	COUNTY GENERAL	PASS THRU PAYMENTS	43,897,523	1,130,699	5						565,350	565,350
RDAM1\2011M1	CITY OF MADERA	PASS THRU PAYMENTS	0	0	5						0	0
RDAM1\2011M1	MADERA CEMETERY	PASS THRU PAYMENTS	4,077,262	105,021	5						52,511	52,511
RDAM1\2011M1	MADERA CO FLOOD	PASS THRU PAYMENTS	1,067,248	27,490	5						13,745	13,745
RDAM1\2011M1	MADERA MOSQUITO A	PASS THRU PAYMENTS	6,390,186	164,597	5						82,299	82,299
RDAM1\2011M1	MADERA UNIFIED	Section 33676 Payments	16,944,962	436,463	5						218,232	218,232
RDAM1\2011M1	STATE CTR COMM COL	PASS THRU PAYMENTS	2,551,560	65,722	5						32,861	32,861
RDAM1\2011M1	CHILD DEVELOPMENT	PASS THRU PAYMENTS	19,783	510	5						255	255
RDAM1\2011M1	CHILD INSTITUTIONS	PASS THRU PAYMENTS	39,845	1,026	5						513	513
RDAM1\2011M1	DEPT OF EDUC	PASS THRU PAYMENTS	196,704	5,067	5						2,534	2,534
RDAM1\2011M1	EDUC HANDICAPPED	PASS THRU PAYMENTS	2,146	55	5						28	28
RDAM1\2011M1	EQUAL AID	PASS THRU PAYMENTS	1,016,369	26,179	5						13,090	13,090
RDAM1\2011M1	JUVENILE HALL EDUC	PASS THRU PAYMENTS	19,409	500	5						250	250
RDAM1\2011M1	PHYSICALLY HANDICAP	PASS THRU PAYMENTS	341,714	8,802	5						4,401	4,401
RDAM1\2011M1	R O P	PASS THRU PAYMENTS	101,525	2,615	5						1,308	1,308
RDAM1\2011M1	TRAINABLE RETARDED	PASS THRU PAYMENTS	95,647	2,464	5						1,232	1,232
RDAMADERA2											0	0
AB 1290 PASS THRU	COUNTY GENERAL	PASS THRU PAYMENTS	2,639,250	52,043	5						26,022	26,022
AB 1290 PASS THRU	CITY OF MADERA	PASS THRU PAYMENTS	0	0	5						0	0
AB 1290 PASS THRU	MADERA CEMETERY	PASS THRU PAYMENTS	230,038	4,536	5						2,268	2,268
AB 1290 PASS THRU	MADERA CO FLOOD	PASS THRU PAYMENTS	66,904	1,319	5						660	660
AB 1290 PASS THRU	MADERA MOSQUITO A	PASS THRU PAYMENTS	360,533	7,109	5						3,555	3,555
AB 1290 PASS THRU	MADERA UNIFIED	PASS THRU PAYMENTS	5,677,233	111,950	5						55,975	55,975
AB 1290 PASS THRU	STATE CTR COMM COL	PASS THRU PAYMENTS	854,874	16,857	5						8,429	8,429
AB 1290 PASS THRU	CHILD DEVELOPMENT	PASS THRU PAYMENTS	6,628	131	5						66	66
AB 1290 PASS THRU	CHILD INSTITUTIONS	PASS THRU PAYMENTS	13,350	263	5						132	132
AB 1290 PASS THRU	DEPT OF EDUC	PASS THRU PAYMENTS	65,904	1,300	5						650	650
AB 1290 PASS THRU	EDUC HANDICAPPED	PASS THRU PAYMENTS	720	14	5						7	7
AB 1290 PASS THRU	EQUAL AID	PASS THRU PAYMENTS	340,524	6,715	5						3,358	3,358
AB 1290 PASS THRU	JUVENILE HALL EDUC	PASS THRU PAYMENTS	6,503	128	5						64	64
AB 1290 PASS THRU	PHYSICALLY HANDICAP	PASS THRU PAYMENTS	114,487	2,258	5						1,129	1,129
AB 1290 PASS THRU	R O P	PASS THRU PAYMENTS	34,015	671	5						336	336
AB 1290 PASS THRU	TRAINABLE RETARDED	PASS THRU PAYMENTS	32,045	632	5						316	316
RDA M3		PASS THRU PAYMENTS										0
AB 1290 PASS THRU	COUNTY GENERAL	PASS THRU PAYMENTS	92,922	(2,648)	5							0
AB 1290 PASS THRU	CITY OF MADERA	PASS THRU PAYMENTS	0	0	5							0
AB 1290 PASS THRU	MADERA CEMETERY	PASS THRU PAYMENTS	3,649	(104)	5							0
AB 1290 PASS THRU	MADERA CO FLOOD	PASS THRU PAYMENTS	1,062	(30)	5							0
AB 1290 PASS THRU	MADERA MOSQUITO A	PASS THRU PAYMENTS	5,719	(163)	5							0
AB 1290 PASS THRU	FIRST INDUS FIRE	PASS THRU PAYMENTS	0	0	5							0
AB 1290 PASS THRU	MAINTENANCE NO 21	PASS THRU PAYMENTS	0	0	5							0
AB 1290 PASS THRU	SERVICE AREA NO 03	PASS THRU PAYMENTS	0	0	5							0
AB 1290 PASS THRU	MADERA UNIFIED	PASS THRU PAYMENTS	90,063	(2,566)	5							0
AB 1290 PASS THRU	STATE CTR COMM COL	PASS THRU PAYMENTS	13,562	(387)	5							0
AB 1290 PASS THRU	CHILD DEVELOPMENT	PASS THRU PAYMENTS	105	(3)	5							0
AB 1290 PASS THRU	CHILD INSTITUTIONS	PASS THRU PAYMENTS	212	(6)	5							0
AB 1290 PASS THRU	DEPT OF EDUC	PASS THRU PAYMENTS	1,045	(30)	5							0
AB 1290 PASS THRU	EDUC HANDICAPPED	PASS THRU PAYMENTS	12	0	5							0
AB 1290 PASS THRU	EQUAL AID	PASS THRU PAYMENTS	5,402	(154)	5							0

¹Fund

1. Low and Moderate Income housing Fund
2. Bond Proceeds
3. Reserve balances
4. Administrative Cost Allowance
5. Redevelopment Property Tax Trust Fund
6. Other revenue sources

UPDATED RECOGNIZED OBLIGATION PAYMENT SCHEDULE AS OF APR 11, 2012 - FY 2012 JANUARY THROUGH JUNE
Per AB 26 - Section 34167 and 34169

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation 6/30/11	Total Due During Fiscal Year	Fund ¹	Jan	Feb	Mar	Apr	May	Jun	Total
AB 1290 PASS THRU	JUVENILE HALL EDUC	PASS THRU PAYMENTS	103	(3)	5							0
AB 1290 PASS THRU	PHYSICALLY HANDICAPED	PASS THRU PAYMENTS	1,816	(52)	5							0
AB 1290 PASS THRU	R O P	PASS THRU PAYMENTS	539	(15)	5							0
AB 1290 PASS THRU	TRAINABLE RETARDED	PASS THRU PAYMENTS	509	(15)	5							0
TOTAL			87,421,611	2,176,960		0	0	0	0	0	1,091,576	1,091,576

¹Fund
1. Low and Moderate Income housing Fund
2. Bond Proceeds
3. Reserve balances
4. Administrative Cost Allowance
5. Redevelopment Property Tax Trust Fund
6. Other revenue sources

REPORT TO THE OVERSIGHT BOARD

SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

Agenda Item 4.6

Consideration of a Resolution Approving Recognized Obligation Payment Schedule (ROPS) from January 1, 2012 through June 30, 2012

Project Description Summary Sheets, which were included on the disk you were provided with your agenda packets, are attached for your convenience in the presentation of the staff report by the Executive Director.

Non-Housing Projects

- 1) Adell Improvement Project
- 2) Airport Master Plan
- 3) Avenue 16 Canal Pipeline/Linear Park
- 4) MID Canal Relocation Project
- 5) Courthouse Relocation Project
- 6) Handicapped Ramp Program
- 7) Sunset/Laurel Linear Park Project
- 8) Southwest Industrial Park Master Plan
- 9) Yosemite/Elm Signalization Project

Affordable Housing Projects

- 1) Arborpoint Multifamily Apartment Project (Clark/Owens Streets)
- 2) Midtown Village Subdivision (Lake/Sixth/Sycamore Streets)
- 3) Riverwalk Subdivision (Central Avenue/Fresno River)
- 4) Riverside Villas (Fresno/Daulton Streets)
- 5) Replacement Housing Program

REPLACEMENT HOUSING OBLIGATION

Project Description

The acquisition of property for the Riverwalk Subdivision and Courthouse Relocation resulted in the demolition of 51 units. All of the units were occupied by persons or families in the targeted income group. All of the families were provided relocation assistance; however, state law requires that the lost units be replaced on a one-for-one basis.

Projected Cost to Complete

\$1,100,000.00 – This would be in the form of low interest construction financing. Following loan repayment, the funds could be distributed to the appropriate taxing agencies.

\$140,000.00 Administration

Funding Source:

Low Mod Income Fund – Reserve

Supporting Documents Attached:

Riverwalk Subdivision (formerly Central Madera District)

- Overland, Pacific and Cutler – Agreement for relocation services, staff report and resolution
- Overland, Pacific and Cutler – Adoption of Relocation Plan, staff report and resolution
Madera Courthouse Project
- Overland, Pacific and Cutler – Agreement for relocation services, staff report and resolution
- Overland, Pacific and Cutler – Adoption of Relocation Plan, staff report and resolution

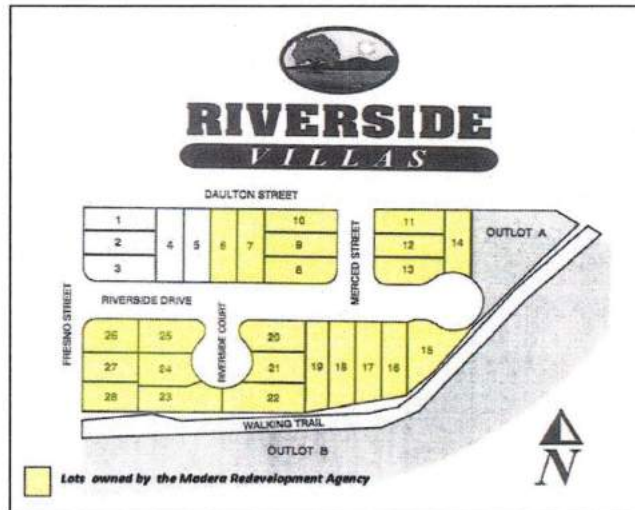
RIVERSIDE VILLAS SUBDIVISION

Project Description

The Agency acquired a foreclosed subdivision consisting of 23 "fully" developed lots. The price was \$7,825.00 per finished lot due to the following issues:

1. Some of the improvements were not built to the approved plans and were not accepted by the City.
2. A storm drainage line goes through one of the lots. A regional storm drainage line on a residential lot is not good public policy.
3. The developers were allowed to construct temporary storm drainage. This is not good public policy.
4. The lot width is such that they would only accommodate two (2) story homes. They are more expensive to construct so lot lines will require adjustment.

Aerial or Map



Project Status

No design work has been initiated. The project has an approved tentative subdivision map and precise plan that will require an amendment.

Funding Source:

Redevelopment Property Tax Trust Fund (RPTTF)

Expenditures to Date

\$180,000 in acquisition costs.

Projected Cost to Complete

\$389,324.00

Supporting Documents Attached:

- Grant Deed
- City Engineer's Storm Drainage Opinion
- City Engineer's Preliminary Estimate
- Tentative Subdivision Map
- Precise Plan
- Planning Commission General Plan Conformity/EIR Determination

RIVERWALK SUBDIVISION

(Central Madera Improvement Project)

Project Description

The Agency has acquired thirteen (13) of the fifteen (15) parcels necessary to develop a 35-40 lot subdivision along the Fresno River. Street improvements were out to bid in 2010; however, the project was postponed due to a state take of \$2.1 million in redevelopment funds. Agency activities include:

1. 33445 Joint Public Hearing
2. Approval of agreement with Blair, Church and Flynn for design/engineering services for the construction of street improvements in the amount of \$65,000.00
3. Approval of amendment to the agreement with Blair, Church and Flynn in the amount of \$15,700.00
4. Approval of amendment to the agreement with Blair, Church & Flynn for services related to the subdivision map process in the amount of \$57,000.00
5. Approval of agreement with TRIAD for the preparation of a precise plan in the amount of \$7,500.00
6. Approval of agreement with California Utility Consultants in the amount of \$29,500.00

Aerial or Map



Project Status

The construction of the street connecting A and C Streets is bid-ready. All of the other activities were suspended due to a state take of \$2.1 million in redevelopment funds.

Funding Source:

Bond funds

Expenditures to Date

\$5,135,622.00

Projected Cost to Complete

\$49,500.00 Design

\$270,250.00 Acquisitions

\$1,210,000.00 Construction

Supporting Documents Attached:

- 33445 Public Hearing staff report and resolutions
- Blair, Church & Flynn – Agreement, staff report and resolutions
- Blair, Church & Flynn – 1st amended agreement, staff report and resolution
- Blair, Church & Flynn – 2nd amended agreement, staff report and resolution
- Triad Architecture – Agreement, staff report and resolution
- Riverwalk PUD Site Plan
- Formation of Underground Utility District No. 15 – Staff report and resolutions
- California Utility Consultants – Agreement, staff report and resolution
- City of Madera Engineering Department - Postponement of Bid Opening

MIDTOWN VILLAGE SUBDIVISION

Project Description

Midtown Village is an infill project consisting of thirteen (13) lots. Agency activities include:

1. Approval of agreement with TRIAD for the preparation of a general plan amendment, precise plan and tentative subdivision map in the amount of \$87,000.00
2. Approval of agreement with Precision Engineering for design/engineering services in the amount of \$58,000.00
3. Approval of agreement with California Utility Consultants in the amount of \$29,500.00

Aerial or Map



Project Status

The General Plan Amendment, Tentative Subdivision Map and Precise Plan have been approved. All other activities were suspended due to the state take of \$2.1 million in redevelopment funds.

Funding Source:

Redevelopment Property Tax Trust Fund (RPTTF) Construction
Bond Proceeds - Design

Expenditures to Date

\$1,126,343.00

Projected Cost to Complete

\$58,750.00 Design & Engineering

\$924,000.00 Construction and Undergrounding Utilities.

Supporting Documents Attached:

- M3 Environmental – Agreement, staff report and resolution
- Precision Civil Engineering – Agreement for demolition services, staff report and resolution
- Precision Civil Engineering – Agreement for Engineering services, staff report and resolution
- Triad Architecture – Agreement, staff report and resolution
- Formation of Underground Utility District No. 16 – Staff report and resolutions
- Proposed Master Plan, Exterior Elevations
- California Utility Consultants – Agreement, staff report and resolution
- Technicon Engineering – Agreement, staff report and resolution
- City of Madera Planning Department – Payment of development fees
- City of Madera Planning Department – Payment of building permit fees
- City of Madera – Adoption of Mitigated Negative Declaration for Development of Midtown Village Subdivision

ARBORPOINT APARTMENT PROJECT

(Multifamily Affordable Housing)

Project Description

Arborpoint is a 65-unit tax credit project being constructed at the southwest corner of Clark and Owens Streets.

Agency activities include:

1. Approval of grant agreement with Pacific West Communities in the amount of \$375,000.00

Aerial or Map



Project Status

Under construction.

Funding Source:

Redevelopment Property Tax trust Fund (RPTTF)

Expenditures to Date

\$3,374.00 (PG&E)

Projected Cost to Complete

\$412,500.00

Supporting Documents Attached:

- City of Madera Planning Commission – General Plan Amendment-Precise Plan
- City of Madera Planning Commission Arborpoint Precise Plan Extension
- Pacific West Communities – Grantee Agreement, staff report and resolutions
- Pacific West Communities – Amended Grantee Agreement, staff report and resolution
- Pacific West Communities – Regulatory Agreement and Declaration of Covenants and Restrictions
- Pacific West Communities – Notice of Affordability Restrictions on Transfer of Property

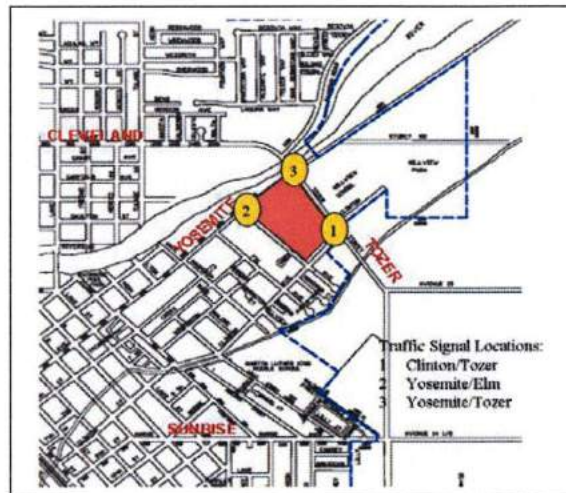
YOSEMITE/ELM SIGNALIZATION PROJECT

Project Description

The Agency approved a Disposition and Development Agreement with Ironhorse Development, LLC. Per the terms of the agreement, the Agency is required to construct a traffic signal at Yosemite Avenue and Elm Street. Agency activities include:

1. 33445 Joint Public Hearing
2. Approval of agreement with Greenwood and Associates for design/engineering services in the amount of \$120,340.00
3. Disposition and Development Agreement with Ironhorse Development regarding the development of the Yosemite/Tozer area

Aerial or Map



Project Status

The project is bid-ready.

Funding Source:

Bond Funds (Impact Fees may be available to fund the project)

Expenditures to Date

\$750,806.00 (East Yosemite Widening Project)

Projected Cost to Complete

\$412,500.00

Supporting Documents Attached:

- 33445 Public Hearing staff report and resolutions
- Disposition and Development Agreement with Ironhorse, staff report and resolutions
- Greenwood Engineering – Agreement, staff report and resolutions
- Ironhorse Development – Reimbursement agreement, staff report and resolutions
- Ironhorse Development – Amended reimbursement agreement, staff report and resolution
- Greenwood Engineering – 2nd Amended agreement, staff report and resolutions

SOUTHWEST INDUSTRIAL PARK MASTER PLAN

Project Description

The Southwest Industrial Park is located adjacent to the Madera Industrial Park. It is characterized by significant deficiencies in public infrastructure including sewer, water, storm drainage and street improvements. Agency activities include:

1. 33445 Joint Public Hearing
2. Approval of agreement with North Star Engineering Group for design/engineering services in the amount of \$136,287.00

Aerial or Map



Project Status

The project design is 30% complete.

Funding Source:

Redevelopment Property Tax Trust Fund

Expenditures to Date

\$59,965.00

Projected Cost to Complete

\$121,000.00

Supporting Documents Attached:

- 33445 Public Hearing staff report and resolutions
- North Star Engineering Group – Agreement, staff report and resolutions
- North Star Preliminary Layout of SW Industrial Park

SUNSET/LAUREL LINEAR PARK PROJECT

Project Description

In the vicinity of Sunset Avenue/Laurel Street, there is a vacant MID right-of-way that extends from Sunset Avenue to Riverview Drive. The intent was to construct a linear park that would be linked to the Fresno River Trail. Agency activities include:

1. 33445 Joint Public Hearing
2. Approval of agreement with Blair, Church and Flynn for design/engineering services in the amount of \$40,000.00

Aerial or Map



Project Status

The project design is 80% complete.

Funding Source:

Redevelopment Property Tax Trust Fund (RPTTF)

Expenditures to Date

\$25,096

Projected Cost to Complete

\$31,900.00

Supporting Documents Attached:

- 33445 Public Hearing staff report and resolutions
- Blair, Church & Flynn – Agreement, staff report and resolutions
- Blair, Church & Flynn – Preliminary Planting Plan

HANDICAPPED RAMP IMPROVEMENT PROJECT

Project Description

The project involved the design of street, curb, gutter, sewer, water and storm drainage improvements on Adell Street from Country Club Drive to Lake Street. Agency activities include:

1. 33445 Joint Public Hearing
2. City Council/Agency Board approval of reimbursement agreement in the amount of \$150,000.00

Aerial or Map



Project Status

Project design is 80% complete.

Funding Source:

Bond Proceeds.

Expenditures to Date

\$119,000.00 (165 handicapped ramps have been completed)

Projected Cost to Complete

\$31,000.00

Supporting Documents Attached:

- 33445 Public Hearing staff report and resolutions
- City/Agency Reimbursement Agreement, staff report and resolutions

COURTHOUSE PROJECT

Project Description

The Agency coordinated all site acquisition activities for the relocation of the Madera County Courthouse.

Agency activities include:

1. Memorandum of Understanding with Madera County.

Aerial or Map



Project Status

Acquisition activities for a new District Attorney/Probation office would commence when the courthouse bid is awarded.

Funding Source:

Redevelopment Property Tax Trust Fund (RPTTF)

Expenditures to Date

\$3,182,384.00 (5016-3802)

Projected Cost to Complete

\$950,000.00.

Supporting Documents Attached:

- Memorandum of Understanding 8783-C-2008, staff report and resolution
- Amended Memorandum of Understanding 8783A-C-2009, staff report and resolution

Steel / Capacity
01/12/11

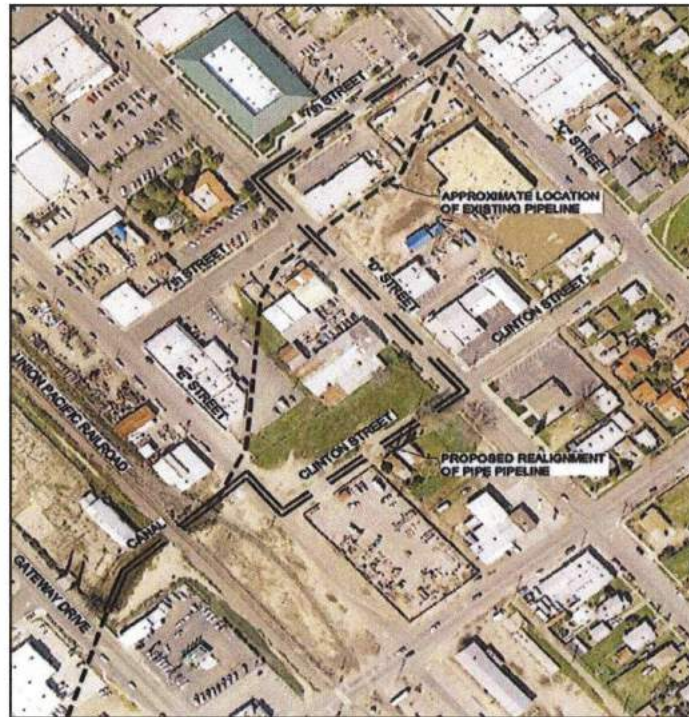
CANAL RELOCATION PROJECT

Project Description

Relocate the MID canal along 7th Street, between C and E Streets. Agency activities include:

1. 33445 Joint Public Hearing
2. Approval of agreement with Quad-Knopf for design/engineering services for \$86,850.00

Aerial or Map



Project Status

The project design is 40% complete.

Funding Source:

Bond Funds

Expenditures to Date

\$37,985.00

Projected Cost to Complete

\$63,690.00 (Design & Construction Management)

Supporting Documents Attached:

- 33445 Public Hearing staff report and resolutions
- Quad Knopf – Agreement, staff report and resolution
- Quad Knopf – Engineer's estimate to complete project

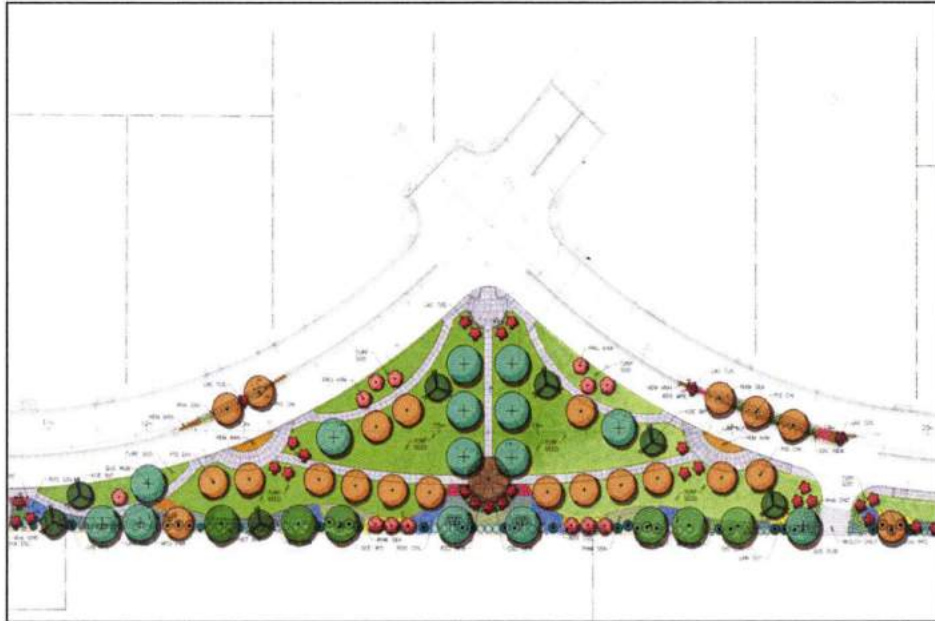
AVENUE 16 CANAL PIPELINE/LINEAR PARK

Project Description

In exchange for pipelining the MID canal along Avenue 16, DMP Development and Horizon Enterprises agreed to construct landscape improvements along the canal right-of-way. The Agency would be responsible for the cost of improvements from Starbucks to Schnoor and a portion of the corner of Avenue 16/Ellis. Agency activities include:

1. 33445 Joint Public Hearing
2. Approval of agreement with Blair, Church and Flynn for design/engineering services in the amount of \$129,500.00
3. Award of bid to Bill Nelson Construction in the amount of \$784,472.00

Aerial or Map



Project Status

The project is bid-ready.

Funding Source:

Redevelopment Property Tax Trust Fund (RPTTF)

Expenditures to Date

\$1,244,107.00 (5023-3814 FY 2008-FY 2011)

Projected Cost to Complete

\$302,500.00

Supporting Documents Attached:

- 33445 Public Hearing staff report and resolutions
- Blair, Church & Flynn – Agreement, staff report and resolutions
- Blair, Church & Flynn – 1st amended agreement, staff report and resolutions
- Bill Nelson G.E.C. – Award of contract, staff report and resolutions
- Blair, Church & Flynn – 2nd amended agreement, staff report and resolutions
- Blair, Church & Flynn – 3rd amended agreement, staff report and resolutions
- Blair, Church & Flynn – 4th amended agreement, staff report and resolution

AIRPORT INFRASTRUCTURE MASTER PLAN

Project Description

The Agency contracted with Blair, Church and Flynn to prepare an infrastructure master plan for the Avenue 16 and Avenue 17 commercial/industrial corridor. The project included specific plans for sewer, water, storm drainage and traffic circulation. Agency activities include:

1. Approval of agreement with Blair, Church & Flynn for design and engineering services in the amount of \$89,500.00

Aerial or Map



Project Status

Sewer, water and storm drainage plans have been completed. Draft traffic circulation plans were prepared but the project was suspended before the options could be publicly vetted.

Funding Source:

Redevelopment Property Tax trust Fund (RPTTF)

Expenditures to Date

\$89,500.00

Projected Cost to Complete

\$33,000.00

Supporting Documents Attached:

- 33445 Public Hearing staff report and resolution
- Blair, Church & Flynn – Agreement, staff report and resolution

ADELL IMPROVEMENT PROJECT

Project Description

The project involved the design of street, curb, gutter, sewer, water and storm drainage improvements on Adell Street from Country Club Drive to Lake Street. Agency activities include:

1. 33445 Joint Public Hearing
2. Approval of agreement with Quad-Knopf for design/engineering services for \$128,120.00
3. Approval of amendment to agreement with Quad-Knopf for \$10,700.00

Aerial or Map



Project Status

Project design is 80% complete.

Funding Source:

Bond Funds -

Expenditures to Date

\$133,940.00

Projected Cost to Complete

\$30,393.00` Design

\$1,630,000.00 Construction

Supporting Documents Attached:

- 33445 Public Hearing staff report and resolutions
- Quad Knopf – Agreement, staff report and resolutions
- Quad Knopf – Change Order #1
- Quad Knopf – 2nd Amended Agreement, staff report and resolutions
- Quad Knopf – Opinion regarding suspension of project activity
- P. G. & E. – Payment for engineering costs incurred to date in the project design
- Quad Knopf – Engineer's estimate to complete project

REPORT TO THE OVERSIGHT BOARD

SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

MEETING OF: April 11, 2012

AGENDA ITEM NUMBER: 4.7

APPROVED BY:


Executive Director, Successor Agency

Subject: Consideration of a Resolution Acknowledging the Receipt of Grant Funds and Approval of Amended Agreement with Krazan and Associates Inc., for Environmental Services for Soil and Groundwater Remediation at 1350 East Yosemite Avenue in the City of Madera

Summary: The Oversight Board of the Successor Agency to the former Madera Redevelopment Agency will consider a resolution acknowledging the acceptance of \$158,021.00 in grant funding from the Orphan Site Cleanup Fund (OSCF), and approving the amendment to the agreement with Krazan and Associates in an amount not to exceed \$158,021.00 with authorization by the City Administrator, or his designee, to approve contingencies of up to ten percent.

BACKGROUND/SITUATION

Since 2006, the Agency has applied for and received state and federal funding for testing and remediation activities at 1350 East Yosemite Avenue. To date, \$789,279.00 in funding has been utilized.

On November 3, 2011, the Madera Redevelopment Agency was notified by the State Water Resources Control Board (SWRCB) that the previous cleanup grant of \$209,172.00 was being increased by an additional \$158,021.00, bringing the total of the Orphan Site Cleanup Fund (OSCF) grant agreement for 1350 East Yosemite Avenue to \$367,193.00. However, we were unable to take any action due to an order of the Supreme Court. At the meeting on January 11, 2012, the City of Madera accepted the designation of Successor Agency to the former Madera Redevelopment Agency.

At their meeting of February 8, 2012, the Successor Agency to the former Madera Redevelopment Agency acknowledged the acceptance of an additional \$158,021.00 in grant funding from OSCF, and approved an amendment to the agreement with Krazan and Associates in an amount not to exceed \$158,021.00, and authorizing the City Administrator, or his designee, to approve contingencies of up to ten (10%) percent.

SITUATION

ABx1 26 provides that following the dissolution of redevelopment agencies, the Oversight Board shall review all contracts and agreements between the Successor Agency and public and private entities. A copy of the amended agreement is attached.

RECOMMENDATION

Staff recommends the Oversight Board consider adopting a resolution acknowledging the receipt of an additional \$158,021.00 in OSCF grant funding for the cleanup of 1350 East Yosemite Avenue, and the approval of an amendment to the agreement with Krazan and Associates, Inc. in an amount not to exceed \$158,021.00, and authorizing the City Administrator, or his designee, to approve contingencies of up to ten (10%) percent.

JET:sb

Attachments:

-Resolution

-Amended Krazan Agreement

RESOLUTION NO. OB 12-__

RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, ACKNOWLEDGING THE RECEIPT OF GRANT FUNDS AND APPROVAL OF AN AMENDMENT TO AGREEMENT WITH KRAZAN AND ASSOCIATES INC., FOR ENVIRONMENTAL SERVICES FOR SOIL AND GROUNDWATER REMEDIATION AT 1350 EAST YOSEMITE AVENUE IN THE CITY OF MADERA AND AUTHORIZING THE CITY ADMINISTRATOR OR HIS DESIGNEE TO APPROVE CONTINGENCIES OF UP TO TEN PERCENT (10%) AND AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT TO A AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY

WHEREAS, ABx1 26 enacted by the State Legislature requires the transfer of all contracts and agreements of former redevelopment agencies to the control of the Successor Agency on February 1, 2012; and

WHEREAS, the City of Madera accepted the designation of the Successor Agency of the former Madera Redevelopment Agency at their meeting of January 11, 2012; and

WHEREAS, the Successor Agency to the former Redevelopment Agency acknowledged the acceptance of \$158,021.00 in additional grant funding from the State Water Resources Control Board and approved a third amendment to the agreement with Krazan and Associates, Inc. to continue soil and ground water cleanup remediation at 1350 East Yosemite Avenue and authorized change orders in an amount not to exceed \$158,021.00 to the original contract with the City Administrator or his designee authorized to approve contingencies of up to ten percent (10%); at their meeting of February 8, 2012; and

WHEREAS, the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency has been appointed pursuant to the provision of Health and Safety Code Section 34179; and

WHEREAS, Health and Safety Code Section 34181(e) requires Oversight Board approval for any request by the Successor Agency to amend agreements where it finds that amendments would be in the best interests of the taxing entities.

NOW, THEREFORE, the Oversight Board to the Successor Agency of the former Madera Redevelopment Agency of the City of Madera, hereby finds, determines, resolves and orders as follows:

1. The recitals listed above are true and correct.
2. The Oversight Board acknowledges the acceptance of \$158,021.00 in additional grant funding from the State Water Resources Control Board.
3. The Oversight Board approves the Successor Agency's approval of an amendment to the agreement with Krazan and Associates, Inc. and the City of Madera Successor Agency to the former Madera Redevelopment Agency to continue soil and ground water cleanup remediation at 1350 East Yosemite Avenue and authorized change orders in an amount not to exceed \$158,021.00 to the original contract with the City Administrator or his designee authorized to approve contingencies of up to ten percent (10%).
4. This resolution is effective immediately upon adoption.

* * * * *

PASSED AND ADOPTED by the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency of the City of Madera this 8th day of February 2012, by the following vote:

AYES:

NOES:

ABSENT:

Chairperson

ATTEST:

Agency Secretary

Approved as to Legal Form:

General Counsel

COPY

THIRD AMENDMENT TO AGREEMENT FOR ENVIRONMENTAL
SERVICES FOR SOIL AND GROUNDWATER REMEDIATION

This Third Amendment to the previous agreement titled "Agreement for Environmental Services for Soil and Groundwater Remediation" Between Krazan and Associates, Inc., and the City of Madera as Successor to the Former Madera Redevelopment Agency for "Environmental Services for Soils and Groundwater Remediation Notice to Contractors", dated January 13, 2010, and amended on May 11, 2011 and further amended on August 10, 2011, is made and entered into this 8th day of February, 2012, by and between the City of Madera as Successor Agency to the Former Madera Redevelopment Agency, hereinafter called "Agency," and Krazan and Associates, Inc., hereinafter called "Engineer".

WITNESSETH:

WHEREAS, Madera Redevelopment Agency and Engineer entered into an agreement dated January 13, 2010, to contract with Engineer to provide services related to Environmental Services for Soil and Groundwater Remediation (the "Agreement"); and

WHEREAS, Agency is the Successor Agency to the Former Madera Redevelopment Agency pursuant to Health and Safety Code sections 34170 et seq.; and

WHEREAS, Agency and Engineer desire to modify said Agreement by adding certain services to the agreement originally to be accomplished in the Agreement. The services to be added are the continued costs for operations, maintenance and project administration, related to property located at 1350 East Yosemite Avenue, in the City of Madera.

NOW THEREFORE, it is hereby agreed that the Agreement between the parties is amended in the following particulars only:

Section 1. Paragraph "2" is amended to read as follows:

2. SCOPE OF WORK:

ENGINEER shall provide the professional services, by licensed professionals, set forth in the Scope of Services labeled Exhibit "A" attached hereto and as incorporated herein by reference.

Section 2. Exhibits "A" attached to this Amendment shall be added to and become a part of the original Agreement as Exhibit "E".

Section 4. All other provisions of the Agreement not inconsistent with this Amendment shall continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by and through their respective officers duly authorized on the date first written above.

* * * * *

CITY OF MADERA AS SUCCESSOR AGENCY TO
THE FORMER MADERA REDEVELOPMENT AGENCY

By:

Brett Frazier
Brett Frazier, Mayor

KRAZAN AND ASSOCIATES, INC.

By:

August A. Hio
August A. Hio
President
Title

APPROVED AS TO FORM:

By:

J. Brent Richardson
J. Brent Richardson,
City Attorney

ATTEST:

By:

Sonia Alvarez
~~Sandi Brown~~ Agency Secretary
Sonia Alvarez, City Clerk





Krazan & ASSOCIATES, INC.

GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION

December 1, 2011

Krazan Project No. 01406172

Page 1 of 4

Mr. Jim Taubert
City of Madera Redevelopment Agency
428 East Yosemite Avenue
Madera, California 93638

RE: **REQUEST FOR CHANGE ORDER No. 3**
Additional Environmental Consulting and Remediation Services
Former Harmon's Service
1350 East Yosemite Avenue
Madera, California

Dear Mr. Taubert:

Krazan & Associates, Inc. (Krazan) appreciates the opportunity to assist the City of Madera Redevelopment Agency (RDA) with ongoing environmental remediation services at the referenced subject site. This Request for Change Order No. 3 is proposed to be guided by the terms and conditions of the existing January 13, 2010 *Agreement for Environmental Services for Soil and Groundwater Remediation* between the RDA and Krazan.

BACKGROUND

The purpose of the work related to this project is the remediation of hydrocarbon impacts to the subsurface from historical leaking fuel underground storage tanks formerly located on the referenced property. Krazan has been conducting environmental consulting and site assessment and cleanup activities on the subject site since 2006 by request of the RDA and in accordance with the oversight of the State Water Resources Control Board (SWRCB) and the 2010-2011 Orphan Site Cleanup Fund (OSCF) Program with the RDA as Grantee. In addition to these services, we have provided the RDA with application, compliance and reporting requirement services for grant reimbursement from the OSCF Program. Grant funding has been provided on an annual basis. However, the project is ongoing on a multi-year basis until site monitoring data indicates that contamination has decreased to levels acceptable to the regulatory agency in order to grant site closure. Consequently, subsequent funding has been required on a year-to-year basis.

Therefore, Krazan prepared the RDA's application for the 2011-2012 State OSCF Cleanup Grant in May 2011, which was approved by the SWRCB in a May 25, 2011 OSCF Program Cleanup Grant Agreement Number 10-719-550-0 in the amount of \$209,172. The RDA contracted with Krazan for provision of services in this amount based upon Krazan's Request for Change Orders No. 1 and No. 2. Subsequent to approval of this grant, because technical requirements of the remedial process changed (switch to thermal oxidizer remedial system) such that additional funding would be required to cover costs for additional

materials, equipment and labor, in addition to a request for reimbursement of previously unreimbursed costs, Krazan prepared the RDA's application for a grant amendment in August-September 2011. The SWRCB approved the grant amendment in a November 3, 2011 OSCF Program Cleanup Grant Agreement Number 10-719-550-1 in the amount of \$367,193.

RATIONALE

Because the 2011-2012 OSCF Grant budget was increased to \$367,193, exceeding the existing contract total of \$209,172, this Request for Change Order No. 3 seeks to amend the agreement between the RDA and Krazan to increase by \$158,021.

CONTINUED PROJECT TASKS ANTICIPATED THROUGH SITE CLOSURE

The scope of work for this Request for Change Order No. 3 shall include the Scope of Work within the November 3, 2011 OSCF Program Cleanup Grant Agreement Number 10-719-550-1 between the RDA and the SWRCB.

- 1) Past Eligible Cleanup Response Work Conducted
- 2) Continued Soil Vapor Extraction and Groundwater Air Sparging
- 3) Groundwater Monitoring and Reporting
- 4) SVE System Decommissioning
- 5) Soil Vapor Survey
- 6) Public Notice
- 7) Destruction of Wells and SVE/AS Piping
- 8) Closure Report

COST OF SERVICES AND TIME LINE

Costs estimated herein are based upon continued operation of the on-site remedial system. Based upon the variable nature of specific subsurface conditions and circumstances related to operation and performance of the remedial system, estimated time to project completion may vary. Therefore, it is unfeasible to present a firm completion estimate. Furthermore, costs for operations and maintenance and project administration are estimated herein based upon experience with typical remedial scenarios, as such costs are dependent upon the length of time needed for system operations, as well as the unknown labor and materials demands to address unpredictable system performance and/or Grant requirements.

With consideration of the estimates of the required additional tasks and time line as presented above, the anticipated cost for additional services is on the order of \$158,021.

AUTHORIZATION

We are seeking written confirmation that we should continue the work as presented above on a time and expense basis. Please so indicate by signing the acknowledgement section at the bottom of this document, or provide an alternate form of documented authorization.

LIMITATIONS

Environmental remediation costs are subject to many influences that are not subject to precise forecasting and are outside of Consultant's control. As a result, actual costs incurred may vary substantially from the

estimates prepared by Krazan. The provision of an estimate of fees or a cost estimate is not a guarantee that the services will be completed for that amount. Krazan & Associates will perform its services in a manner consistent with the standards of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services will be performed. Therefore, no warranty or guarantee, express or implied, is part of the services offered by this proposal.

CLOSING

We appreciate the opportunity to be of service. If you have any questions regarding the scope of services proposed herein or the associated estimated cost for those services, or if we can be of further assistance, please feel free to contact me at 559-348-2200.

Respectfully submitted,
Krazan & Associates, Inc.



Arthur C. Farkas, R.E.A.
Environmental Division Manager

ACKNOWLEDGEMENT/CHANGE ORDER

Krazan & Associates, Inc. is hereby authorized to continue with the scope of additional services identified herein and the revised cost for services is acknowledged and approved. This Change Order is hereby made a part of the Professional Environmental Services Agreement entered into on January 13, 2010.

Approved by:

City of Madera Redevelopment Agency

Signature

Date

Please Type or Print Name

Title

REPORT TO THE OVERSIGHT BOARD

SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY


BOARD MEETING OF:

April 11, 2012

AGENDA ITEM NUMBER:

4.8

APPROVED BY:


Executive Director, Successor Agency

Subject: Update on Legislative Activity

Summary: The Successor Agency and Oversight Board will be provided with an update on recent legislative activity.

HISTORY/BACKGROUND

There have been a number of bills introduced to make technical and substantive changes to ABx1 26. These would include the following:

1. **AB1585 (Perez)**
 - A. The Assembly passed the bill on a 58-7 vote and the bill contains an urgency clause so it would go into effect immediately if passed by the Senate and signed by the Governor.
 - B. Key provisions that impact Madera would include:
 - (1) Funds in the Low and Moderate Housing Fund would be retained for use by the Successor Housing Agency.
 - (2) Oversight Boards are granted flexibility to allow local governments to retain redevelopment assets that serve a government purpose.
 - (3) The Oversight Board would be required to adopt a strategy for disposal or transfer of assets in an expeditious but orderly manner that preserves the assets value.
 - (4) Clarification that a Successor Agency is a legally distinct and separate body that acts by resolution, can sue or be sued, and can have additional powers that may be conferred upon it.
 - (5) Provides clarification that employee costs associated with specific project implementation activities are not subject to the 5% administrative cap.
2. **SB986 (Dutton)**
 - A. The bill is still in committee.
 - B. The bill would allow retention of all bond proceeds for use for the purpose they were issued.

There are several other bills; however, they have yet to be assigned to committee.

RECOMMENDATION

Report provided for your information – no action is required.

**REPORT TO THE OVERSIGHT BOARD
SUCCESSOR AGENCY OF THE FORMER
MADERA REDEVELOPMENT AGENCY**

BOARD MEETING OF: April 11, 2012

AGENDA ITEM NUMBER: 5.1

APPROVED BY:


Executive Director, Successor Agency

Subject: Discussion of Future Oversight Board Meeting Schedule

Summary: The Oversight Board will discuss alternative meeting dates and times for future Oversight Board meetings.

SITUATION

The members of the Oversight Board will discuss alternative meeting dates and times of future Oversight Board meetings that are agreeable to the majority of the members. Upon the direction of the Board, staff will bring back draft Bylaws for the Board's consideration that will include a meeting schedule.

RECOMMENDATION

Staff is requesting direction from the members of the Oversight Board for future meeting dates and times.

JET:sb