

MEETING NOTICE AND AGENDA
REGULAR MEETING OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY
Monday April 13, 2015 at 9:00 a.m. – Regular Session
City of Madera - City Hall Council Chambers, 205 West Fourth Street, Madera, California

1. CALL TO ORDER – REGULAR SESSION

ROLL CALL

Stell Manfredi, Chairperson

(Representing a Member of the Public at Large)

Rick Farinelli, Vice-Chairperson

(Representing the Madera County Board of Supervisors)

Donald Horal, Board Member

(Representing the Madera County Mosquito & Vector Control District)

Bobby Kahn, Board Member

(Representing the Chancellor of Community Colleges)

Cecilia Massetti, Ed.D., Board Member

(Representing the Madera County Superintendent of Schools)

Derek Robinson, Board Member

(Representing the Madera City Council)

Bob Wilson, Board Member

(Representing Former Madera Redevelopment Agency Employees)

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

PUBLIC COMMENT

The first fifteen minutes of the meeting are reserved for members of the public to address the Board on items which are within the subject matter jurisdiction of the Board. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Board is prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Board does not respond to public comment at this time.

2. CONSENT CALENDAR

2.1 Minutes of the Regular Meeting of the Oversight Board for February 17, 2015

3. PRESENTATIONS/ADMINISTRATIVE REPORTS

There are no items for this section.

4. NEW BUSINESS

4.1 Consideration of Resolution Approving Transfer of Real Property to the City of Madera

4.2 Consideration of a Resolution Approving the Purchase of Streetlights for Wallace, Hull, Stinson and Knox Streets, in the Amount of \$93,150.00 with 10% Contingency

5. GENERAL

There are no items for this section.

6. BOARD MEMBER REPORTS

7. ADJOURNMENT

The next Regular Meeting date of the Oversight Board is Monday, May 18, 2015.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators needed to assist participation in this public meeting should be made at least seventy two (72) hours prior to the meeting. Please call the Human Resources Office at (559) 661-5401. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service.

Any writing related to an agenda item for the open session of this meeting distributed to the Board less than 72 hours before this meeting is available for inspection at the Successor Agency office located at 428 East Yosemite Avenue, Madera California 93638 during normal business hours.

Para asistencia en Español sobre este aviso, por favor llame al (559) 661-5113.

I, Claudia Mendoza, Recording Secretary, declare under penalty of perjury that I posted the above Meeting Agenda of the Regular Meeting of the Oversight Board of the Successor Agency to the former Madera Redevelopment Agency for Monday, April 13, 2015 at 9:00 a.m. in the Council Chambers at City Hall near the front entrances of City Hall before the close of business on Thursday, April 9, 2015.



Claudia Mendoza, Recording Secretary

REGULAR MEETING OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY

Tuesday, February 17, 2015 at 9:00 a.m. – Regular Session

City of Madera City Hall – Council Chambers
205 West Fourth Street, Madera, California

Action/Summary Minutes

1. CALL TO ORDER – REGULAR SESSION

Meeting called to order by Executive Director James E. Taubert at 9:00 a.m.

ROLL CALL

Board Members Present:

Derek O. Robinson, Board Member
Stell Manfredi, Board Member
Rick Farinelli, Board Member
Bobby Kahn, Board Member

Board Members Absent:

Donald Horal, Board Member
Bob Wilson, Board Member
Cecilia Massetti, Ed.D, Board Member

Successor Agency Staff Members Present:

James E. Taubert, Executive Director and Recording Secretary Claudia Mendoza

ELECTION OF OFFICERS

Nomination of Chairperson

Executive Director Taubert opened nominations to replace former Chairperson, Council Member Gary Svanda. Board Member Kahn nominated Board Member Manfredi. There were no other nominations.

Action: Elected Stell Manfredi as Chairperson

Moved by: Board Member Kahn; seconded by Board Member Farinelli.

Vote: 4/0. Ayes: Board Members Manfredi, Farinelli, Robinson and Kahn

Noes: None

Absent: Board Members Wilson, Massetti and Horal

Nomination of Vice-Chairperson

Chairperson Manfredi opened nominations for the position of Vice-Chairperson. Board Member Kahn nominated Board Member Farinelli. There were no other nominations.

Action: Elected Rick Farinelli Vice-Chairperson

Moved by: Board Member Kahn; seconded by Board Member Robinson.

Vote: 4/0. Ayes: Board Members Manfredi, Farinelli, Robinson and Kahn

Noes: None

Absent: Board Members Wilson, Massetti and Horal

The Pledge of Allegiance was led by Chairperson Manfredi.

PUBLIC COMMENT

The first fifteen minutes of the meeting are reserved for members of the public to address the Board on items which are within the subject matter jurisdiction of the Board. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Chairperson has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Board is prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Board does not respond to public comment at this time.

Chairperson Manfredi opened the public comment portion of the meeting. There being no comments offered, the public comment portion of the meeting was closed.

2. CONSENT CALENDAR

2.1 Minutes of the Regular Meeting of the Oversight Board for October 15, 2014

Action: Approval of the Consent Calendar item as presented.

Moved by: Board Member Robinson; seconded by Board Member Kahn.

Vote: 4/0. Ayes: Board Members Manfredi, Farinelli, Robinson and Kahn.

Noes: None.

Absent: Board Members Wilson, Massetti and Horal.

3. PRESENTATIONS/ADMINISTRATIVE REPORTS

3.1 Consideration of a Resolution Adopting the Madera Recognized Obligation Payment Schedule 15-16A (ROPS) Representing the Period July 1, 2015 to December 31, 2015

Summary of staff report:

Executive Director Taubert presented a staff report stating that since 2012 we have undergone six (6) audits and we are required to do a budget every six (6) months. After the Oversight Board approves it, the Department of Finance will go through it and deny items. Our only administrative remedy is to request a "Meet and Confer". We have gone through with our audits and we have received a "Finding of Completion" which allows us to spend our bond proceeds according to our bond covenants. The projects that we have tentatively listed have been on there since 2012 and are included in the staff report.

Discussion followed.

Action: Adopted Resolution No. OB 15-01, Adopting the Madera Recognized Obligation Payment Schedule 15-16A (ROPS) Representing the Period July 1, 2015 to December 31, 2015

Moved by: Board Member Robinson; seconded by Board Member Farinelli.

Vote: 4/0. Ayes: Board Members Manfredi, Farinelli, Robinson and Kahn

Noes: None

Absent: Board Members Wilson, Massetti and Horal

3.2 Consideration of a Resolution Approving the Administrative Budget of the Successor Agency for the Period July 1, 2015 to December 31, 2015

Summary of staff report:

Executive Director Taubert reported that the law allows us \$125,000.00 per ROPS cycle to cover administrative costs, so we have to adopt a separate administrative budget. We fund our administrative activities that exceed the \$125,000.00 through the housing fund, bond proceeds and grant programs. The administrative budget has not changed since 2012.

Discussion followed.

Action: Adopted Resolution No. OB 15-02, Approving the Administrative Budget of the Successor Agency for the Period July 1, 2015 to December 31, 2015

Moved by: Board Member Robinson; seconded by Board Member Kahn.

Vote: 4/0. Ayes: Board Members Manfredi, Farinelli, Robinson and Kahn.

Noes: None.

Absent: Board Members Wilson, Massetti and Horal.

3.3 Consideration of a Resolution Approving the Amended Long Range Property Management Plan

Summary of staff report:

Executive Director Taubert reported that we submitted our Long Range Property Management Plan in June of 2013 and the Department of Finance has been holding us up over the acquisition of 300 South G Street. The acquisition of 300 South G Street was approved by both the Successor Agency and the Oversight Board, but it was rejected by the Department of Finance. The Department of Finance asked the Oversight

Board to reconsider. The Oversight Board reconsidered and still approved the acquisition. Last Monday, we finally came to a successful conclusion. The Department Finance stated that if we amended some wording and resubmitted the Long Range Property Management Plan, they would approve it. This action is huge and would allow us to sell non-housing properties.

Discussion followed.

Action: Adopted Resolution No. OB 15-03, Approving the Amended Long Range Property Management Plan

Moved by: Board Member Robinson; seconded by Board Member Farinelli.

Vote: 4/0. Ayes: Board Members Manfredi, Farinelli, Robinson and Kahn.

Noes: None.

Absent: Board Members Wilson, Massetti and Horal.

4. NEW BUSINESS

4.1 Consideration of a Resolution Approving an Agreement Between NorthStar Engineering Group Inc., and The Successor Agency of The Former Madera Redevelopment Agency For Engineering Services Related to the Southwest Industrial Park Project Infrastructure Master Plan

Summary of staff report:

Executive Director Taubert reported that this project was initiated in 2009. The specific elements included an analysis of sewer, water, storm drainage and a traffic and circulation study. The intent was to identify deficiencies and develop a plan for the future development of the area. The project was initially delayed by the dissolution of redevelopment. More recently, it was delayed because of our proposal to add a railroad crossing at Massetti Drive. Union Pacific's position is that they will not allow us to add a new crossing until we close (3) three crossings. As a result we have requested NorthStar to prepare a circulation plan that doesn't add a new crossing. The Department of Finance wanted us to bring it back to the Oversight Board because we changed the funding source from property taxes to bond proceeds.

Discussion followed.

Action: Adopted Resolution No. OB 15-04, Approving agreement between NorthStar Engineering Group Inc., and the Successor Agency of the Former Madera Redevelopment Agency for Engineering Services Related to the Southwest Industrial Park Project Infrastructure Master Plan

Moved by: Board Member Kahn; seconded by Board Member Robinson.

Vote: 4/0. Ayes: Board Members Manfredi, Farinelli, Robinson and Kahn.

Noes: None.

Absent: Board Members Wilson, Massetti and Horal.

5. GENERAL

There are no items for this section.

6. BOARD MEMBER REPORTS

Board Member Robinson had nothing to report.

Vice-Chairperson Farinelli asked if Successor Agency is involved in the project on Pine Street? Executive Director Taubert responded that no.

Board Member Kahn had nothing to report.

Chairperson Manfredi had nothing to report.

7. ADJOURNMENT

The meeting was adjourned at 9:25 a.m.

Respectfully submitted by,

Claudia Mendoza, Recording Secretary

Stell Manfredi, Chairperson

REPORT TO THE OVERSIGHT BOARD OF THE FORMER MADERA REDEVELOPMENT AGENCY

BOARD MEETING OF: April 13, 2015
AGENDA ITEM NUMBER: 4.1

APPROVED BY:



Executive Director

Subject: Consideration of a Resolution Approving Transfer of Real Property to the City of Madera

Summary: The Oversight Board will consider a resolution transferring 5 East Yosemite Avenue, 120 North E Street and 428 East Yosemite Avenue to the City of Madera

HISTORY/BACKGROUND

The Long Range Property Management Plan has been approved by the Oversight Board and the Department of Finance. The Plan provides that certain properties were acquired by the Successor Agency for governmental use. The subject properties have been approved for that purpose.

RECOMMENDATION

Staff recommends that the Oversight Board adopt the resolution approving the transfer of 5 East Yosemite Avenue, 120 North E Street and 428 East Yosemite Avenue to the City of Madera.

JET:cm

Attachment:
-Resolution

RESOLUTION No. OB 15-XX

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, CONVEYING PROPERTY LOCATED AT 428 EAST YOSEMITE AVENUE, 5 EAST YOSEMITE AVENUE AND 120 NORTH 'E' STREET TO THE CITY OF MADERA

WHEREAS, the City of Madera, as Successor Agency to the Former Madera Redevelopment Agency ("Agency") is the owner of real property, generally located at 428 East Yosemite Avenue, 5 East Yosemite Avenue and 120 North 'E' Street and desires to convey such property to the City of Madera ("City"); and

WHEREAS, The Oversight Board to the Agency approved the Long-range property management plan ("LRPMP") required by Health and Safety Code section §34191.5(b); and

WHEREAS, the LRPMP was submitted by the Oversight Board to the Department of Finance on February 19, 2015, for approval; and

WHEREAS, the Department of Finance approved the LRPMP on March 6, 2015; and

WHEREAS, the LRPMP provides that certain properties were acquired for governmental use; and

WHEREAS, the Agency desires to convey the properties to the City of Madera for governmental use; and

WHEREAS, the City of Madera desires to retain the properties located at 5 East Yosemite, 428 East Yosemite Avenue and 120 North E Street for such purposes; and

WHEREAS, a Grant Deed which is on file in the Office of the City Clerk and referred to for full particulars, has been prepared which includes a legal description of the Property and provides for the conveyance of the Properties; and

WHEREAS, the conveyance of the properties to the City of Madera is in the best interest of the citizens of the City of Madera.

WHEREAS, at their meeting on April 8, 2015 the Successor Agency to the former Madera Redevelopment Agency approved the conveyance of property located at 428 East Yosemite Avenue, 5 East Yosemite Avenue and 120 North E Street to the City of Madera; and

NOW, THEREFORE THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, hereby finds, determines, resolves and orders as follows:

1. The recitals listed above are true and correct.
2. The conveyance by Grant Deed of the properties located at 5 East Yosemite, 428 E. Yosemite and 120 North "E" Street executed by the Successor Agency to the Former Madera Redevelopment Agency is hereby approved.
3. The Chairperson is authorized to execute the Grant Deeds on behalf of the Successor Agency to the Former Madera Redevelopment Agency as well as all other documents necessary to effectuate the conveyance of the properties.
4. The Grant Deeds conveying the properties are on file in the office of the City Clerk and may be referred to for further particulars.
5. This resolution is effective immediately upon adoption.

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REPORT TO THE OVERSIGHT BOARD OF THE FORMER MADERA REDEVELOPMENT AGENCY

BOARD MEETING OF: April 13, 2015
AGENDA ITEM NUMBER: 4.2

APPROVED BY:


Executive Director

Subject: Consideration of a Resolution Approving the Purchase of Streetlights for Wallace, Hull, Stinson and Knox Streets, in the Amount of \$93,150.00 with 10% Contingency

Summary: The Oversight Board will consider a resolution approving the purchase of streetlights for Wallace, Hull, Stinson and Knox Streets from Greenshine New Energy in the amount of \$93,150.00 and authorizing contingencies of up to 10%

HISTORY/BACKGROUND

In 2008, the former Redevelopment Agency completed sidewalk/streetlight improvements on Wallace, Hull, Stinson and Knox Streets. The streetlights were never activated. The City is now proposing to install solar streetlights with Public Works staff coordinating the installation.

SITUATION

The bid opening was held on March 18, 2015. There were four (4) responsive bids ranging from \$93,150.00 to \$210,460.00. The low bid was submitted by Greenshine New Energy. The streetlight project is included in the Agencies budget and has been approved by DOF in ROPS 14-15B Line Item 153.

RECOMMENDATION

Staff recommends the Oversight Board approve the resolution for the purchase of streetlights in the amount of \$93,150.00, and authorizing the Executive Director to approve contingencies of up to ten percent (10%).

JET:cm

Attachment(s):
Resolution

RESOLUTION NO. OB 15-XX

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING THE PURCHASE OF STREETLIGHTS FOR WALLACE, HULL, STINSON AND KNOX STREETS, IN THE AMOUNT OF \$93,150.00 WITH A 10% CONTINGENCY

WHEREAS, the Successor Agency to the former Madera Redevelopment Agency (the "Agency") was established in accordance with Ordinance No. 390 C.S. pursuant to the Community Redevelopment Law, California Health and Safety Code Section 33000 et seq. (the "CRL"); and

WHEREAS, pursuant to the CRL, the Agency is a body corporate and politic; and

WHEREAS, the CRL authorizes the Agency to assist in the elimination of blight within the Madera Redevelopment Project Area; and

WHEREAS, the Agency needs to purchase streetlights to complete a street project on Wallace, Hull, Stinson and Knox; and

WHEREAS, bids for streetlights have been received and the lowest responsive bidder has been determined; and

WHEREAS, the State Department of Finance has approved this project in ROPS 14-15B Line Item 153.

WHEREAS, at their meeting on April 8, 2015 the Successor Agency to the former Madera Redevelopment Agency approved the purchase for streetlights for Wallace, Hull, Stinson and Knox Streets; and

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY hereby finds, determines, resolves

and orders as follows:

1. The recitals listed above are true and correct.
2. The purchase of streetlights in the amount of \$93,150.00 with an additional 10% contingency upon approval of the Executive Director is hereby approved.
3. This resolution is effective immediately upon adoption.

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