



**NOTICE AND CALL OF THE  
SPECIAL MEETING OF MADERA CITY COUNCIL AND THE MADERA CITY  
COUNCIL AS SUCCESSOR AGENCY TO THE FORMER MADERA  
REDEVELOPMENT AGENCY**

205 W. 4<sup>th</sup> Street, Madera, California 93637

**NOTICE AND AGENDA**

**Wednesday, January 14, 2026**  
**7:00 p.m.**

**Council Chambers**  
**City Hall**

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The Madera City Council meetings are open to the public. This meeting will also be available for public viewing and participation through Zoom. Members of the public may also observe the live-streamed meeting on the City's website at [www.madera.gov/live](http://www.madera.gov/live). Members of the public may comment on agenda items at the meeting or remotely through an electronic meeting via phone by dialing (669) 900-6833 enter ID: 819 3921 9732 #. Press \*9 to raise your hand to comment and \*6 to unmute yourself to speak. Comments will also be accepted via email at [citycouncilpubliccomment@madera.gov](mailto:citycouncilpubliccomment@madera.gov) or by regular mail at 205 W. 4th Street, Madera, CA 93637.

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<https://attend.wordly.ai/join/FTZJ-3396>

**CALL TO ORDER:**

**ROLL CALL:** Mayor Cece Gallegos  
Mayor Pro Tem Rohi Zacharia, District 1  
Councilmember Jose Rodriguez, District 2  
Councilmember Steve Montes, District 3  
Councilmember Anita Evans, District 4  
Councilmember Elsa Mejia, District 5  
Councilmember Artemio Villegas, District 6

**INVOCATION:**

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF AGENDA:**

**PRESENTATIONS:**

1. Proclamation Recognizing Martin Luther King Jr. Day
2. Proclamation Recognizing January as National Mentoring Month

**PUBLIC COMMENT:**

*Members of the public shall have an opportunity to address the City Council regarding matters on this Agenda at the time the agenda item is called. Speakers should limit their comments to three (3) minutes.*

**A. PETITIONS, BIDS, RESOLUTIONS, ORDINANCES, AND AGREEMENTS:**

**A-1 Adopt Resolutions Approving the ROPS and Administrative Budget for the period of July 1, 2026 to June 30, 2027 and Authorize the City Manager to present the ROPS to the Countywide Oversight Board for its consideration and approval (Action on this item by the Successor Agency)**

**Recommendation:** Actions Related to Successor Agency Annual Budget Reporting to the Department of Finance:

1. Adopt a Resolution Adopting the Recognized Obligation Payment Schedule (ROPS) Representing Period of July 1, 2026 to June 30, 2027, for the City of Madera as the Successor Agency of the Former Madera Redevelopment Agency of the City of Madera, and
2. Adopt a Resolution Approving the Administrative Budget for the City of Madera as the Successor Agency of the Former Madera Redevelopment Agency of the City of Madera for the Period of July 1, 2026 – June 30, 2027 (Report by Michael Lima)

**B. CLOSED SESSION:**

**B-1 Public Employee Performance Evaluation - Pursuant to Government Code Section §54957(b)(1)**

**Title:** City Manager

**B-2 Conference with Labor Negotiators - Pursuant to Government Code Section §54957.6**

**Agency Designated Representative:** Mayor Pro Tem Zacharia and Councilmember Montes

**Title:** City Manager

**FUTURE MEETING DATES:**

- Wednesday, February 4, 2026
- Wednesday, February 18, 2026

**ADJOURNMENT:**

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- The meeting room is accessible to the physically disabled. Requests for accommodations for persons with disabilities such as signing services, assistive listening devices, or alternative format agendas and reports needed to assist participation in this public meeting may be made by calling the City Clerk's Office at (559) 661-5405 or emailing [cityclerkinfo@madera.gov](mailto:cityclerkinfo@madera.gov). Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service. Requests should be made as soon as practicable as additional time may be required for the City to arrange or provide the requested accommodation. Requests may also be delivered/mailed to: City of Madera, Attn: City Clerk, 205 W. 4th Street, Madera, CA 93637. At least seventy-two (72) hours' notice prior to the meeting is requested but not required. When making a request, please provide sufficient details that the City may evaluate the nature of the request and available accommodations to support meeting participation. Please also provide appropriate contact information should the City need to engage in an interactive discussion regarding the requested accommodation.
- Please silence or turn off cell phones and electronic devices while the meeting is in session.
- Regular meetings of the Madera City Council are held the 1st and 3rd Wednesday of each month at 6:00 p.m. in the Council Chambers at City Hall.
- Any writings or documents provided to a majority of the City Council within 72 hours of the meeting regarding any item on this agenda will be made available for public inspection at the City Clerk's office located at 205 W. 4<sup>th</sup> Street, Madera, CA 93637 and on the City website at [www.madera.gov](http://www.madera.gov)
- Questions regarding the meeting agenda or conduct of the meeting, please contact the City Clerk's Office at (559) 661-5405.
- Para asistencia en español sobre este aviso, por favor llame al (559) 661-5405.

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I, Alicia Gonzales, City Clerk for the City of Madera, declare under penalty of perjury that I posted the above agenda for the Special Meeting of the Madera City Council for January 14, 2026, near the front entrances of City Hall and on the City's website [www.madera.gov](http://www.madera.gov) at 6:00 p.m. on January 8, 2026.



Alicia Gonzales, City Clerk



## REPORT TO THE CITY COUNCIL AS THE SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

**Approved by:**

**Council Meeting of:** January 14, 2026

**Agenda Number:** A-1

Arnoldo Rodriguez, City Manager

**SUBJECT:**

Actions Related to Successor Agency Annual Budget Reporting to the Department of Finance:

- 1) Adopt a Resolution Adopting the Recognized Obligation Payment Schedule (ROPS) Representing Period of July 1, 2026 to June 30, 2027, for the City of Madera as the Successor Agency of the Former Madera Redevelopment Agency of the City of Madera, and
- 2) Adopt a Resolution Approving the Administrative Budget for the City of Madera as the Successor Agency of the Former Madera Redevelopment Agency of the City of Madera for the Period of July 1, 2026 – June 30, 2027

**RECOMMENDATION:**

Staff recommends that the City Council as the Successor Agency adopt resolutions approving the ROPS and Administrative Budget for the period of July 1, 2026 to June 30, 2027 and authorize the City Manager to present the ROPS to the Countywide Oversight Board for its consideration and approval.

**SUMMARY:**

The ROPS sets forth the enforceable obligations of the Successor Agency. The Successor Agency can only make payments on those enforceable obligations listed on a ROPS approved by both the Countywide Oversight Board and the Department of Finance (DOF). The Successor Agency is not authorized to make any payments for obligations not listed on an approved ROPS.

Once the City Council as the Successor Agency approves the ROPS, it is submitted to the Countywide Oversight Board for approval, and then transmitted by the Successor Agency to the DOF for its review and approval.

Successor agencies shall submit an approved annual ROPS to the DOF and the Madera County Auditor Controller (CAC) by February 1, 2026 for the upcoming fiscal year. The DOF will make its determination by April 15, 2026.

The Dissolution Act also requires successor agencies to prepare an administrative budget to be submitted to the Countywide Oversight Board for approval.

DOF is responsible for implementation of the RDA dissolution statutes, (AB)x1 26, AB 1484, AB 471, and SB 107, and oversees the winding-down of the successor agencies.

#### **DISCUSSION:**

##### *Recognized Obligation Payment Schedule*

The deadline established pursuant to AB 1484 to submit the July 1, 2026 to June 30, 2027 ROPS to the CAC and the DOF is February 1, 2026. The City of Madera Successor Agency's Annual ROPS and Administrative Budget is scheduled for adoption at a Special Meeting of the Oversight Board to be held later this month. Upon approval, the ROPS will be forwarded to the DOF and the CAC.

Per Health and Safety Code Section 34177(m), a penalty of \$10,000 per day may be issued if the ROPS is not received by the DOF by February 1, 2026.

##### *Administrative Budget*

ABx1 26 and AB1484 provide for an administrative cost allowance funded from property tax to pay for certain costs incurred for winding down the affairs of redevelopment agencies. The maximum allowable to withdraw is set at \$250,000.00 per year. Administrative costs are allocated to both the property tax administrative allowance and project bond funds and are budgeted at \$25,000.00 for the period of July 1, 2026 through June 30, 2027. Administrative costs are those necessary to carry out enforceable obligations. Per 34179(h)(B), the Successor Agency is not required to submit the Administrative Budget for DOF's approval.

#### **FINANCIAL IMPACT:**

Adoption and transmittal of the ROPS is required to receive money from the Redevelopment Property Tax Trust Fund (RPTTF) to pay ongoing bond payments and other enforceable obligations of the former Redevelopment Agency.

#### **ALTERNATIVES:**

Do not adopt the resolutions approving the ROPS and Administrative Budget and provide alternate direction to staff. Due to time constraints, this may result in penalty of \$10,000 per day.

#### **ATTACHMENTS:**

1. Resolution Approving Successor Agency ROPS  
Exhibit A - Madera Recognized Obligation Payment Schedule– ROPS Detail
2. Resolution Approving the Successor Agency Administrative Budget  
Exhibit A – Administrative Budget Detail

**ATTACHMENT 1**

**RESOLUTION NO. SA 26-**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS THE  
SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY OF  
THE CITY OF MADERA, ADOPTING THE RECOGNIZED OBLIGATION PAYMENT  
SCHEDULE (ROPS) 26-27 PURSUANT TO SECTION 34177 OF THE CALIFORNIA  
HEALTH AND SAFETY CODE FOR FISCAL YEAR 2026-2027 FOR THE PERIOD OF  
JULY 1, 2026 THROUGH JUNE 30, 2027**

**WHEREAS**, in connection with the approval and adoption of the State Budget for Fiscal Year 2011-2012, the California Legislature adopted, and the Governor signed, ABx1 26 (the “Dissolution Act”), which, after the California Supreme Court’s ruling on December 29, 2011, has had the effect of dissolving all redevelopment agencies in the State of California; and

**WHEREAS**, the City of Madera has accepted the designation as the Successor Agency (“Agency”) as that term is defined in the Dissolution Act, which has been authorized to wind down the business of the former Madera Redevelopment Agency; and

**WHEREAS**, Section 34177 (a)(1) of the California Health and Safety Code (added by the Dissolution Act) required that each redevelopment agency adopt a Recognized Obligation Payment Schedule (ROPS) for payments the redevelopment agency was obligated to make; and

**WHEREAS**, Section 34177(o) (1) of the California Health and Safety Code requires the Agency to prepare the ROPS in a format provided for by the Department of Finance for the approval of the Oversight Board and Department of Finance; and

**WHEREAS**, the Agency reserves the right pursuant to HSC section 34177 (o) (1) (E) to amend the ROPS for approved enforceable obligations as needed and issue to Finance no later than October 1.

**NOW, THEREFORE** the City Council of the City of Madera as 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 Agency hereby approves and adopts the Recognized Obligation Payment Schedule 26-27 for the period July 1, 2026 through June 30, 2027 attached hereto as Exhibit A.
3. The Agency authorizes and directs the City Manager to:
  - (a) Present a copy of the adopted Recognized Obligation Payment Schedule 26-27 for the period July 1, 2026 through June 30, 2027 to the Countywide Oversight Board for approval.
  - (b) Transmit a copy of the adopted Recognized Obligation Payment Schedule 26-27 for the period July 1, 2026 through June 30, 2027 by mail or electronic means to the State Department of Finance, the State Controller, Madera County Administrator and Madera County Auditor-Controller.
  - (c) Post the Recognized Obligation Payment Schedule 26-27 for the period July 1, 2026 through June 30, 2027 on the City's website.
4. The Agency designates the City Manager as the individual to whom the Department of Finance may make requests for information and who shall provide the department with his telephone number and email address for purposes of communication.
5. This resolution is effective immediately upon adoption.

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Exhibit A - Madera Recognized Obligation Payment Schedule– ROPS Detail

Madera City ROPS 2026-27 Annual								
Item #	Obligation Name	Obligation Type	Agreement Execution Date	Agreement Termination	Payee	Description	Total Outstanding Obligation	Total Requested Funding
54	SA Staff Support Costs	Staff Support Costs	1/1/2012	9/10/2038	Successor Agency	Administrative Costs	195,000	15,000
165	2018A Tax Allocation Refunding Bonds	Bonds Issued on or Before 12/31/10	6/28/2018	9/1/2038	Bank New York Mellon	Refunding bonds issue to fund RDA projects	33,092,188	3,410,563
167	2018 Series Trustee Fee, Arbitrage, Out of Pocket	Fees	6/28/2018	9/1/2038	Bank New York Mellon	Trustee Fees, Disclosure Rprt, Bond Council	130,000	5,000
168	2018 Series Continuing Disclosure	Fees	10/10/2018	9/1/2038	Fraser & Associates	Continuing Disclosure per Bond Requirements	65,000	5,000
						<b>Totals</b>	<b>33,482,188</b>	<b>3,435,563</b>

**ATTACHMENT 2**

**RESOLUTION NO. SA 26-**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS THE  
SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY  
OF THE CITY OF MADERA, APPROVING THE SUCCESSOR AGENCY  
ADMINISTRATIVE BUDGET FOR JULY 1, 2026 THROUGH JUNE 30, 2027**

**WHEREAS**, in connection with the approval and adoption of the State Budget for Fiscal Year 2011-2012, the California Legislature adopted, and the Governor signed, ABx1 26 (the “Dissolution Act”), which, after the California Supreme Court’s ruling on December 29, 2011, has had the effect of dissolving all redevelopment agencies in the State of California; and

**WHEREAS**, the City of Madera has accepted the designation as the Successor Agency (“Agency”) as that term is defined in the Dissolution Act, which has been authorized to wind down the business of the former Madera Redevelopment Agency; and

**WHEREAS**, Section 34177(j) of the California Health and Safety Code (added by the Dissolution Act) requires the Agency to prepare and approve an Administrative Budget for administrative costs of the Agency for the upcoming fiscal year as provided in Section 34177 and submit to the Oversight Board for its approval.

**NOW, THEREFORE** the City Council of the City of Madera as 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 Agency hereby approves the Administrative Budget for administrative costs for the period July 1, 2026 through June 30, 2027 attached hereto as Exhibit A.

3. The Agency authorizes and directs the City Manager to:
  - (a) Present a copy of the Administrative Budget for administrative costs for the period July 1, 2026 through June 30, 2027 to the Madera Countywide Oversight Board for approval.
  - (b) Upon approval of the Countywide Oversight Board, transmit a copy of the Administrative Budget for administrative costs for the period July 1, 2026 through June 30, 2027 by mail or electronic means to the Madera County Auditor-Controller.
4. This resolution is effective immediately upon adoption.

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Exhibit A

SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPEMENT AGENCY  
Administrative Budget  
July 1, 2026 to June 30, 2027

**RPTTF**

Staff Support Costs	\$15,000
Trustee Fees	5,000
Continuing Disclosure	<u>5,000</u>
TOTAL	<u>\$25,000</u>