

**MINUTES OF THE JOINT SPECIAL MEETING OF THE MADERA CITY COUNCIL AND  
REGULAR MEETING OF THE MADERA REDEVELOPMENT AGENCY  
CITY OF MADERA, CALIFORNIA**

January 12, 2011  
6:00 p.m.

City Hall  
Council Chambers

**1. CALL TO ORDER – CLOSED SESSION**

Mayor/Agency Chairperson/Housing Authority Chairperson Robert Poythress called to order the Closed Session for the Regular Meeting of the Housing Authority of the City of Madera and the Joint Special Meeting of the Madera City Council and Regular Meeting of the Madera Redevelopment Agency at 6:00 p.m.

**ROLL CALL**      Present:                      Mayor/Chairperson Robert Poythress  
   Mayor Pro-Tem/Vice Chairperson Brett Frazier  
   Council/Agency Member Sally Bomprezzi  
   Council/Agency Member Gary Svanda

Excused Absence:      Council/Agency Member Sam Armentrout

**PUBLIC COMMENT – CLOSED SESSION**

The first fifteen minutes of this portion of the meeting are reserved for members of the public to address the Agency or Council on Closed Session items listed on the Agenda. Speakers seeking to comment on other items are requested to make those comments during the Public Comment portion of the meeting at 6:30 p.m. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. The Agency and Council are 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 Agency or Council does not respond to public comment at this time.

No comments were heard.

**2. CLOSED SESSION**

There are no items for this section.

*Chairperson Robert Poythress adjourned the Closed Session portion of the meeting and called for the workshop presentation as listed on the Joint City Council Agency meeting agenda at 6:05 p.m.*

**WORKSHOP**

**Report on the Abandoned Building Ordinance (Report by Manuel Ruiz) (City/Agency)**

**Report on Foreclosure Registration Program (Report by Manuel Ruiz) (City/Agency)**

**3. CALL TO ORDER – REGULAR SESSION**

Mayor/Agency Chairperson/Housing Authority Chairperson Robert Poythress called the meetings of the Housing Authority of the City of Madera and the Joint Special Meeting of the Madera City Council and Regular Meeting of the Madera Redevelopment Agency to order at 6:30 p.m.

**ROLL CALL**      Present:                      Mayor/Chairperson Robert Poythress  
   Mayor Pro-Tem/Vice Chairperson Brett Frazier  
   Council/Agency Member Sally Bomprezzi  
   Council/Agency Member Gary Svanda

Excused Absence:      Council/Agency Member Sam Armentrout

Agency staff members present: Executive Director Jim Taubert, General Counsel/City Attorney Richard Denhalter, Agency Treasurer/Finance Director David Croff, Redevelopment Manager Bob Wilson, Manuel Ruiz, Neighborhood Preservation Manager, Agency Secretary Sandi Brown, and Office Assistant Elizabeth Ybarra.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Pro-Tem/Vice Chairperson Brett Frazier

### **PUBLIC COMMENT – REGULAR SESSION**

The first fifteen minutes of the meeting are reserved for members of the public to address the Agency or Council on items which are within the subject matter jurisdiction of the Agency or Council. 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/Mayor 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 Agency and Council are 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 Agency or Council does not respond to public comment at this time.

No comments were heard.

### **PRESENTATIONS**

#### **1. Presentation to Outgoing Agency Member Steven A. Mindt**

Chairperson Poythress presented Outgoing Agency Member Steven A. Mindt with an appreciation plaque for his dedication to the Madera Redevelopment Agency for the last 6 years. He mentioned that he distinguished himself in his service to the Agency and the City of Madera. He stated that his actions will not soon be forgotten, you have made a positive impact in our City.

Outgoing Agency Member Mindt thanked the Redevelopment Agency staff. He mentioned that it had been great sitting on the Board and the Redevelopment Agency has a great team. It has been a great honor to participate and be part of the team.

*Mayor/Chairperson Poythress called for the items listed on the agenda for the Regular Meeting of the Housing Authority of the City of Madera at 6:30 p.m., recessing the Joint Special Meeting of the Madera City Council and Regular Meeting of the Madera Redevelopment Agency at 6:32 p.m.*

*Mayor/Chairperson Poythress adjourned the Regular Meeting of the Housing Authority of the City of Madera at 6:51 p.m. and called for items listed on the agenda of the Joint Special Meeting of the Madera City Council and Regular Meeting of the Madera Redevelopment Agency at 6:54 p.m.*

*Agency Secretary Sandi Brown made the following announcement: Per Government Code Section 54957.5, members of the public are advised that the resolution for Agenda Item 4G, Consideration of a Resolution Awarding Contract for Demolition Services to Lee Crippen Demolition and Excavation, has been corrected and copies distributed less that 72 hours prior to tonight's meeting. Copies of the corrected resolution are available at the podium or from the Agency Secretary.*

### **4. CONSENT CALENDAR**

- 4A.** Minutes of the Joint Meeting of the Special Meeting of Madera City Council and Regular Meeting of the Madera Redevelopment Agency – December 8, 2010 **(City/Agency)**
- 4B.** Listing of Warrants Issued from December 4, 2010 to January 7, 2011**(Agency)**
- 4C.** Monthly Financial Reports – Redevelopment Agency **(Agency)**
- 4D.** Monthly Financial Reports – Code Enforcement **(City)**

- 4E. Code Enforcement Activity Report (**City**)
- 4F. Consideration of a Resolution Awarding Contract for Environmental Services for Asbestos Removal to Bowen Engineering and Environmental (**Agency**)
- 4G. Consideration of a Resolution Awarding Contract for Demolition Services to Lee Crippen Demolition and Excavation (**Agency**)
- 4H. Consideration of a Resolution Approving the Annual Report of Financial Transactions for the Madera Redevelopment Agency for the Fiscal Year Ending June 30, 2010 (**Agency**)
- 4I. Acceptance of the Asbestos Containing Material Removal, Project No. RDA 10-02 (Demolition Project, Phase 14) (**Agency**)
- 4J. Consideration of a Resolution Amending Agency Budget for 2010/2011 Fiscal Year (**Agency**)
- 4K. Acceptance of Partial Completion of Building Demolition Phase 14, Project No. RDA 10-03 (**Agency**)

Mayor/Chairperson Poythress asked members of the Council/Agency Board if there were any items on the Consent Calendar they wished to have pulled for further discussion.

Item 4H was pulled by Council/Agency Member Svanda.

Mayor/Chairperson Poythress called for a motion to approve the items presented on the Consent Calendar with the exception of Item 4H.

- MRA-1453** A RESOLUTION OF THE MADERA REDEVELOPMENT AGENCY MADERA CALIFORNIA AWARDED CONTRACT TO BOWEN ENGINEERING AND ENVIRONMENTAL, FOR ASBESTOS REMOVAL AT THE PROPERTIES LOCATED AT 614 AND 616 ADELAIDE AVENUE IN THE AMOUNT OF \$750.00 AND AUTHORIZING THE CHAIRPERSON TO EXECUTE CONTRACT AND REJECTING ALL OTHER BIDS (4F)
- MRA-1454** A RESOLUTION OF THE MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, AWARDED CONTRACT TO LEE CRIPPEN DEMOLITION AND EXCAVATION FOR DEMOLITION SERVICES FOR THE PROPERTIES LOCATED AT 614 AND 616 ADELAIDE AVENUE IN THE AMOUNT OF \$7,100.00 AND AUTHORIZING THE CHAIRPERSON TO EXECUTE CONTRACT AND REJECTING ALL OTHER BIDS (4G)
- MRA-1455** A RESOLUTION OF THE MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA AMENDING THE FISCAL YEAR 2010-2011 BUDGET (4J)

*On motion by Council/Agency Member Bompreszi, seconded by Council/Agency Member Svanda, the Consent Calendar with the exception of Item 4H, was approved by the following vote 4/0 vote: Ayes: Council/Agency Members Poythress, Frazier, Bompreszi and Svanda; Noes: None; Excused Absence: Council/Agency Member Armentrout resulting in the approval of the Minutes of the Joint Meeting of the Special Meeting of the Madera City Council and Regular Meeting of the Madera Redevelopment Agency for December 8, 2010 and the adoption of Resolutions **MRA-1453, MRA-1454, MRA-1455.***

Mayor/Chairperson Poythress called for Item 4H.

Council/Agency Member Svanda noted that that Staff Report mentions that California Redevelopment Law requires the preparation and submittal of an Annual Report which includes the following documents:

1. State Controllers Report
2. Housing and Community Development Report
3. Blight Progress Report
4. Loan Report
5. Property Report
6. Financial Audit Report
7. Statement of Indebtedness

Agency Member Svanda noted that in the information provided to the Agency Members in their packets there is a staff report and resolution, but the reports were not included. Council/Agency Member Svanda asked if those documents are subsequently contained within the packet and will be acted on later.

Mr. Taubert responded that these reports represent about 6 ½ inches of paper work so they are not contained within their board packets. Every year the Agency Board is informed that these documents are available at the Treasure's office or at the Agency's office.

Agency Member Svanda asked if these documents are put together by staff or outside agencies.

Mr. Taubert said that they are all prepared by staff.

Agency Member Svanda asked if there was a possibility of a one page summary showing any changes or findings. He noted that the Agency Board is taking action authorizing all the listed reports but have not seen the reports. In the future we should consider providing a summary of the reports.

Mr. Taubert noted that item numbers 3, 4, and 5 are included in the annual report. He noted that most of these documents are tables with very few words. We can certainly get the Agency Board a copy of them.

Mr. Taubert mentioned that unlike an audit there is not a finding. The Agency has to provide evidence to HCD and the Controller that we do not have a housing surplus.

Agency Svanda suggested that the Agency Board receive some backup on the items listed above.

Chairperson Poythress stated that Agency Member Svanda made a good point and it would be nice to have a brief summary of what each item is.

*On motion by Agency Member Svanda, seconded by Agency Member Frazier, Item 4H was approved by the following vote 4/0 vote: Ayes: Agency Members Poythress, Frazier, Bomprezzi and Svanda Noes: None; Excused Absence: Agency Member Armentrout resulting in the adoption of Resolution CC 11-20.*

## 5. PROJECTS AND REPORTS

### 5A. Public Hearing Related to the Mid-Term Review of the Five Year Implementation Plan for 2008-2013 and the Replacement Housing Plan (Agency)

Mr. Taubert mentioned that by previous action the Agency Board had approved the 2008/2013 Five Year Implementation Plan in May 2008. The Agency is required to prepare this by law according to California Redevelopment Law.

What this plan does is require the Agency to put in any and all projects we may want to consider doing in the next 5-years therefore prohibiting the Agency with going with "flavor of the month" projects. That is why our projects always say that they are consistent with the 5-year Implementation Plan. If a project is not in the Implementation Plan, the plan has to be amended. It keeps us on track and requires us to look beyond next month and look into five (5) year horizon to develop this plan.

State law requires that a public hearing be conducted for the purposes of reviewing the plan no earlier than two (2) years and not later than three years after the date of adoption. We are at that the point now.

Mr. Taubert briefly reviewed the elements that have been completed in the last 2 ½ years. Mr. Taubert mentioned that the staff report is broken down in different sections and lists what has been completed and what is in progress. The elements are as follows: Economic Development, Community Infrastructure, Programs and Housing (Staff Report shows a detailed list of projects completed and in progress).

Mr. Taubert noted that the most important part of this document is the Housing Plan. The Agency is required to spend 20% of tax increment on affordable housing. A great deal of the Implementation Plan is dedicated to housing. When the 2008/2013 Implementation Plan was completed the Agency was 314 units ahead of what we were suppose to be in terms of California Redevelopment Law. In the last 2 ½ years we have increased that amount by 232 additional units.

Mr. Taubert mentioned that what is different and significant about this year is the fact that for the first time we have a significant obligation as it relates to replacement housing. This is simply because during a five (5) year period we have never demolished as many bedrooms as we have and state law requires that we have to replace bedrooms on a 1 for 1 basis. During the last 2 ½ years as a result of the Court House project and Riverwalk project we have demolished 82 bedrooms. Those bedrooms need to be replaced and we are required to have a plan to replace them. That plan is incorporated as part the 5-Year Implementation Plan.

In terms of replacing the 82 bedrooms that have demolished we have 43 bedrooms that have been constructed or in the process of being constructed.

Agency Chairperson asked if there were any questions of the Agency Board for Mr. Taubert.

Agency Member Svanda mentioned that a housing project was approved thru the City of Madera Housing Authority earlier and the Redevelopment Agency had some funds committed. He asked if the Redevelopment Agency received credit for the 6-Units with 3 bedrooms.

Mr. Taubert stated that all 18 bedrooms are considered to be replacement bedrooms.

*Chairperson Poythress opened the Public Hearing at 7:06 p.m. No comments were heard. Public Hearing was closed at 7:07 p.m.*

*On motion by Agency Member Frazier and seconded by Agency Member Svanda the Mid-Term Review of the Five Year Implementation Plant was approved as presented by following 4/0 vote: Ayes: Agency Members Poythress, Frazier, Bomprezzi, and Svanda; Noes: None; Excused Absence: Agency Member Armentrout.*

## **5B. Discussion Regarding the Removal of Graffiti on Private Property (City)**

Mr. Ruiz mentioned that the City has had a policy where we have had to enforce removal of graffiti on private property/commercial property within 72 hours. Property owner would get a visit from the graffiti abatement team, subsequent visit by a Code Enforcement Officer to ensure removal and if needed a Notice of Violation and citation were issued. This policy has taken place in both east and west sides of town.

We have come to the conclusion that we would rather work with property owners to create a win-win situation where the blight of graffiti is removed within a reasonable amount of time. The existing policy has been seen as creating a non-friendly business climate.

Mr. Ruiz stated that two options are being proposed 1) Contract with the property owner to purchase the paint of their selected color and we paint over the graffiti tag located on their property, charging them for the time to paint over the tag or 2) Contract with each property owner to paint over their property, charging them actual costs for material, manpower and vehicle usage.

A price of about \$94.00 per hour has been established not taking into account the cost of paint and solvent. Typically, the process of removing graffiti takes about ten (10) minutes to complete, making the average bill approximately \$15.51, not including solvent or paint.

Council Member Frazier asked what the cost would be for the second option mentioned.

Mr. Ruiz mentioned that the cost to remove would about \$94.00 per hour **not** including cost for paint or solvent.

Council Member Svanda asked how the word will be getting out to the business community as to what their options are.

Mr. Ruiz mentioned that the areas that are most commonly hit would be approached first and see what option they would like. We would have to go door to door and talk with all business owners since they would be entering into an agreement.

Council Member Svanda stated that if there is going to be a policy shift everyone needs to understand it. Regardless of how often their building gets hit they need to know what the options are. Do we have a comprehensive way to get the word out?

Mr. Taubert mentioned about 14-months ago Boyles and Associates gave the City a set of recommendations and this policy was adopted. Because of the confusion that policy is being pulled out of the book and putting on for separate discussion.

Mayor Poythress asked if the City Council was being asked to choose one of the options or if both options would be available.

Council Member Frazier asked if it would be up to the property owner to decide which option they would choose.

Mr. Ruiz responded by stating that both options would be available and the property owner would have the option to choose which one they wanted to use.

Council Member Bomprezzi asked if there was a way to work with Chamber of Commerce to get on their website or newsletter.

Mr. Ruiz said that he would look into it.

Mr. Taubert mentioned that there is a pitfall when you start charging you create the expectation that you will get a complete restoration. We are not professional painters we are still just abating graffiti and getting as close of a match as we can get. It will not be the same paint job that you would get from a professional painter.

Council Member Svanda stated that we should not expect a professional painter's job for \$15.00.

*On motion by Council Member Svanda, and seconded by Council Member Bomprezzi to accept staffs recommendation regarding the change in our formula in regards to graffiti abatement on commercial property with the understating that we make concerted effort for communication with the property owners in multiple ways so that they are clearly aware of the change was approved by the following 4/0 vote: Ayes: Agency Members Poythress, Frazier, Bomprezzi, and Svanda; Noes: None; Excused Absence: Agency Member Armentrout.*

**5C. Acceptance of the Financial Audit Report for Year Ending June 30, 2010 (Agency)**

Agency Treasure, David Croft stated that staff had received a copy of the annual audit report from the auditors. Hard copies have not been printed and as soon they are available I will ensure that Agency Members will receive a copy.

Mr. Croft read a paragraph from the Independent Auditor's Report which stated: "In our opinion, the basic financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency as of June 30, 2010".

Mr. Croft stated that we have clean opinion which is the most important thing that we can hope for.

The second thing that is of high priority is not that they issue an opinion but that they look at internal controls of the Agency. The report states that they did not identify any deficiencies in internal control over financial reporting that they consider to be material weaknesses.

Mr. Croft mentioned that this was a good sign that management is doing their job.

As you are well aware there have been changes that took place for the Redevelopment Agency this past year. The most noticeable one was the raid from the State of over \$2.5 million which will continue this year. The report in itself shows that the Agency is on good financial footing.

Agency Chairperson asked if there were any questions. There were none.

*On motion by Agency Member Bompreszi and seconded by Agency Member Svanda the Financial Audit Report for Year Ending June 30, 2010 was accepted by following 4/0 vote: Ayes: Agency Members Poythress, Frazier, Bompreszi, and Svanda; Noes: None; Excused Absence: Agency Member Armentrout.*

## 6. AGREEMENTS

### **6A. Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Disposition and Development agreement with Joseph Pereyra dba ProCad Design and Associates, LLC for Property Located at 109 South B Street and 111 South B Street, Madera (APN 007-165-010 and 007-165-011) (Agency/City)**

Mr. Taubert mentioned that this was joint public hearing between the Agency and the City Council regarding the approval of a Disposition and Development agreement and land sale with Joseph Pereyra.

The parcels being discussed are 109 and 111 South B Street which are immediately west of the Redevelopment Agency office. We had hoped that once the Agency building was completed it would attract some interest and are pleased that it has happened relatively quickly.

Asbestos and substandard buildings have been removed. Combined, the parcels total approximately 11,250 square feet available.

Mr. Pereyra is looking into doing an office and small restaurant (colored elevation of proposed project was posted in Council Chambers). It is proposed that Agency shall sell the property to Joseph Pereyra for \$67,500.00 which is fair market value.

The terms and conditions for the agreement are as follows:

1. Sales Price
2. Escrow – The length of escrow will be determined by the Buyer's ability to obtain building permits and provide evidence that project financing is in place.
3. Project Description – Mr. Pereyra agrees to construct a 3,200± sf retail office building.
4. The following uses shall be prohibited:
  - a. Tattoo parlor/body piercing/palm readers
  - b. Card rooms
  - c. Adult entertainment
  - d. Laundromat

- e. Business whose primary intent is the sale of alcoholic beverages
- f. Homeless Shelter
- g. Massage Parlor

Mr. Taubert stated that subject to the information provided at the public hearing, staff recommends the City Council/Agency Board adopt the resolutions approving the 33433 Report and Disposition and Development Agreement with Joseph Pereyra.

Mr. Taubert mentioned that Mr. Pereyra was in attendance and was also available to answer any questions the Agency Board might have.

Agency Chairperson asked if there were any questions.

Agency Member Svanda commented that the proposed project has the same over all design as the existing Redevelopment Agency building. He asked if this was the intent of the developer.

Mr. Pereyra responded by stating that it was his intent.

*Chairperson Poythress opened the Public Hearing at 7:23 p.m. No comments were heard. Public Hearing was closed at 7:24 p.m.*

General Counsel, Richard Denhalter, asked that the City Council take separate actions for the City and for the Agency.

**CC 11-19** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING SALE OF PROPERTY KNOWN AS 109 AND 111 SOUTH 'B' STREET (007-165-010/007-165-011), IN THE CITY OF MADERA AND ACQUIRED BY TAX INCREMENT BY THE MADERA REDEVELOPMENT AGENCY AND MAKING FINDINGS RELATED THERETO (6A)

*On motion by Council Member Frazier, seconded by Council Member Bomprezzi, Item 6A was approved by the following vote 4/0 vote: Ayes: Council Members Poythress, Frazier, Bomprezzi, and Svanda; Noes: None; Excused Absence: Agency Member Armentrout resulting in the adoption of Resolution **CC 11-19**.*

**MRA-1456** RESOLUTION OF THE MADERA REDEVELOPMENT AGENCY APPROVING DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A 3,200± COMMERCIAL/RETAIL CENTER TO BE BUILT BY JOSEPH PERERYA, DBA PROCAD DESIGN AND ASSOCIATES, LLC, AT 109 AND 111 SOUTH 'B' STREET (APN: 007-165-110/007-165-011) (6A)

*On motion by Agency Member Frazier, seconded by Agency Member Svanda, Item 6A was approved by the following vote 4/0 vote: Ayes: Agency Members Poythress, Frazier, Bomprezzi; and Svanda Noes: None Excused Absence: Agency Member Armentrout resulting in the adoption of Resolution **MRA-1456**.*

Council/Agency Member Frazier thanked Mr. Pereyra for choosing downtown Madera.

**6B. Consideration of a Resolution Amending Resolution Number 10-231 Approving the Real Property Acquisition Agreement with the Administrative Office of the Courts (Agency/City)**

Mr. Taubert mentioned that on November 10, 2010, the Agency Board and City Council conducted a joint public hearing for the purpose of selling property to the Administrative Office of the Courts (AOC). The AOC requested that a special meeting be held between December 24, 25, 2010 to change the fifth "Whereas" in the City resolution. We indicated that we would not be holding that special meeting and would be meeting on January 12, 2011.



The AOC found that the language in City resolution to be to restrictive and have requested the following changes:

**Existing Language:**

"Whereas, the property is sold with a condition that it be used to construct the New Court House Project and the grantee of such property will be required to execute an agreement guaranteeing such use."

**Proposed Language:**

"Whereas, the subject properties will be acquired by the State of California, acting by and through the Judicial Council of California, Administrative Office of the Courts, from the Madera Redevelopment Agency, with the intention of designing and constructing certain court facilities and related improvements thereon, including a building and a new parking garage."

Staff recommends the City Council adopt the resolution amending Resolution Number 10-231 approving the Real Property Acquisition Agreement with the Administrative Office of the Courts.

**CC 11-21** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, AMENDING RESOLUTION NO. 10-231 (6B)

*On motion by Council Member Bomprezzi, seconded by Council Member Svanda, Item 6B was approved by the following vote 4/0 vote: Ayes: Council Members Poythress, Frazier, Bomprezzi; and Svanda; Noes: None; Excused Absence: Agency Member Armentrout resulting in the adoption of Resolution CC 11-21.*

**7. HOUSING**

**7A. Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Sales and Loan Agreements for Property Located at 307 South J Street, Madera, (APN 010-153-012) (Agency/City)**

Mr. Taubert noted that this a noticed public hearing between the Agency and the City regarding sale of Agency owned property at 307 South J Street.

The Agency is proposing to sell the property to Joe and Maria Bravo. The sale price is \$80,900.00 which is considered to be fair market value. By previous action the Agency has been negotiating with the Bravo's regarding their property at 228 South G Street, which is the final property for the courthouse.

The terms of the loan are as follows:

1. Term – Sixty (60) months
2. Interest Rate – 10%
3. Buying property 'as is'
4. Payments late by ten (10) days or greater will result in the loss of one (1) month's financing
5. Sixty (60) days past due automatically terminates the agreement and initiates the eviction process
6. Bravo's are responsible for attorney fees related to any eviction process.
7. Note is secured by a Deed of Trust with the Agency as the beneficiary.
8. None of the rights or remedies of the Agency under this note shall be waived or affected by the failure to exercise them. By accepting payment of any amount under this note after its due date, the Agency does not waive its right to require prompt payment when due of all other amounts under this note, or to declare a default for failure to pay.
9. Bravo's may prepay the note in full, including all accrued interest, without premium, penalty or restriction.
10. Insurance and Property Tax are the Bravo's responsibility. Failure to keep current terminates this agreement.
11. Property to be kept free of code violations.
12. Assignment or subletting is prohibited.
13. Bravo's will execute the Agency's affordability documents including a Declaration of Covenants and Restrictions and the Notice of Affordability.

Chairperson Poythress asked if there were any questions for Mr. Taubert. There were none.

Chairperson Poythress opened the Public Hearing at 7:30 p.m. No comments were heard. Public Hearing was closed at 7:31 p.m.

**CC 11-18** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING SALE OF REAL PROPERTY KNOWN AS 307 SOUTH 'J' STREET ACQUIRED BY TAX INCREMENT BY THE MADERA REDEVELOPMENT AGENCY AND MAKING FINDINGS RELATED THERETO (7A)

On motion by Council Member Bomprezzi, seconded by Council Member Svanda, Item 7A was approved by the following vote 4/0 vote: Ayes: Council Members Poythress, Frazier, Bomprezzi, and Svanda; Noes: None; Excused Absence: Agency Member Armentrout resulting in the adoption of Resolution **CC 11-18**.

**MRA-1457** RESOLUTION OF THE MADERA REDEVELOPMENT AGENCY APPROVING A PURCHASE AND SALE AGREEMENT FOR 307 SOUTH 'J' STREET LOCATED IN THE CITY OF MADERA AND AUTHORIZING THE CHAIRPERSON TO EXECUTE THE DOCUMENTS ON BEHALF OF THE AGENCY (7A)

On motion by Agency Member Bomprezzi, seconded by Agency Member Svanda, Item 7A was approved by the following vote 4/0 vote: Ayes: Agency Members Poythress, Frazier, Bomprezzi; and Svanda Noes: None Excused Absence: Agency Member Armentrout resulting in the adoption of Resolution **MRA-1457**.

## 8. GENERAL

There are no items for this section.

## 9. AGENCY MEMBER REPORTS

**Agency Member Frazier** stated that as elected officials and members of the community we need to urge Sacramento to keep redevelopment so that we may continue to do great work. It's important that we take the steps to ensure that they have a tough fight on their hands.

**Agency Member Svanda** stated that he agreed with Agency Member Frazier. He said I think we need to have a systematic way to get the other elected bodies, Madera County, Madera Irrigation District, Economic Development Department, and Chamber of Commerce involved. This is a serious threat to one of the best tools that we have as a City. We do not need to sit back and wait and see what Sacramento does. We need to be pro-active, draft a resolution as quickly as possible and actively go before the Boards of these other agencies to make sure they support our efforts to keep the Redevelopment Agency intact.

Chairperson Poythress asked Mr. Taubert to prepare a letter for his signature that can be sent to the various agencies that were mentioned. We need to let them know that there is a real sense of urgency.

## 10. ADJOURNMENT

Mayor/Chairperson Poythress adjourned the Joint Special Meeting of the Madera City Council and Regular Meeting of the Madera Redevelopment Agency at 7:35 p.m.

  
Elizabeth Ybarra, Recording Secretary

  
Mayor/Chairperson Robert Poythress

/ey