

**MINUTES OF THE JOINT SPECIAL MEETING OF MADERA CITY COUNCIL, REGULAR MEETING OF THE MADERA CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, AND SPECIAL MEETING OF THE MADERA CITY COUNCIL AS THE SUCCESSOR HOUSING AGENCY, CITY OF MADERA, CALIFORNIA**

March 11, 2015  
6:00 p.m.

City Hall  
Council Chambers

**1. CALL TO ORDER**

Mayor /Housing Authority Commissioner Robert Poythress opened the Special Meeting of the City Council, Regular Session portion of the Regular Meeting of the Housing Authority of the City of Madera and the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:00 p.m. and called for the roll call.

**ROLL CALL**

Present: Mayor/Commissioner Robert L. Poythress  
Mayor Pro-Tem/Commissioner William Oliver  
Council Member/Chairperson Donald E. Holley  
Council Member/Vice-Chairperson Derek O. Robinson Sr.  
Council Member/Commissioner Sally J. Bomprezzi  
Council Member/Commissioner Charles F. Rigby  
Council Member/Commissioner Andrew J. Medellin

Absent: None

Successor Agency staff members present: Executive Director Jim Taubert, City Attorney Brent Richardson, Business Manager Bob Wilson and Recording Secretary Claudia Mendoza

City of Madera staff members present: Neighborhood Preservation Supervisor Viola Rodriguez

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Poythress

**PUBLIC COMMENT – REGULAR SESSION**

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

*No comments were offered and Mayor Poythress closed the Public Comment portion of the meeting.*

*Mayor Robert Poythress recessed the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:02 p.m.*

*Housing Authority Chairperson Donald Holley opened the Regular Meeting of the Housing Authority of the City of Madera, calling for items as listed on the agenda. The Housing Authority meeting was adjourned at 6:31p.m.*

*Mayor Robert Poythress reconvened the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:33 p.m.*

**PRESENTATIONS:**

There are no items for this section.

**2. WORKSHOP:**

There are no items for this section.

*Mayor Robert Poythress called for the items as listed on the Consent Calendar.*

**ANNOUNCEMENT BY SECRETARY:**

*Per Government Code Section 54957.5, MEMBERS OF THE PUBLIC ARE ADVISED, THAT LESS THAN 72 Hours prior to this evening's meeting, Items 3A and 3J was distributed to the City Council and staff. Copies of this item are located on the podium. Thank you.*

**3. CONSENT CALENDAR**

- 3A. Minutes of the Joint Meeting of the Special Meeting of the Madera City Council, Regular Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special Meeting of the Successor Housing Agency – February 11, 2015 (City/Successor Agency/Successor Housing Agency)**
- 3B. Listing of Warrants Issued from February 1, 2015 to February 28, 2015 (Successor Agency)**
- 3C. Monthly Financial Reports – Successor Agency (Successor Agency)**
- 3D. Monthly Financial Reports – Code Enforcement (City)**
- 3E. Code Enforcement Activity Report (City)**
- 3F. Code Enforcement Funds Collection Report for Period Ending February 28, 2015 (City)**
- 3G. Consideration of a Resolution Approving an Agreement with Madera District Fair for Use of the Fairgrounds Parking Area for the Staging of Upcoming Waste Tire Amnesty Day Events in 2015 (City)**
- 3H. Consideration of a Minute Order Approving Acceptance of the NSP3 Rehab Project at 27152 San Bruno Avenue, Authorizing the Mayor to Execute the Notice of Completion, Authorizing Recording of the Notice of Completion (City)**
- 3I. Consideration of Resolution Releasing the Affordability Agreement and Restrictions on Sale and Use of Tenant Occupied Dwelling Units on Property Located at 309 North D Street, Madera CA and Authorizing the Mayor to Execute the Release on Behalf of the Agency (Successor Housing Agency)**

Mayor Poythress asked members of the Council if there were any items on the Consent Calendar they wished to have pulled for further discussion. There were none.

**Mayor Poythress called for a motion to approve the items as presented on the Consent Calendar.**

CC 15-44      A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA APPROVING THE AGREEMENT WITH MADERA DISTRICT FAIR FOR THE USE OF A PORTION OF THE PARKING LOT FOR THE STAGING OF UPCOMING WASTE TIRE AMNESTY DAY EVENTS IN FISCAL YEAR 2014/2015 (3G)

SHA 15-05      RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING RELEASE OF AFFORDABILITY AGREEMENT AND RESTRICTIONS ON SALE AND USE OF TENANT OCCUPIED DWELLING UNITS BETWEEN THE FORMER MADERA REDEVELOPMENT AGENCY AND Jael Christy Tarin for property located at 309 North D Street, Madera CA and authorizing the Mayor to execute the release on behalf of the Agency (3I)

On motion by Council Member Bompreszi, seconded by Council Member Holley the Consent Calendar was approved unanimously as presented by the following 6/0 vote: Ayes: Council Members Poythress, Robinson, Bompreszi, Medellin and Holley; Noes: None; Abstain: None; Absent: None; resulting in the unanimous approval of the Minutes of the Joint Meeting of the Special Meeting of the Madera City Council, Regular Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Successor Housing Agency for February 11, 2015, Minute Order Approving Acceptance of the NSP3 Rehab Project at 27152 San Bruno Avenue and Resolution Numbers CC 15-44 and SHA 15-05

#### **4. PROJECTS AND REPORTS**

##### **4A. Status Report on the Neighborhood Stabilization Program 3 Grant Activities (City)**

Business Manager Wilson reported that Madera County received \$1.6 million from HUD and the City entered into an agreement to run the Neighborhood Stabilization Program. The NSP3 program is a federally funded program designated for the purchase, rehabilitation and resale of foreclosed properties, creating affordable units originally within the City and County Parkwood boundaries. Council has given staff the authority to purchase the homes without bringing it back ahead of time. Some of these may sound familiar because all of the rehabilitation agreements have been approved by the City Council.

Since the last update we have purchased: 999 San Bruno Avenue (City), 25172 San Bruno Avenue (County), 1990 Tangerine Avenue (City) and 27322 Perkins Avenue (County); and we have sold: 27385 Parkwood Avenue (County), 1063 San Carlos Avenue (City) (County) and 27333 San Bruno Avenue (County)

Currently, the Parkwood area is on Stage 3.5 water restrictions which limit any outdoor use of water to trees and shrubs using only drip irrigation. At present the NSP3 program owns three houses within the affected area. A disclosure will be provided to potential buyers.

Mayor Poythress called for questions or comments; there were none.

##### **4B. Update on Long Range Property Management Plan (Successor Agency)**

Executive Director Taubert reported we have submitted the Long Range Property Management Plan three times. The Oversight Board has approved it three times. Immediately following the January meeting, we were contacted by our Department of Finance analyst and he indicated that if we remove the language regarding "enforceable obligation" and replace it with language that states the property would be transferred and used for governmental purpose, the Plan would be approved. The requested changes were made and the Plan was approved by the Oversight Board at their February 17, 2015 meeting. The Department of Finance sent an approval letter on Friday. We are now free to sell all of our non-housing assets and we will be transferring some properties to the City as early as our next meeting.

Mayor Poythress called for questions or comments; there were none.

#### **5. AGREEMENTS**

There are no items for this section.

#### **6. HOUSING**

There are no items for this section.

#### **7. GENERAL**

There are no items for this section.

#### **8. AGENCY MEMBER REPORTS**

Council Member Robinson had nothing to report.

Council Member Bompreszi reported that we finally received notification from Emergency FEMA that our allocation of Phase 32 (2014 money) will be available on Friday.

Council Member Rigby had nothing to report.

Council Member Holley reported that the McNally Park Jesse Owens Games last kickoff will take place March 28<sup>th</sup> at 11:00 a.m.

Council Member Medellin reported that he, Mayor Poythress and Council Member Rigby attended the New Generation Church's first Neighborhood Watch Meeting. Jim and staff did a fantastic job.

Council Member had nothing to report.

Mayor Poythress had nothing to report.

## **9. CLOSED SESSION**

### **9A. Closed Session Announcement – General Counsel/City Attorney**

### **9B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR - Pursuant to California Government Code Section 54956.8**

One Property: 728 Lilly Streets, Madera, California 93638

Negotiating Parties: Representing the Successor Housing Agency as the Buyer:  
James E. Taubert

One (1) Potential Seller:  
Wayland Chu Representing Owner Anna Hunter

Under Negotiations: Price and Terms

*The City Council retired to Closed Session at 6:43 p.m. and reconvened the meeting at 6:53 p.m. with all members present.*

### **9C. Reconvene Closed Session**

*Mr. Richardson announced that the City Council met in Closed Session for one item pursuant to Government Code Section 54956.8, and noted that no reportable action was taken during Closed Session.*

## **10. ADJOURNMENT**

*Mayor Poythress adjourned the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:54 p.m.*

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Claudia Mendoza, Recording Secretary

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Robert Poythress, Mayor

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

Memorandum To: The Honorable Chairman,  
Agency Board and  
Executive Director

From: Office of the Treasurer

Subject: Listing of Warrants Issued

Date: April 8, 2015

Attached, for your information, is the register of the warrants for the Successor Agency to the former Redevelopment Agency covering obligations paid during the period of:

March 1, 2015 to March 31, 2015

Each demand has been audited and I hereby certify to their accuracy and that there were sufficient funds for their payment.

General Warrants:	#10504 - #10519	\$32,703.49
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Respectfully submitted,



Gina Daniels  
Financial Services Manager

**THE SUCCESSOR AGENCY TO  
THE FORMER CITY OF MADERA REDEVELOPMENT AGENCY  
REGISTER OF AUDITED DEMANDS FOR BANK #1-UNION BANK MAIN ACCOUNT  
APRIL 8, 2015**

CHECK	PAYDATE	ISSUED TO	DESCRIPTION	AMOUNT
010504	3/12/2015	CALIFORNIA MUNICIPAL STATISTICS, INC.	TOP TEN TAXPAYERS	400.00
010505	3/12/2015	DIAMOND COMMUNICATIONS INC	FIRE ALARM INSPECTION 2/13/15	737.50
010506	3/12/2015	CITY OF MADERA	FEB 2015 PAYROLL AND OTHER EXPS PAID BY CITY	23,850.27
010507	3/12/2015	CITY OF MADERA	5 E YOSEMITE AVE MARCH 2015 WATER SEWER	392.59
010508	3/12/2015	CITY OF MADERA	2014/2015 FY CFD 2005-1 TAXES	3,796.92
010509	3/12/2015	MADERA CLEANERS AND LAUNDRY INC.	SLATE MAT SERVICE	9.00
010510	3/12/2015	P G AND E	02/15 UTILITY SVS 2000655655-7	1,033.22
010511	3/12/2015	RICOH USA, INC.	LEASE OF COPIER [2851-SP] MARCH 2015	203.67
010512	3/12/2015	SANDY'S HOUSEKEEPING & JANITORIAL	CUSTODIAL SVS FOR MARCH 2015	425.00
010513	3/12/2015	SHRED-IT USA-FRESNO	DOCUMENT SHREDDING SVS ON 2/4/15	82.58
010514	3/12/2015	TERMINIX INTERNATIONAL	PEST CONTROL SVS 02/03/15	27.00
010515	3/19/2015	LANDEROS & SONS ELECTRIC	REPAIR LIGHTS AT 303 E. CENTRAL	397.04
010516	3/19/2015	JOHNSON REAL ESTATE APPRAISAL	APPRAISAL FEES 728 LILLY ST	350.00
010517	3/19/2015	MADERA COALITION FOR COMMUNITY JUSTICE	OPERATION CIVIC PRIDE PROJECT PMT #11	899.76
010518	3/19/2015	RICOH USA, INC.	COPIER MAINTENANCE FEE FOR PERIOD 2/15	17.13
010519	3/19/2015	SHRED-IT USA-FRESNO	DOCUMENT SHREDDING SVS ON 3/4/15	81.81
<b>BANK #1 - Union Bank Main Acct. Total</b>				<b>32,703.49</b>

# CITY OF MADERA REDEVELOPMENT AGENCY REPORT TO SUCCESSOR AGENCY BOARD

SUCCESSOR AGENCY MEETING OF APRIL 8, 2015

SUCCESSOR AGENDA ITEM NUMBER 3C/3D

APPROVED BY

  
FINANCE DEPARTMENT

  
SUCCESSOR AGENCY EXECUTIVE DIRECTOR

**Subject:** Monthly Financial Reports

**Background:** Each month the Finance Department will be including in the agenda packet a set of reports that present the operating results for the Successor Agency during the prior month. Reports for the Code Enforcement program are also included in this presentation.

**Recommendation:** This report is for Successor Board Member review and no formal action is being requested.

**Discussion:** Due to the timing of the Successor Agency meetings, it will not be possible to reflect the results from each month based on information that is reconciled to the bank statement, since the statements are not available from the bank in time to do so. However, the information shown in the actual column is cumulative, so later months will reflect any changes made to an earlier month based on the reconciliation of accounting data to the bank and trustee statements.

## CONSISTENCY WITH THE VISION MADERA 2025 PLAN

Approval of the monthly financial reports is not addressed in the vision or action plans; there is no formal action being requested, therefore, no conflict exists with any of the actions or goals contained in that plan.

Should the Successor Agency Board wish to have additional information, the Finance Department will make every effort to meet those requests.

For All Revenue, Expense Accounts  
 Zero Balance Accounts NOT Included

Transactions Entered From 07/01/2014  
 To 03/31/2015

Account	Description	Period Actuals	YTD Actuals	YTD Budget	Variance	% Of Budget
<b>Fund 40200: Low/Mod Hsg TI Housing Asset</b>						
<b>Account: Revenue</b>						
2001-8163	Interest Income - Loans	11,610.43-	11,610.43-	0.00	11,610.43	0.00
2001-8190	Rental Income	27,450.00-	27,450.00-	0.00	27,450.00	0.00
2001-8657	Miscellaneous Revenue	12,177.34-	12,177.34-	0.00	12,177.34	0.00
2001-8659	Refunds and Reimbursements	7,879.00-	7,879.00-	0.00	7,879.00	0.00
2001-8671	Sale of Real Estate	148,000.00-	148,000.00-	0.00	148,000.00	0.00
	NET Account: Revenue:	207,116.77-	207,116.77-	0.00	207,116.77	0.00
<b>Account: Expense</b>						
2001-1010	Salaries - Full-time	18,806.47	18,806.47	0.00	18,806.47-	0.00
2001-1020	Salaries - Part-time	1,378.44	1,378.44	0.00	1,378.44-	0.00
2001-1040	Salaries - Leave Payout	1,502.49	1,502.49	0.00	1,502.49-	0.00
2001-2000	Public Employees Retirement System	3,797.14	3,797.14	0.00	3,797.14-	0.00
2001-2002	Long Term Disability Insurance	55.16	55.16	0.00	55.16-	0.00
2001-2003	Life Insurance Premiums	13.64	13.64	0.00	13.64-	0.00
2001-2004	Worker's Compensation Insurance	1,518.95	1,518.95	0.00	1,518.95-	0.00
2001-2005	Medicare Tax - Employer's Share	330.11	330.11	0.00	330.11-	0.00
2001-2007	Deferred Compensation - Part-time	51.70	51.70	0.00	51.70-	0.00
2001-2008	Deferred Compensation - Full-time	1,861.95	1,861.95	0.00	1,861.95-	0.00
2001-2009	Unemployment Insurance Premiums	90.56	90.56	0.00	90.56-	0.00
2001-2010	Section 125 Benefit Allow.	2,650.68	2,650.68	0.00	2,650.68-	0.00
2001-3001	Gas and Electric Utilities	2,648.33	2,648.33	0.00	2,648.33-	0.00
2001-3002	Telephone and Fax Charges	290.50	290.50	0.00	290.50-	0.00
2001-3011	Advertising - Bids and Legal Notice	534.56	534.56	0.00	534.56-	0.00
2001-3040	Contracted Services	3,854.65	3,854.65	0.00	3,854.65-	0.00
2001-3115	Taxes and Assessments	7,918.02	7,918.02	0.00	7,918.02-	0.00
2001-3120	Other Supplies	33.29	33.29	0.00	33.29-	0.00
2001-3130	Building Supplies, Keys and Repairs	126.93	126.93	0.00	126.93-	0.00
2001-3135	Rental Property Maintenance	594.04	594.04	0.00	594.04-	0.00
2002-3069	Disposal Costs	3,221.80	3,221.80	0.00	3,221.80-	0.00
2002-3802	Acquisition / Demolition	25,325.00	25,325.00	0.00	25,325.00-	0.00
	NET Account: Expense:	76,604.41	76,604.41	0.00	76,604.41-	0.00
	TOTAL Fund 40200: Low/Mod Hsg TI Housing Asset:	130,512.36-	130,512.36-	0.00	130,512.36	0.00



For All Revenue, Expense Accounts  
 Zero Balance Accounts NOT Included

Transactions Entered From 07/01/2014  
 To 03/31/2015

Account	Description	Period Actuals	YTD Actuals	YTD Budget	Variance	% Of Budget
<b>Fund 40300: Non Housing Tax Incr - RPTTF</b>						
<b>Account: Revenue</b>						
3001-8000	Current Secured Property Tax	4,324,965.00-	4,324,965.00-	0.00	4,324,965.00	0.00
3001-8430	NSP3 Reimbursements	15,974.74-	15,974.74-	0.00	15,974.74	0.00
	NET Account: Revenue:	4,340,939.74-	4,340,939.74-	0.00	4,340,939.74	0.00
<b>Account: Expense</b>						
3001-1010	Salaries - Full-time	9,136.00	9,136.00	0.00	9,136.00-	0.00
3001-1020	Salaries - Part-Time	680.00	680.00	0.00	680.00-	0.00
3001-1040	Salaries - Leave Payout	1,146.00	1,146.00	0.00	1,146.00-	0.00
3001-2000	Public Employees Retirement System	1,838.00	1,838.00	0.00	1,838.00-	0.00
3001-2002	Long Term Disability Insurance	28.00	28.00	0.00	28.00-	0.00
3001-2003	Life Insurance Premiums	8.00	8.00	0.00	8.00-	0.00
3001-2004	Worker's Compensation Insurance	755.00	755.00	0.00	755.00-	0.00
3001-2005	Medicare Tax - Employer's Share	172.00	172.00	0.00	172.00-	0.00
3001-2007	Deferred Compensation - Part-Time	25.00	25.00	0.00	25.00-	0.00
3001-2008	Deferred Compensation - Full-time	820.00	820.00	0.00	820.00-	0.00
3001-2010	Section 125 Benefits Allow.	1,366.00	1,366.00	0.00	1,366.00-	0.00
3001-7000	Operating Transfer to Other Funds	3,818,068.88	3,818,068.88	0.00	3,818,068.88-	0.00
3900-9000	Prior Period Adjustment	17,644.81-	17,644.81-	0.00	17,644.81	0.00
	NET Account: Expense:	3,816,398.07	3,816,398.07	0.00	3,816,398.07-	0.00
	TOTAL Fund 40300: Non Housing Tax Incr - RPTTF:	524,541.67-	524,541.67-	0.00	524,541.67	0.00

For All Revenue, Expense Accounts  
 Zero Balance Accounts NOT Included

Transactions Entered From 07/01/2014  
 To 03/31/2015

Account	Description	Period Actuals	YTD Actuals	YTD Budget	Variance	% Of Budget
<b>Fund 57500: Administrative Allowance Fund</b>						
<b>Account: Revenue</b>						
3500-8350	Transfers In	250,000.00-	250,000.00-	0.00	250,000.00	0.00
	NET Account: Revenue:	250,000.00-	250,000.00-	0.00	250,000.00	0.00
<b>Account: Expense</b>						
3501-1010	Salaries - Full-time	98,452.36	98,452.36	0.00	98,452.36-	0.00
3501-1020	Salaries - Part-Time	7,212.69	7,212.69	0.00	7,212.69-	0.00
3501-1040	Salaries - Leave Payout	7,717.61	7,717.61	0.00	7,717.61-	0.00
3501-2000	Public Employees Retirement System	19,880.77	19,880.77	0.00	19,880.77-	0.00
3501-2002	Long Term Disability Insurance	288.15	288.15	0.00	288.15-	0.00
3501-2003	Life Insurance Premiums	70.62	70.62	0.00	70.62-	0.00
3501-2004	Worker's Compensation Insurance	7,945.52	7,945.52	0.00	7,945.52-	0.00
3501-2005	Medicare Tax - Employer's Share	1,724.05	1,724.05	0.00	1,724.05-	0.00
3501-2007	Deferred Compensation - Part-Time	270.50	270.50	0.00	270.50-	0.00
3501-2008	Deferred Compensation - Full-time	9,268.70	9,268.70	0.00	9,268.70-	0.00
3501-2009	Unemployment Insurance Premiums	489.76	489.76	0.00	489.76-	0.00
3501-2010	Section 125 Benefit Allow.	13,848.28	13,848.28	0.00	13,848.28-	0.00
3501-3001	Gas and Electric Utilities	10,952.84	10,952.84	0.00	10,952.84-	0.00
3501-3002	Telephone and Fax Charges	1,570.93	1,570.93	0.00	1,570.93-	0.00
3501-3003	Cellular Phone and Pager Charges	695.72	695.72	0.00	695.72-	0.00
3501-3014	Professional Dues	190.00	190.00	0.00	190.00-	0.00
3501-3015	Publications and Subscriptions	69.00	69.00	0.00	69.00-	0.00
3501-3018	Postage / Other Mailing Charges	14.04	14.04	0.00	14.04-	0.00
3501-3020	Mileage Reimbursement	1,390.28	1,390.28	0.00	1,390.28-	0.00
3501-3040	Contracted Services	9,408.00	9,408.00	0.00	9,408.00-	0.00
3501-3115	Taxes and Assessments	790.91	790.91	0.00	790.91-	0.00
3501-3120	Other Supplies	180.02	180.02	0.00	180.02-	0.00
3501-3130	Building Supplies, Keys and Repairs	913.99	913.99	0.00	913.99-	0.00
3501-3300	Conference/Training/Education	379.00	379.00	0.00	379.00-	0.00
3501-3600	Maintenance Agreements	4,954.00	4,954.00	0.00	4,954.00-	0.00
3501-9000	Prior Period Adjustment	1,808.21	1,808.21	0.00	1,808.21-	0.00
	NET Account: Expense:	200,485.95	200,485.95	0.00	200,485.95-	0.00
	TOTAL Fund 57500: Administrative Allowance Fund:	49,514.05-	49,514.05-	0.00	49,514.05	0.00

For All Revenue, Expense Accounts  
 Zero Balance Accounts NOT Included

Transactions Entered From 07/01/2014  
 To 03/31/2015

Account	Description	Period Actuals	YTD Actuals	YTD Budget	Variance	% Of Budget
<b>Fund 60500: Non Housing Bond Proceeds</b>						
<b>Account: Revenue</b>						
5001-8201	Services for Other Agencies	900.00-	900.00-	0.00	900.00	0.00
	NET Account: Revenue:	900.00-	900.00-	0.00	900.00	0.00
<b>Account: Expense</b>						
5001-1010	Salaries - Full-time	12,912.47	12,912.47	0.00	12,912.47-	0.00
5001-1020	Salaries - Part-time	939.44	939.44	0.00	939.44-	0.00
5001-1040	Salaries - Leave Payout	763.49	763.49	0.00	763.49-	0.00
5001-2000	Public Employees Retirement System	2,611.14	2,611.14	0.00	2,611.14-	0.00
5001-2002	Long Term Disability Insurance	37.16	37.16	0.00	37.16-	0.00
5001-2003	Life Insurance Premiums	8.64	8.64	0.00	8.64-	0.00
5001-2004	Worker's Compensation Insurance	1,031.95	1,031.95	0.00	1,031.95-	0.00
5001-2005	Medicare Tax - Employer's Share	219.11	219.11	0.00	219.11-	0.00
5001-2007	Deferred Compensation - Part-time	35.70	35.70	0.00	35.70-	0.00
5001-2008	Deferred Compensation - Full-time	1,166.79	1,166.79	0.00	1,166.79-	0.00
5001-2009	Unemployment Insurance Premiums	90.56	90.56	0.00	90.56-	0.00
5001-2010	Section 125 Benefit Allow.	1,769.68	1,769.68	0.00	1,769.68-	0.00
5001-3001	Gas and Electric Utilities	715.42	715.42	0.00	715.42-	0.00
5001-3002	Telephone and Fax Charges	290.50	290.50	0.00	290.50-	0.00
5001-3040	Contracted Services	1,786.67	1,786.67	0.00	1,786.67-	0.00
5001-3115	Taxes and Assessments	68.26	68.26	0.00	68.26-	0.00
5001-3120	Other Supplies	33.29	33.29	0.00	33.29-	0.00
5001-3130	Building Supplies, Keys and Repairs	681.48	681.48	0.00	681.48-	0.00
5001-3135	Rental Property Maintenance	630.00	630.00	0.00	630.00-	0.00
5002-3812	Riverwalk Improvement Project	1,625.00	1,625.00	0.00	1,625.00-	0.00
5002-3814	Adell Improvement Project	2,848.76	2,848.76	0.00	2,848.76-	0.00
5004-3804	SouthWest Industrial Infracr. Study	3,455.00	3,455.00	0.00	3,455.00-	0.00
5010-3812	Sunset/Laurel Linear Park	803.91	803.91	0.00	803.91-	0.00
	NET Account: Expense:	34,524.42	34,524.42	0.00	34,524.42-	0.00
	TOTAL Fund 60500: Non Housing Bond Proceeds:	33,624.42	33,624.42	0.00	33,624.42-	0.00

For All Revenue, Expense Accounts  
 Zero Balance Accounts NOT Included

Transactions Entered From 07/01/2014  
 To 03/31/2015

Account	Description	Period Actuals	YTD Actuals	YTD Budget	Variance	% Of Budget
<b>Fund 60600: Low/Mod Housing Bond Proceeds</b>						
<b>Account: Expense</b>						
6016-3803	Riverside Villa Subdivision	2,225.00	2,225.00	0.00	2,225.00-	0.00
	NET Account: Expense:	2,225.00	2,225.00	0.00	2,225.00-	0.00
	TOTAL Fund 60600: Low/Mod Housing Bond Proceeds:	2,225.00	2,225.00	0.00	2,225.00-	0.00

For All Revenue, Expense Accounts  
 Zero Balance Accounts NOT Included

Transactions Entered From 07/01/2014  
 To 03/31/2015

Account	Description	Period Actuals	YTD Actuals	YTD Budget	Variance	% Of Budget
<b>Fund 80400: Debt Service Fund</b>						
<b>Account: Revenue</b>						
4001-8162	Interest Income	15,214.25-	15,214.25-	0.00	15,214.25	0.00
4001-8350	Transferes In	<u>3,568,068.88-</u>	<u>3,568,068.88-</u>	<u>0.00</u>	<u>3,568,068.88</u>	<u>0.00</u>
	NET Account: Revenue:	<u>3,583,283.13-</u>	<u>3,583,283.13-</u>	<u>0.00</u>	<u>3,583,283.13</u>	<u>0.00</u>
<b>Account: Expense</b>						
4002-3040	Contracted Services	3,031.00	3,031.00	0.00	3,031.00-	0.00
4002-6000	Interest Expense-Bond 1998	140,855.00	140,855.00	0.00	140,855.00-	0.00
4002-6001	Bond Principle 1998	130,000.00	130,000.00	0.00	130,000.00-	0.00
4003-3040	Contracted Services	3,105.20	3,105.20	0.00	3,105.20-	0.00
4003-6000	Interest Expense Bond 2003	378,253.13	378,253.13	0.00	378,253.13-	0.00
4003-6001	Bond Principle 2003	550,000.00	550,000.00	0.00	550,000.00-	0.00
4004-3040	Contracted Services	8,961.40	8,961.40	0.00	8,961.40-	0.00
4004-6000	Interest Expense Bond 2008	709,381.26	709,381.26	0.00	709,381.26-	0.00
4004-6001	Bond Principle-2008	<u>445,000.00</u>	<u>445,000.00</u>	<u>0.00</u>	<u>445,000.00-</u>	<u>0.00</u>
	NET Account: Expense:	<u>2,368,586.99</u>	<u>2,368,586.99</u>	<u>0.00</u>	<u>2,368,586.99-</u>	<u>0.00</u>
	TOTAL Fund 80400: Debt Service Fund:	<u>1,214,696.14-</u>	<u>1,214,696.14-</u>	<u>0.00</u>	<u>1,214,696.14</u>	<u>0.00</u>
	REPORT TOTALS:	<u>1,883,414.80-</u>	<u>1,883,414.80-</u>	<u>0.00</u>	<u>1,883,414.80</u>	<u>0.00</u>

\*\*\* End Of Report \*\*\*

For All Revenue, Expense Accounts  
 Zero Balance Accounts NOT Included

Transactions Entered From 07/01/2014  
 To 03/31/2015

Account	Description	Period Actuals	YTD Actuals	YTD Budget	Variance	% Of Budget
<b>Fund 10800: Code Enforcement</b>						
<b>Dept 414: Community Development - Code Enforcement</b>						
<b>Account: Revenue</b>						
2380-8076	Abandoned Property Registration fees	5,170.00-	5,170.00-	10,000.00-	4,830.00-	51.70
2380-8203	Background Check Service Fee	400.00-	400.00-	300.00-	100.00	133.33
2380-8227	Vacant Building Ordinance	5,345.00-	5,345.00-	4,500.00-	845.00	118.78
2380-8228	Graffiti Ordinance	823.92-	823.92-	0.00	823.92	0.00
2380-8551	Fines and Penalties for Violations	420,720.54-	420,720.54-	425,000.00-	4,279.46-	98.99
2380-8554	Vehicle Abatement Fee	50,388.54-	50,388.54-	48,000.00-	2,388.54	104.98
2380-8556	Foreclosure Revenues	39,340.20-	39,340.20-	45,000.00-	5,659.80-	87.42
2380-8659	Refunds and Reimbursements	1,295.00-	1,295.00-	0.00	1,295.00	0.00
2380-8682	Collection Recovery-Code Enf.	114,326.64-	114,326.64-	30,000.00-	84,326.64	381.09
2381-8363	Transfer In from 10221	300,000.01-	300,000.01-	400,000.00-	99,999.99-	75.00
	NET Account: Revenue:	937,809.85-	937,809.85-	962,800.00-	24,990.15-	97.40
<b>Account: Expense</b>						
2425-1010	Salaries / Full-time	317,927.83	317,927.83	421,117.00	103,189.17	75.50
2425-1020	Salaries / Part-time	58,287.59	58,287.59	192,399.00	134,111.41	30.30
2425-1030	Salaries / Overtime	596.04	596.04	0.00	596.04-	0.00
2425-1040	Salaries - Leave Payout	17,248.03	17,248.03	8,917.00	8,331.03-	193.43
2425-1050	Salaries / Uniform Pay	750.00	750.00	1,000.00	250.00	75.00
2425-2000	Public Employees Retirement System	65,221.85	65,221.85	98,561.00	33,339.15	66.17
2425-2002	Long Term Disability Insurance	1,081.28	1,081.28	1,425.00	343.72	75.88
2425-2003	Life Insurance Premiums	363.88	363.88	478.00	114.12	76.13
2425-2004	Worker's Compensation Insurance	30,257.06	30,257.06	46,729.00	16,471.94	64.75
2425-2005	Medicare Tax - Employer's Share	5,926.81	5,926.81	9,430.00	3,503.19	62.85
2425-2007	Deferred Compensation / Part-time	1,818.09	1,818.09	3,843.00	2,024.91	47.31
2425-2008	Deferred Compensation / Full-time	22,437.39	22,437.39	23,103.00	665.61	97.12
2425-2009	Unemployment Insurance	3,783.70	3,783.70	4,903.00	1,119.30	77.17
2425-2010	Section 125 Benefit Allow.	86,135.91	86,135.91	180,677.00	94,541.09	47.67
2425-3001	Gas and Electric Utilities	0.00	0.00	9,999.00	9,999.00	0.00
2425-3002	Telephone and Fax Charges	2,986.45	2,986.45	10,000.00	7,013.55	29.86
2425-3011	Advertising - Bids and Legal Notices	0.00	0.00	1,000.00	1,000.00	0.00
2425-3014	Professional Dues	75.00	75.00	375.00	300.00	20.00
2425-3015	Publications and Subscriptions	324.51	324.51	85.00	239.51-	381.78
2425-3016	Office Supplies - Expendable	895.78	895.78	8,000.00	7,104.22	11.20
2425-3018	Postage / Other Mailing Charges	9,196.48	9,196.48	6,000.00	3,196.48-	153.27
2425-3020	Mileage Reimbursement	0.00	0.00	700.00	700.00	0.00
2425-3025	Vehicle Fuel, Supplies & Maintenance	5,072.39	5,072.39	22,167.45	17,095.06	22.88
2425-3040	Contracted Services	34,863.45	34,863.45	109,659.10	74,795.65	31.79
2425-3050	Bad Debt Expense	0.00	0.00	3,000.00	3,000.00	0.00
2425-3120	Other Supplies	1,108.43	1,108.43	25,000.00	23,891.57	4.43
2425-3130	Building Supplies, Keys, Repairs	339.44	339.44	3,000.00	2,660.56	11.31
2425-3138	Tool Replacement Cost	214.74	214.74	1,000.00	785.26	21.47
2425-3300	Conference, Training, Education	1,991.82	1,991.82	7,000.00	5,008.18	28.45
2425-4002	Interfund Charges - Central Supply	459.64	459.64	600.00	140.36	76.61
2425-4005	Interfund Charges - Vehicle Repairs	12,582.76	12,582.76	16,777.00	4,194.24	75.00
2425-4007	Interfund Charges - Vehicle Replacem	8,300.25	8,300.25	11,067.00	2,766.75	75.00
2425-4018	Interfund Charges-Computer Maint.	19,693.52	19,693.52	26,258.00	6,564.48	75.00
2425-4020	Interfund Charges - Computer Replace	2,484.00	2,484.00	3,312.00	828.00	75.00
2425-5015	Auto and Truck - New	16,187.78	16,187.78	16,187.78	0.00	100.00
2425-6002	Lease Payment	0.00	0.00	7,730.00	7,730.00	0.00
	NET Account: Expense:	728,611.90	728,611.90	1,281,499.33	552,887.43	56.86
TOTAL Dept 414: Community Development - Code Enforcement:		209,197.95-	209,197.95-	318,699.33	527,897.28	65.64-
TOTAL Fund 10800: Code Enforcement:		209,197.95-	209,197.95-	318,699.33	527,897.28	65.64-

For All Revenue, Expense Accounts  
 Zero Balance Accounts NOT Included

Transactions Entered From 07/01/2014  
 To 03/31/2015

Account	Description	Period Actuals	YTD Actuals	YTD Budget	Variance	% Of Budget
<b>Fund 10865: LEA Tire Grant</b>						
<b>Dept 432: LEA Tire Grant</b>						
<b>Account: Revenue</b>						
2427-8428	Current Year Allocation-LEA Grant	9,195.68-	9,195.68-	18,338.00-	9,142.32-	50.15
	NET Account: Revenue:	9,195.68-	9,195.68-	18,338.00-	9,142.32-	50.15
<b>Account: Expense</b>						
2427-1010	Salaries / Full-time	5,912.27	5,912.27	6,335.00	422.73	93.33
2427-2000	Public Employees Retirement System	1,583.60	1,583.60	1,505.00	78.60-	105.22
2427-2002	Long Term Disability Insurance	18.22	18.22	23.00	4.78	79.22
2427-2003	Life Insurance Premiums	6.38	6.38	0.00	6.38-	0.00
2427-2004	Worker's Compensation Insurance	456.74	456.74	483.00	26.26	94.56
2427-2005	Medicare Tax-Employer's Share	92.05	92.05	96.00	3.95	95.89
2427-2008	Deferred Compensation/Full-time	249.92	249.92	266.00	16.08	93.95
2427-2009	Unemployment Insurance	0.00	0.00	291.00	291.00	0.00
2427-2010	Section 125 Benefit Allow.	1,328.59	1,328.59	2,643.00	1,314.41	50.27
2427-3120	Other Supplies	0.00	0.00	205.00	205.00	0.00
2427-3300	Conference, Training, Education	0.00	0.00	6,956.00	6,956.00	0.00
	NET Account: Expense:	9,647.77	9,647.77	18,803.00	9,155.23	51.31
	TOTAL Dept 432: LEA Tire Grant:	452.09	452.09	465.00	12.91	97.22
<b>Dept 436: Tire Amnesty Grant</b>						
<b>Account: Revenue</b>						
2428-8455	Tire Amnesty Grant	0.00	0.00	39,649.00-	39,649.00-	0.00
	NET Account: Revenue:	0.00	0.00	39,649.00-	39,649.00-	0.00
<b>Account: Expense</b>						
2428-1010	Salaries / Full-time	1,874.75	1,874.75	5,280.00	3,405.25	35.51
2428-1040	Salaries - Leave Payout	219.15	219.15	0.00	219.15-	0.00
2428-2000	Public Employees Retirement System	1,668.88	1,668.88	1,254.00	414.88-	133.08
2428-2001	Health Insurance Benefits	0.00	0.00	19.00	19.00	0.00
2428-2002	Long Term Disability Insurance	9.87	9.87	0.00	9.87-	0.00
2428-2003	Life Insurance Premiums	2.99	2.99	0.00	2.99-	0.00
2428-2004	Worker's Compensation Insurance	167.70	167.70	402.00	234.30	41.72
2428-2005	Medicare Tax - Employer's Share	33.84	33.84	80.00	46.16	42.30
2428-2008	Deferred Compensation / Full-time	88.48	88.48	222.00	133.52	39.86
2428-2009	Unemployment Insurance	0.00	0.00	243.00	243.00	0.00
2428-2010	Section 125 Benefit Allow.	636.97	636.97	2,203.00	1,566.03	28.91
2428-3012	Advertising - Other	567.00	567.00	4,318.00	3,751.00	13.13
2428-3040	Contracted Services	2,750.00	2,750.00	25,545.00	22,795.00	10.77
2428-3120	Other Supplies	0.00	0.00	665.00	665.00	0.00
	NET Account: Expense:	8,019.63	8,019.63	40,231.00	32,211.37	19.93
	TOTAL Dept 436: Tire Amnesty Grant:	8,019.63	8,019.63	582.00	7,437.63-	1,377.94
	TOTAL Fund 10865: LEA Tire Grant:	8,471.72	8,471.72	1,047.00	7,424.72-	809.14
	REPORT TOTALS:	200,726.23-	200,726.23-	319,746.33	520,472.56	62.78-

\*\*\* End Of Report \*\*\*

# REPORT TO THE CITY COUNCIL

MEETING OF: April 8, 2015

AGENDA ITEM NUMBER: 3E

APPROVED BY:

  
Executive Director

  
Neighborhood Preservation Supervisor

**Subject:** Activity Report – Code Enforcement Division

**Summary:** The City Council has identified pro-active code enforcement to be a major priority. We have modified the format in order to provide you and the public with a better understanding of the activity level of the Neighborhood Revitalization Program.

## HISTORY/BACKGROUND

The report is summarized as follows:

- Foreclosures continue to dominate our current activity level. We currently have 116 registered foreclosures and we are monitoring 218 properties that are in default. Notices of Violations have been recorded on 340 properties.
- We are monitoring 38 Abandoned Buildings. To date, 15 are registered and Notices of Violations have been recorded on 49 properties.
- Graffiti has been inconsistent but is still slightly worse than 2010. Citizens continue to participate in abatement activities by removing graffiti or reporting it via the Anti-Graffiti Hotline. It is important to note that the biggest impact on graffiti reduction can be attributed to the efforts of the Madera Police officers assigned to the graffiti enforcement.

## **RECOMMENDATION**

No action is required.

JET/cm

Attachment:  
-Activity Report



## REPORT FOR MARCH 1 – MARCH 31, 2015

### Code Enforcement Activities

	Activity	Total for Month	Year to Date (From 7/1/2014)
1.	Files Opened	522	1,873
2.	Files Closed	159	1,411
3.	Remaining Active Files	1,319	N/A
4.	Citations Issued	96	936
*5.	Abandoned Vehicles Tagged	65	657
*6.	Abandoned Vehicles Towed	0	10
*7.	Abandoned Vehicles Removed	79	702
8.	Trash Removed by Ton	0.00	0.0
**9.	Foreclosed Properties Sold	3	67

\*Vehicles removed will usually be a higher number, as there has been a backlog of vehicle cases that our department is currently focusing upon.

\*\* Aside from the ( 3 ) Foreclosure Properties Sold, there were ( 3 ) additional Foreclosure cases closed due to cancellation of foreclosure sales in this month.

### Anti-Graffiti Activities

*Effective August 15, 2012 Graffiti Abatement Team is operating out of Public Works Department.*

*Beginning January 1, 2015, Neighborhood Revitalization Department Staff is only tracking Anti-Graffiti efforts.*

	Activity	Total for Month	Year to Date (From 7/1/2014)
1.	Incidences Removed by Empowered Citizens/Property Owners	60	880
2.	Total Number of Empowered Citizens	7	1,823
3.	Public Presentations	8	32
4.	School Presentation (in partnership with MPD and Graffiti Abatement Team)	2	3
5.	Arrests by Madera Police Department	0	2

### Accounts Receivables Activities

	Activity	Total for Month	Year to Date (From 7/1/2014)
1.	Fines/Citations, Penalties, and Enforcement Fees <i>Levied</i> For Fiscal Year	\$69,225.00	\$732,100.00
2.	Fines/Citations, Penalties, and Enforcement Fees <i>Collected</i> For Fiscal Year	\$134,769.34	\$591,553.15
3.	Registration Fees for Vacant/Abandoned Buildings and Foreclosed Properties <i>Collected</i> For Fiscal Year	\$2,735.00	\$10,515.00
4.	Removed for Collections - Fines, Penalties, Citations and Towing Fees sent to Financial Credit Network For Fiscal Year	\$0.00	\$850.00

### Small Claims and Lien Activities

*Information provided by City Attorney's Office*

	Type	No. of files <i>This month</i>	No. of files <i>Year to date</i>	Amount <i>This month</i>	Amount <i>Year to date</i>
1.	Small Claims / Intercept Candidates	0	32	\$0.00	\$18,167.50
2.	Lien Confirmations	1	20	\$15,541.43	\$38,041.43
3.	Liens turned over to Assessor	0	2	\$0.00	\$22,050.00

Files currently being reviewed for appropriate action – 44

# REPORT TO THE CITY COUNCIL

**MEETING OF:** April 8, 2015

**AGENDA ITEM NUMBER:** 3F

**APPROVED BY:**

*Jan S. Tarkenton*  
Executive Director

**Subject:** Code Enforcement Funds Collection Report for Period Ending March 31, 2015

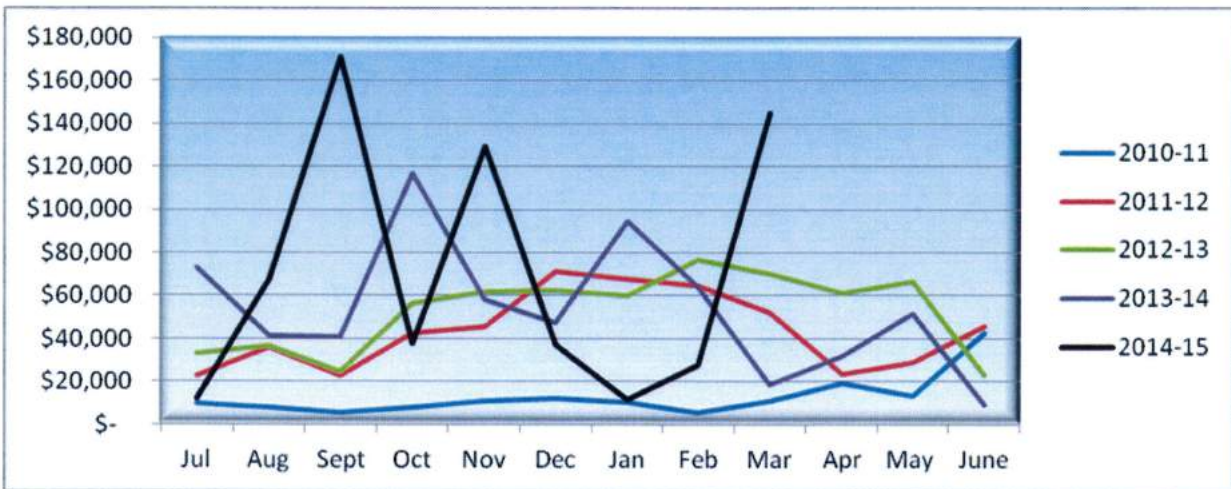
**Summary:** The City Council will be provided with an updated funds collection report.

**HISTORY/BACKGROUND**

The primary sources for Code Enforcement/Neighborhood Revitalization funding are General Fund, and CDBG funds. Other sources include:

- Foreclosure Registration Fee
- Abandoned Building Registration Fee
- Graffiti Restitution
- Fines and Penalties

Since we have begun recording Notice of Violations on foreclosures, we have experienced a significant increase in revenues from "Fines and Penalties." Revenue increases from "other sources" is illustrated below.



Fiscal Year	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	TOTAL
2010-11	\$ 9,845	\$ 7,980	\$ 5,806	\$ 7,953	\$10,873	\$12,240	\$10,304	\$ 5,354	\$11,147	\$19,446	\$13,501	\$42,760	\$157,209
2011-12	\$22,646	\$35,955	\$22,782	\$42,900	\$45,553	\$71,297	\$67,720	\$64,524	\$52,238	\$23,612	\$28,641	\$45,809	\$523,678
2012-13	\$33,216	\$36,791	\$24,520	\$56,500	\$61,504	\$62,101	\$60,271	\$76,941	\$70,142	\$61,138	\$66,261	\$22,660	\$632,045
2013-14	\$73,253	\$41,445	\$40,692	\$116,589	\$58,036	\$47,573	\$94,700	\$64,214	\$18,911	\$31,682	\$51,773	\$9,043	\$647,915
2014-15	\$12,262	\$60,675	\$171,037	\$38,146	\$129,213	\$37,074	\$11,836	\$27,967	\$144,757				\$640,197

**RECOMMENDATION**

Report is provided for your information only – no action is required.

**REPORT TO THE CITY COUNCIL AND THE  
SUCCESSOR AGENCY  
OF THE FORMER MADERA REDEVELOPMENT AGENCY**

**BOARD MEETING OF:** April 8, 2015  
**AGENDA ITEM NUMBER:** 4A

**APPROVED BY:**

  
\_\_\_\_\_  
Executive Director

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

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

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**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 Successor Agency 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

Attachments:

-Grant Deeds

-Resolution (Successor Agency)

RESOLUTION No. SA 15-XX

A RESOLUTION OF THE CITY OF MADERA AS 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 AND AUTHORIZING THE CHAIRPERSON TO EXECUTE ALL AGREEMENTS AND DOCUMENTS RELATED THERETO

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 and 428 E. 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.

NOW, THEREFORE THE CITY OF MADERA AS 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.
4. This resolution is effective immediately upon adoption.

\* \* \* \* \*

RECORDING REQUESTED BY:  
City of Madera

AFTER RECORDING RETURN TO:  
Office of the City Clerk  
City of Madera  
205 W. 4th Street  
Madera, CA 93637

Fee waived per Section 27383 of the Government Code

No Fee Due \_\_\_\_\_

No Doc. Tax Due \_\_\_\_\_

## **GRANT DEED**

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE CITY OF MADERA AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY**, A PUBLIC BODY, CORPORATE AND POLITIC (“GRANTOR”), DOES HEREBY GRANT TO **THE CITY OF MADERA**, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA (“GRANTEE”) THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED IN THE EXHIBIT “A” AND SHOWN ON EXHIBIT “B”, ATTACHED AND HEREBY MADE A PART HEREOF

CITY OF MADERA

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Robert L. Poythress, Mayor

*Attach Notary Acknowledgement*

# EXHIBIT "A"

## LEGAL DESCRIPTION

That portion of land situate in Section 24, Township 11 South, Range 17 East, Mount Diablo Base and Meridian, County of Madera, State of California, being Parcel 1 and Parcel 2, of Parcel Map 90-P-12, recorded September 10, 1991 in Book 38, at Pages 94 and 95, records of said County. Said Parcel Map 90-P-12, sheet 2 of 2, is attached hereto as Exhibit "B"

Together with all rights, claim, title and interest, if any, excepting mineral rights as herein before reserved.

Also reserving unto the Southern Pacific Transportation Company its successors and assigns an easement for communication purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 10 feet wide lying 5.0 feet on each side of the center line of the existing fiber optics communication cable as delineated on said Parcel Map 90-P-12.

Also reserving unto the Southern Pacific Transportation Company, its successors and assigns an easement for power and communication purposes over, on, under and across said Parcel 1, said Parcel 2. Said easement being a strip of land 10.00 feet wide lying 5.0 feet on each side of the center line of existing pole lines as delineated on said Parcel Map 90-P-12.

Also reserving unto Southern Pacific Transportation Company all interests in land reserved to said Company in a deed Recorded September 12, 1991 as Document No. 9122929.

Also reserving unto the City of Madera, its successors and assigns, an easement for streetscape and landscape purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 16.00 feet wide lying adjacent to the easterly line of said Parcel 1 and said Parcel 2 and said line also being the westerly line of North "E" Street as delineated on said Parcel Map 90-P-12.

APN 007-101-016 and APN 007-101-017

38/95

BLOCK 39 OF THE CITY OF MADERA  
BOOK 3 PAGES 41-50  
MARCH 1, 1867, FRESNO COUNTY RECORDS

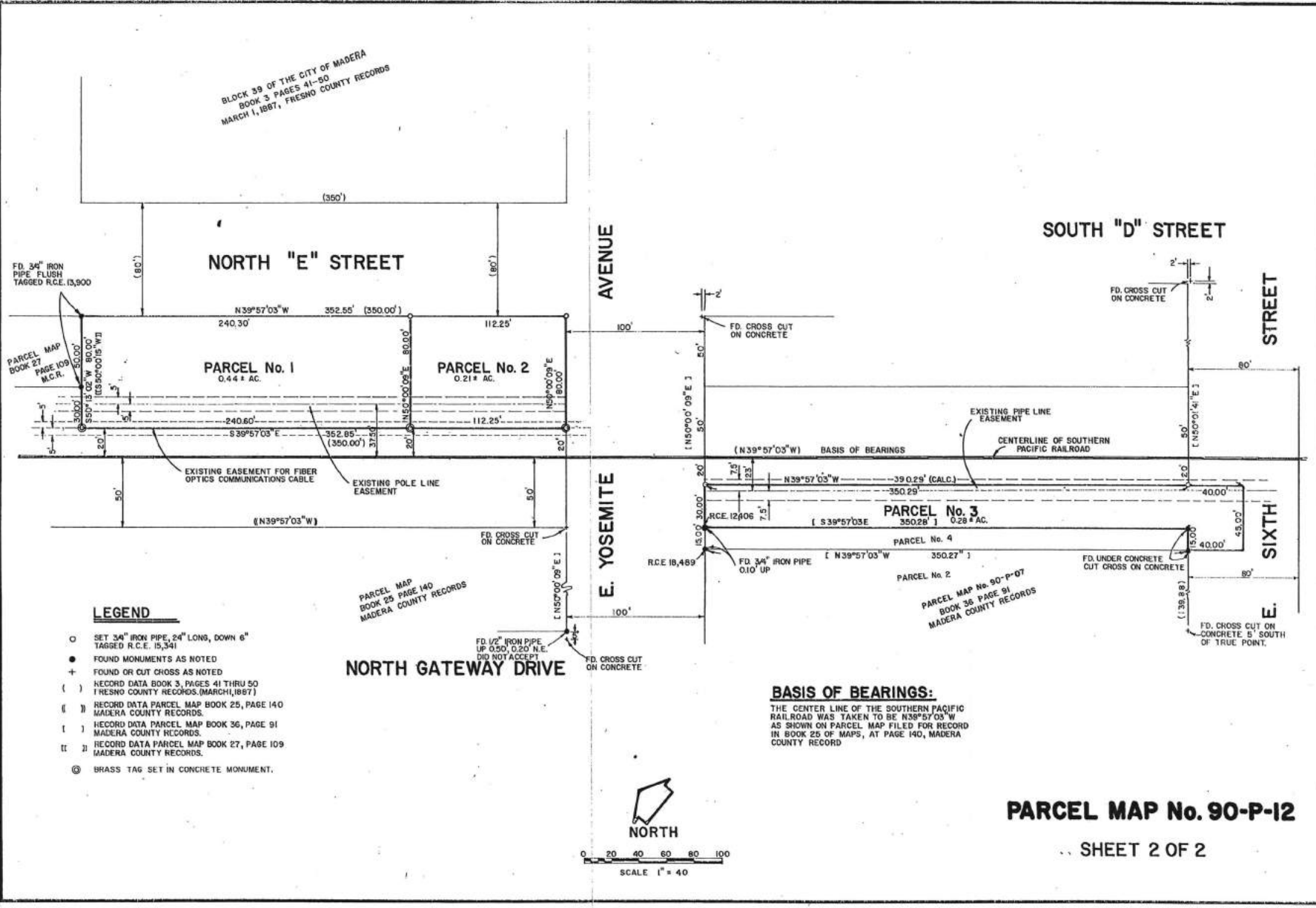


EXHIBIT "B"

PARCEL MAP No. 90-P-12  
SHEET 2 OF 2



RECORDING REQUESTED BY:  
City of Madera

AFTER RECORDING RETURN TO:  
Office of the City Clerk  
City of Madera  
205 W. 4th Street  
Madera, CA 93637

Fee waived per Section 27383 of the Government Code

No Fee Due \_\_\_\_\_

No Doc. Tax Due \_\_\_\_\_

## **GRANT DEED**

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE CITY OF MADERA AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY**, A PUBLIC BODY, CORPORATE AND POLITIC ("GRANTOR"), DOES HEREBY GRANT TO **THE CITY OF MADERA**, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA ("GRANTEE") THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" ATTACHED AND HEREBY MADE A PART HEREOF

CITY OF MADERA

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Robert L. Poythress, Mayor

Attach Notary Acknowledgement

## EXHIBIT "A"

Page 1 of 2

All that portion of the northwest quarter of Section 19, Township 11 South, Range 18 East, Mount Diablo Base and Meridian, according to the official plat thereof, bounded and described as follows:

Commencing at the intersection of the southeasterly line of Yosemite Avenue with the southwesterly line of "A" Street; thence southwesterly along the southeasterly line of Yosemite Avenue 74.91 feet; thence southeasterly at right angle 77 feet; thence northeasterly at right angle 74.91 feet to the southwesterly line of "A" Street; thence northwesterly along the southwesterly line of "A" Street 77 feet to the point of beginning.

Excepting therefrom all of the minerals, including and without limitations, all the oil, gas and other hydrocarbon substances but without any right to use the surface or that portion of said land lying within 100 feet of the surface, and also excepting the right to drill into and through said land below 100 feet from the surface, as reserved in deed from Texaco, Inc., a Delaware Corporation to Continental Service Company, a California Corporation, dated March 2, 1971, and recorded April 12, 1971 In Book 1088 of Official Records, Page 358, Madera County Records.

Together With:

Lots 6, 7, 8, 9, 10 in Block 69 of the Town (now City) of Madera, according to map entitled, "Map of Blocks 64 to 82, Inclusive, Town of Madera, &c.", filed and recorded in the office of the County Recorder of the County of Madera, State of California, November 10, 1904, In Volume 2 of Maps, at Page 9.

Together With:

All that portion of the H.S. Williams Lot in the City of Madera, facing on Yosemite Avenue, in the northwest quarter of Section 19, Township 11 South, Range 18 East, Mount Diablo Base and Meridian, according to the official plat thereof, more particularly described as follows:

Commencing at the northwesterly corner of Lot 6 in Block 69 of the City of Madera, according to map entitled, "Map of Blocks 64 to 82, Inclusive, Town of Madera, &c.", filed and recorded in the office of the County Recorder of the County of Madera, State of California, November 10, 1904, in Volume 2 of Maps, at Page 9, and running thence northwesterly at right angle with the northwesterly line of said Lot 6, a distance of 131.95 feet to the southerly line of Yosemite Avenue, In said City of Madera, thence northeasterly along the said line of Yosemite Avenue, 74.91 feet; thence at right angle southeasterly 131.95 feet to the said line of said Lot 6; thence southwesterly along said line of said Lot 6, a distance of 74.91 feet to the point of beginning.

## EXHIBIT "A"

Page 2 of 2

Together With:

All that portion of the northwest quarter of Section 19, Township 11 South, Range 18 East, Mount Diablo Base and Meridian, according to the official plat thereof, described as follows:

Commencing at the northerly corner of Lot 6 in Block 69 of the City of Madera, according to map entitled, "Map of Blocks 64 to 82, Inclusive, Town of Madera, &c.", filed and recorded in the office of the County Recorder of the County of Madera, State of California, November 10, 1904, in Volume 2 of Maps, at Page 9; thence south  $50^{\circ} 01' 41''$  west, along the northwest line of said Lot 6, a distance of 51.05 feet to the point of beginning; thence north  $39^{\circ} 58' 18''$  west, 55.01 feet to the northwest line of the property conveyed to David W. Holmes, etux, by deed recorded April 17, 1957 in Volume 692 of Official Records, Page 338, Madera County Records, Document No. 4235; thence south  $50^{\circ} 01' 00''$  west, along the northwest line of said Holmes property, 24 to the most westerly corner thereof; thence south  $39^{\circ} 58' 18''$  east along the southwesterly line thereof, 55.05 feet to the northwest line of said Lot 6; thence north  $50^{\circ} 01' 41''$  east, 24 feet to the point of beginning.

Said land being shown as Parcel 2 on that certain Parcel Map recorded February 10, 1971 in Book 16 of Maps, at Page 131, Madera County Records.

Together With:

All that portion of the northwest quarter of Section 19, Township 11 South, Range 18 East, Mount Diablo Base and Meridian, according to the official plat thereof, described as follows:

Beginning at the most northerly corner of Lot 6 in Block 69 of the City of Madera, according to map entitled, "Map of Blocks 64 to 82, Inclusive, Town of Madera, &c.", filed and recorded in the office of the County Recorder of the County of Madera, State of California, November 10, 1904, in Volume 2 of Maps, at Page 9; thence north  $39^{\circ} 49' 10''$  west, along the southwesterly line of "A" Street, 55.02 feet to the most northerly corner of the parcel of land conveyed to David W. Holmes, etux, by deed recorded April 17, 1957 in Volume 692 of Official Records, Page 338, Madera County Records, Document No. 4235; thence south  $50^{\circ} 01' 00''$  west, along the northwest line of said Holmes land, 51.20 feet to the most northerly corner of the parcel of land conveyed to Continental Service Company, a California Corporation, by deed recorded April 12, 1971 in Volume 1088 of Official Records, Page 355, Madera County Records, Document No. 4378; thence south  $39^{\circ} 58' 18''$  east along the northeasterly line thereof 55.01 feet of the northwest line of said Lot 6; thence north  $50^{\circ} 01' 41''$  east 51.05 feet to the point of beginning.

Said land being shown as Parcel 1 on that certain Parcel Map recorded February 10, 1971 in Book 16 of Maps, at Page 131, Madera County Records.

APN: 007-165-019

**REPORT TO THE CITY COUNCIL AND THE  
SUCCESSOR AGENCY  
OF THE FORMER MADERA REDEVELOPMENT AGENCY**

BOARD MEETING OF: April 8, 2015  
AGENDA ITEM NUMBER: 4B

APPROVED BY:

  
City Administrator

**Subject: Consideration of Resolution Approving Acceptance of Transfer of Property to the City of Madera**

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**Summary: The City Council will consider a resolution accepting transfer of 5 East Yosemite Avenue, 120 North E Street and 428 East Yosemite Avenue from the Successor Agency.**

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**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 would recommend that the City Council adopt the resolution accepting the transfer of 5 East Yosemite Avenue, 120 North E Street and 428 East Yosemite Avenue from the Successor Agency

JET:cm

Attachment:  
-Resolution (City)

RESOLUTION No.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA, ACCEPTING REAL PROPERTY LOCATED AT 428 EAST YOSEMITE AVENUE, 5 EAST YOSEMITE AVENUE AND 120 NORTH 'E' STREET IN THE CITY OF MADERA, CONVEYED FROM THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, AND AUTHORIZING THE CITY CLERK TO EXECUTE THE CERTIFICATES OF ACCEPTANCE AND RECORD THE GRANT DEED AND CERTIFICATE OF ACCEPTANCE ON BEHALF OF THE CITY OF MADERA

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

WHEREAS, the conveyance of the Properties were deemed to be categorically exempt and to have no significant impacts on the environment pursuant to the California Environmental Quality Act; and

WHEREAS, Grant Deeds which are on file in the Office of the City Clerk and referred to for full particulars, have been prepared which includes legal descriptions of the Properties and provides for the conveyance of the Properties; and

WHEREAS, The City Council has reviewed the Grant Deeds and determined that the Grant Deeds will allow the City to acquire property currently owned by the Agency without cost to the City , and therefore the acceptance of the Grant Deeds for the Properties are in the best interest of the citizens of the City of Madera.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF MADERA hereby finds, determines, resolves and orders as follows:

1. The recitals listed above are true and correct.
2. The Property granted to the City by the Agency is hereby accepted.

3. The Grant Deeds are on file in the Office of the City Clerk and may be referred to for full particulars.

4. The City Clerk is hereby authorized to execute Certificates of Acceptance for the Properties conveyed by the Grant Deeds.

5. The City Clerk is hereby authorized to record the Grant Deeds and Certificates of Acceptance on behalf of the City of Madera.

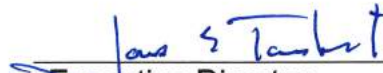
6. This resolution is effective immediately upon adoption.

\* \* \* \* \*

**REPORT TO THE CITY COUNCIL AND THE  
SUCCESSOR AGENCY  
OF THE FORMER MADERA REDEVELOPMENT AGENCY**

**BOARD MEETING OF:      April 8, 2015  
AGENDA ITEM NUMBER:    5A**

**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**

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**Summary:    The Agency 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% as approved by the Executive Director**

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**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 Agency 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. SA 15-XX

RESOLUTION 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.

NOW, THEREFORE, 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.

\* \* \* \* \*



**REPORT TO THE CITY COUNCIL AND THE  
SUCCESSOR HOUSING AGENCY  
OF THE FORMER MADERA REDEVELOPMENT AGENCY**

**BOARD MEETING OF:** April 8, 2015  
**AGENDA ITEM NUMBER:** 6A

**APPROVED BY:**

  
\_\_\_\_\_  
Executive Director

**Subject:** Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Property Located at 312 and 318 Percy Street and Consideration of a Resolution Approving Disposition and Development Agreement with Oriole Homes, Inc.

**Summary:** This is a noticed public hearing between the City Council and the Successor Housing Agency regarding the sale of property located at 312 and 318 Percy Street. The buyer is Oriole Homes, Inc. and the sales price is \$20,000.00 (\$10,000.00 per lot)

**HISTORY/BACKGROUND**

By previous action, the former Redevelopment Agency acquired property and developed the twenty-five (25) lot Sugar Pine Village Subdivision. Through a previous agreement with Secundo Gerbi Family Trust had an option to purchase which has expired.

Following the dissolution of redevelopment, the property was transferred to the Successor Housing Agency by operation of law, which transfer was also memorialized by "exit memorandum" on February 8, 2012 and by "resolution" on April 11, 2012.

**SITUATION**

Mr. Stephen Hair is the principal with Oriole Homes, Inc. Previously, he has acquired sixteen (16) lots. Six (6) homes have closed escrow and several sales are pending.

They are constructing homes in the 1,000 sf – 1,435 sf with a price range of \$139,000.00 - \$159,000.00. .

**RECOMMENDATION**

Staff recommends the following actions:

1. The City Council adopt the resolution approving the sale of property at 312 and 318 Percy Street to Oriole Homes, Inc. and making related findings. The sales price is \$20,000.00 (\$10,000.00 per lot).
2. The Successor Housing Agency adopt the resolution approving sale of property located at 312 and 318 Percy Street.
3. The Successor Housing Agency adopt the resolution approving the Disposition and Development Agreement with Oriole Homes, Inc. for property located at 312 and 318 Percy Street.

JET:cm

Attachments:

- Disposition and Development Agreement
- Resolutions (City & Successor Housing Agency)



**SUMMARY REPORT PURSUANT TO SECTION 33433 OF THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW ON A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY AND ORIOLE HOMES INC.**

This summary report has been prepared for the Successor Housing Agency to the former Madera Redevelopment Agency ("Agency") pursuant to Section 33433 of the California Health and Safety Code. This report sets forth certain details of the proposed Disposition and Development Agreement ("Agreement") between the Agency and Oriole Homes Inc. ("Developer"). The Agreement requires the Developer to build one (1) single family dwelling on each of the two (2) lots, identified as 312 and 318 Percy Street, Madera, Ca, which are currently vacant lots.

I. A copy of the proposed Disposition and Development Agreement between the Agency and Developer is available upon request to the Successor Housing Agency of the former Madera Redevelopment Agency, 428 East Yosemite Avenue, Madera, California, 93638, telephone (559) 661-5110.

II. The proposed sale of land to Oriole Homes Inc. is summarized as follows:

A. The cost of the Agreement to Agency for two (2) lots is:

<b>Description</b>	<b>Amount</b>
1. Acquisition/Escrow Fees	\$16,551.16
2. Demo-Engineering-Giersch	\$405.44
3. Demolition-Construction-Kroeker	\$2,829.92
4. Environmental Assessment	\$2,020.48
5. Appraisal Services	\$268.80
6. Planning/Survey/Design	\$3,788.56
7. Housing Design Services	\$1,520.00
8. Elm Street Improvements	\$26,249.92
9. Construction Bid Costs-Sugar Pine Village	\$133.63
10. Compaction Testing - Sugar Pine Village	\$2,004.44
11. Offsite Improvements-Housing	\$51,669.25
12. Engineering Costs for Subdivision Map Costs- City	\$2,555.76
13. P. G. & E.	\$2,801.62
14. Utility Design	\$1,553.60
15. AT&T	\$13.50
16. Storm Water Permit	\$64.64
17. Public Hearing Notices	\$145.60
18.	<b>Subtotal \$114,576.32</b>
19.	<b>Less Land Sale Proceeds (20,000.00)</b>
20.	<b>Net Cost to Agency for two lots \$94,576.32</b>

B. In addition to the cost information above, the sales price is reflective of conditions for development placed on the project that include the limitation that the Developer must construct one (1) single family dwelling unit on each lot.

C. The highest and best use permitted under the City of Madera General Plan is for residential use of the property. The estimated value of the interest conveyed, determined the highest uses permitted for the area is \$10,000.00 per lot for a total of \$20,000.00.

D. The purchase price pursuant to the proposed agreement is \$20,000.00.

E. The amount of the purchase price is fair market value of the subject parcel. The cost of the property to the Agency is more than the purchase price. However, staff is of the opinion that the cost to the Agency and the purchase price are justified based on several factors, including:

1. The Agency has placed restrictions as to how the property can be developed.
2. The proposed agreement will eliminate a blighted condition in the Project Area.
3. The proposed agreement will increase and improve the supply of affordable housing for very low, low and moderate income persons or families.
4. The proposed agreement will upgrade the Project Area and the southeast quadrant of the City.
5. The proposed agreement will generate additional tax revenues and attract new investment beneficial to the citizens of Madera.
6. The purchase price is consistent with other sales in the area.

### III. Salient Points of the Agreement

A. The proposed development will occupy two (2) parcels of land identified as 312 and 318 Percy Street in Madera California. The Developer will construct one (1) single-family home on each of the two (2) parcels.

#### B. Developer Responsibilities

1. The Developer will purchase the two (2) sites from the Agency for \$20,000.00.
2. The Developer will design and construct two (2) single-family residential dwellings. The home and sales price are described as follows:
  - a. Sales price range between \$139,000 to \$159,000 for homes 1,000 to 1,435 square feet of living space
  - b. Wall-to-wall carpeting and minimally vinyl floors in kitchen and bathrooms
  - c. Built-in appliances including stove and oven combination, dishwasher and garbage disposal
  - d. Front Yard Landscaping with Automatic Irrigation Controller
  - e. Composition roof with a 25-year warranty

#### C. Agency Responsibilities

1. The Agency will convey two (2) parcels to the Developer for \$20,000.00

### IV. Blight Elimination

The proposed residential development as contained in the Agreement is essential to the stimulation of new investment in both the Project Area and the southeast quadrant of the City of Madera. The property represents a major blighting influence on the area. The construction of two (2) single family homes will increase economic activity in the area, thus strengthening the area for future development, while eliminating a blighted condition.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING SALE OF PROPERTIES KNOWN AS 312 AND 318 PERCY STREET ACQUIRED BY TAX INCREMENT BY THE FORMER MADERA REDEVELOPMENT AGENCY AND MAKING FINDINGS RELATED THERETO

WHEREAS, the City of Madera, as Successor Housing Agency to the Former Madera Redevelopment Agency (the "Agency") is involved in the elimination of blight; and

WHEREAS, the Agency has acquired certain properties specifically described on Exhibit "A" attached hereto and generally described as 312 and 318 Percy Street (the "Subject Property") and removed the blighting conditions located on such property and prepared it for sale; and

WHEREAS, the sale price for the Subject Properties are not less than the fair market reuse value of the parcel; and

WHEREAS, a public hearing concerning sale was duly noticed and came on for hearing on April 8, 2015; and

WHEREAS, the properties are sold with a condition that they be used to construct one (1) single family dwelling unit on each lot, which can only be sold to very low, low or moderate income persons or families and the grantee of such property will be required to execute an agreement guaranteeing such use.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF MADERA does hereby resolve, find and order as follows:

1. The above recitals are true and correct
2. The sale of the Subject Properties will provide for the

construction of one (1) single family dwelling unit on each lot, which can only be sold to very low, low or moderate income persons or families, and is consistent with the implementation plan adopted pursuant to Section 33490 of Community Redevelopment Law, California Government Code Sections 33000 *et seq.*

3. The consideration to be paid for the Subject Property is not less than the fair market reuse value at its highest and best use in accordance with the Former Madera Redevelopment Agency Redevelopment Plan.

4. The sale of the Subject Property is hereby approved.

5. This resolution is effective immediately upon adoption.

\* \* \* \* \*

RESOLUTION NO. SHA 15-XX

RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING THE SALE OF PROPERTIES 312 AND 318 PERCY STREET FOR THE CONSTRUCTION OF ONE (1) SINGLE FAMILY DWELLING UNIT ON EACH LOT LOCATED IN THE CITY OF MADERA

WHEREAS, Oriole Homes, Inc., has applied to purchase properties from the Successor Housing Agency for the construction of one (1) single family dwelling unit on each lot located at 312 and 318 Percy Street (the "Project"); and

WHEREAS, A mitigated negative declaration was certified by the Madera Planning Commission for the subdivision of the site in July of 2007. The proposed project is consistent with the development anticipated in the mitigated negative declaration; and

WHEREAS, a Disposition and Development Agreement (the "Agreement") has been prepared and is on file in the office of the Executive Director of the Successor Housing Agency to the Former Madera Redevelopment Agency and referred to for more particulars; and

WHEREAS, the purpose of the sale of the property is to effectuate the Redevelopment Plan of the City of Madera (the "Plan"); and

WHEREAS, the sale of the property is in the best interest of the Developer and Successor Housing Agency in that it will assist in the elimination of blight in the Southeast area of Madera.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF MADERA as Successor Housing Agency to the Former Madera Redevelopment Agency, hereby finds, determines, resolves and orders as follows:

1. Each of the above recitals is true and correct.

2. Based upon the testimony and information presented at the hearing and the mitigated negative declaration certified by the Madera Planning Commission in July of 2007, the approval of the sale of the properties are in the best interest of the City of Madera, and the Successor Housing Agency finds the proposed project is consistent with the development anticipated in the mitigated negative declaration.

3. The consideration to be paid for the Subject Property is not less than the fair market reuse value at its highest and best use in accordance with the Redevelopment Plan.

4. The Successor Housing Agency to the Former Madera Redevelopment Agency approves the sale 312 and 318 Percy Street to Oriole Homes, Inc., for the Project conditioned upon the Developer entering into the Disposition and Development Agreement for the Site in substantial form of the Agreement on file in the office of the Executive Director of the Successor Housing Agency and approved as to form by the General Counsel of the Successor Housing Agency.

5. This resolution is effective immediately upon adoption.

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RESOLUTION NO. SHA 15-XX

RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF TWO SINGLE FAMILY RESIDENCES LOCATED AT 312 AND 318 PERCY STREET AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE SUCCESSOR HOUSING AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

WHEREAS, ORIOLE HOMES, INC., has applied to purchase property from the Successor Housing Agency for the construction of one (1) single family dwelling unit on each lot located at 312 and 318 Percy Street (the "Project"); and

WHEREAS, a Disposition and Development Agreement (the "Agreement") for this project is necessary to carry the project forward and the form of such Agreement has been prepared and is on file in the office of the Executive Director of the Successor Housing Agency of the Former Madera Redevelopment Agency and referred to for more particulars; and

WHEREAS, the purpose of the Agreement is to effectuate the Redevelopment Plan (the "Plan"); and

WHEREAS, the Agreement is in the best interest of the Developer and Successor Housing Agency in that it will allow the construction of one (1) single family dwelling unit on each lot, which can only be sold to very low, low or moderate income persons or families in the Southeast area of Madera.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF MADERA as Successor Housing Agency of the Former Madera Redevelopment Agency of the City of Madera hereby finds, determines, resolves and orders as follows:

1. Each of the above recitals is true and correct.
2. The consideration to be paid for the Subject Property is not less than the fair market

reuse value at its highest and best use in accordance with the Successor Housing Agency Redevelopment Plan.

3. The Successor Housing Agency of the Former Madera Redevelopment Agency approves the Disposition and Development Agreement for the Project and such Agreement is on file in the Office of the Executive Director of the Successor Housing Agency and approved as to form by the General Counsel of the Agency.

4. The Mayor is authorized to execute the Agreement on behalf of the Successor Housing Agency of the Former Madera Redevelopment Agency.

5. This resolution is effective immediately upon adoption.

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