

**SPECIAL MEETING OF THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY
TO THE FORMER MADERA REDEVELOPMENT AGENCY**

Wednesday, April 11, 2012

7:00 p.m. – Regular Session

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

Action/Summary Minutes

1. CALL TO ORDER – REGULAR SESSION

Meeting called to order by the Secretary at 7:00 p.m.

ROLL CALL

Board Members Present:

Ric Arredondo, Madera Unified School District Board of Trustees
(Appointed by the Chancellor of Community Colleges)

Ronn Dominici, Madera County Board of Supervisors Chairman
(Appointed by the Madera County Board of Supervisors)

Brett Frazier, Madera City Council Mayor
(Appointed by the Madera City Council)

Donald Horal, Madera County Mosquito & Vector Control District Board Member
(Appointed by the Largest Special District)

Cecilia Massetti, Madera County Office of Education, Superintendent
(Appointed by the Madera County Superintendent of Education)

Stell Manfredi, Retired Madera County Administrator
(Appointed by the Madera County Board of Supervisors as a member of the public at large)

Bob Wilson, former employee of the Madera Redevelopment Agency
(Appointed by the Madera City Council)

Board Member Absent: None

2. ELECTION OF OFFICERS/DESIGNATION OF STAFF

2.1 Election of Chairperson of the Oversight Board

Nominations were opened by the Secretary.

Action: Elected Brett Frazier as Chairperson

Moved by: Board Member Dominici; seconded by Board Member Manfredi

Vote: Unanimous (7/0)

2.2 Election of Vice-Chairperson of the Oversight Board

Nominations were opened by the Chairperson.

Action: Elected Stell Manfredi as Vice Chairperson

Moved by: Board Member Massetti; seconded by Board Member Dominici

Vote: Unanimous (7/0)

2.3 Designation of Contact Person to the Department of Finance

Summary of staff report/recommendation: Per ABx1 26, Section 34179(h) the Oversight Board must designate an official with whom the Department of Finance may communicate and shall provide telephone number and e-mail contact information. Discussion followed.

Action: Designated Jim Taubert, Executive Director of the Successor Agency of the City of Madera as the official with whom the Department of Finance may communicate.

Moved by: Board Member Dominici; seconded by Vice-Chairperson Manfredi

Vote: Unanimous (7/0)

Contact Information for Contact Person to DOF:

Jim Taubert, Executive Director

Successor Agency to the former Madera Redevelopment Agency

428 East Yosemite Avenue, Madera, CA 93638

(559) 661-5112

(559) 674-7018 (fax)

jtaubert@cityofmadera.com (e-mail)

PUBLIC COMMENT

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

No comments were taken from the public.

3. ADMINISTRATIVE ACTIONS

3.1 Discussion Regarding Appointment of Legal Counsel and Direction to Staff

Summary of staff report/recommendation: The two (2) options were to utilize the City Attorney with an “acknowledged conflict of interest” or direct staff to prepare a “Request for Proposal” for outside legal counsel. Discussion followed.

Action: The members of the Oversight Board directed staff to bring back a Consent and Waiver of Conflict and utilize the services of the City Attorney.

4. NEW BUSINESS

4.1 Role of the Oversight Board

Summary of staff report/recommendation: A summary of ABx1 26 as it relates to the role of the Oversight Board was provided and discussed.

Action: No action required; verbal presentation only.

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

Summary of staff report/recommendation: The Oversight Board was provided with the current cash position of the Successor Agency.

Action: No action required; verbal presentation only.

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

Summary of staff report/recommendation: There has been statewide concern regarding the chain of title on land formerly owned by redevelopment agencies. Originally it was transferred to the Successor Agency through an "exit memorandum." It has now been suggested that it be transferred by resolution and the transfer be acknowledged by the Oversight Board. Discussion followed.

Action: Adopted Resolution No. OB 12-01 Acknowledging the Transfer of Properties Acquired with Redevelopment Non-Housing Tax Increment and Tax Allocation Bond Proceeds from the Former Madera Redevelopment Agency to the City of Madera Successor Agency.

Moved by: Vice Chairperson Manfredi; seconded by Board Member Dominici

Vote: Unanimous (7/0)

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

Summary of staff report/recommendation: The same title issues outlined in Item 4.3 were noted. It is unclear how land sales proceeds on properties acquired with housing funds were to be treated.

Discussion followed.

Action: Adopted Resolution No. OB 12-02 Acknowledging the Transfer of Properties Acquired with Twenty Percent (20%) Housing Set-Aside and Housing set-Aside Tax Allocation Bond Proceeds from the Former Madera Redevelopment Agency to the City of Madera Successor Housing Agency.

Moved by: Board Member Dominici; seconded by Vice Chairperson Manfredi

Vote: Unanimous (7/0)

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

Board Member Wilson abstained from voting stating a conflict of interest, as his salary is provided for in the Administrative Budget.

Summary of staff report/recommendation: The Oversight Board was provided with funding of Administrative Costs from (1) Low and Moderate Income Housing Funds (2) Bond Proceeds (3) Reserve Balances (4) Grants (5) Redevelopment Property Tax Trust Fund. Discussion followed.

Action: Adopted Resolution No. OB 12-03 Approving the Successor Agency Administrative Budget for January 1, 2012 through June 30, 2012.

Moved by: Vice Chairperson Manfredi; seconded by Board Member Dominici

Vote: Carried (Ayes: Frazier, Manfredi, Arredondo, Dominici, Horal, Massetti; Noes: None; Abstained: Wilson)

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

The Secretary announced, per Government Code 54957.5, that copies of the Project Description Summary Sheets were distributed to the members of the Oversight Board less than 72 hours prior to the meeting and additional copies are available for members of the public.

Board Member Wilson abstained from voting stating a conflict of interest, as he played a significant role in preparing the ROPS.

Summary of staff report/recommendation: There was considerable discussion regarding the ROPS. The specific projects discussed included:

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

Action: Adopted Resolution No. OB 12-04 Approving the ROPS for the Period January 1, 2012 through June 30, 2012 with the following exceptions: (1) The inclusion of 20% Housing Set-Aside is subject to the approval of the Department of Finance, (2) Construction financing for the Adell

Improvement Project is subject to the passage of SB986 (Dutton), and (3) Construction financing for the Riverwalk and Midtown Village subdivisions is subject to the passage of AB1585 (Perez).

Moved by: Vice Chairperson Manfredi; seconded by Board Member Arredondo

Vote: Carried (Ayes: Frazier, Manfredi, Arredondo, Dominici, Horal, Massetti; Noes: None; Abstained: Wilson)

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

Summary of staff report/recommendation: Staff presented the staff report advising that the Successor Agency previously approved the amendment of this agreement at their meeting on February 8, 2012. Discussion followed.

Action: Adopted Resolution No. OB 12-05 Acknowledging the Receipt of Grant Funds and Approving an Amendment to the Agreement with Krazan and Associates, Inc. for the Environmental Services for Soil and Groundwater Remediation at 1350 East Yosemite Avenue in the City of Madera and Authorizing the City Administrator or his Designee to Approve Contingencies of up to Ten Percent and Authorizing the Mayor to Execute the Amended Agreement on Behalf of the Successor Agency to the Former Madera Redevelopment Agency.

Moved by: Vice Chairperson Manfredi; seconded by Board Member Horal.

Vote: Unanimous (7/0)

4.8 Report on Legislative Activities

Summary of staff report/recommendation: The Oversight Board was provided with an update on recent legislative activities.

Action: No action required; verbal presentation only.

5. FUTURE MEETINGS

5.1 Discussion of Future Oversight Board Meeting Schedule

Summary of staff report/recommendation: Staff requested the members of the Oversight Board discuss and set a regular meeting date and time of future Oversight Board Meetings. Staff will bring back Bylaws for the Board's consideration that will include setting a regular meeting date for the Oversight Board meetings.

Action: The members of the Oversight Board directed staff to schedule regular meetings for 9:00 a.m. on the Monday following the Successor Agency meetings, which are held on the second Wednesday of the month. In most instances the Oversight Board meeting will fall on the third Monday of the month, but could vary depending upon changes in the calendar from month to month. Meetings are to be held in the City of Madera Council Chambers.

6. BOARD MEMBER REPORTS

Chairperson Frazier thanked staff for the immense amount of work they have completed to provide the members of the Oversight Board with information on projects, and added even in spite of all the legislation that has come down on redevelopment agencies, there is still hope to help Madera move forward. He complimented staff's efforts to bring the members information on projects that's easy to understand and makes him feel comfortable moving forward.

7. ADJOURNMENT

Meeting was adjourned at 8:26 p.m.

Respectfully submitted by:

Sandi Brown, Agency Secretary