

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

**Monday, August 17, 2015 at 9:00 a.m. – Regular Session**  
City of Madera City Hall – Council Chambers  
205 West Fourth Street, Madera, California

**Action/Summary Minutes**

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

Meeting called to order by Chairperson Manfredi at 9:00 a.m.

**ROLL CALL**

**Board Members Present:**

Stell Manfredi, Chairperson  
Rick Farinelli, Vice-Chairperson  
Bob Wilson, Board Member  
Cecilia Massetti, Ed.D, Board Member  
Derek O. Robinson, Board Member  
Bobby Kahn, Board Member

**Board Members Absent:**

Donald Horal, Board Member

**Successor Agency Staff Members Present:**

James E. Taubert, Executive Director, Brent Richardson, General Counsel and Recording Secretary  
Claudia Mendoza

The Pledge of Allegiance was led by Board Member Kahn.

**PUBLIC COMMENT**

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

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

**2. CONSENT CALENDAR**

**2.1 Minutes of the Regular Meeting of the Oversight Board for April 13, 2015**

Chairperson Manfredi called for questions or comments, there were none.

**Action: Approval of the Consent Calendar item as presented.**

**Moved by: Board Member Kahn; seconded by Board Member Massetti.**

**Vote: 6/0. Ayes: Board Members Manfredi, Farinelli, Wilson, Massetti, Robinson and Kahn.**

**Noes: None.**

**Absent: Board Member Horal.**

### **3. PRESENTATIONS/ADMINISTRATIVE REPORTS**

#### **3.1 Consideration of a Resolution Adopting the Madera Recognized Obligation Payment Schedule 15-16B (ROPS) Representing the Period January 1, 2016 to June 30, 2016**

##### **Summary of staff report:**

Executive Director Taubert presented a staff report stating that we have to adopt an administrative budget every six months. The only money we are receiving is required for debt payments. The Successor Housing Agency notified the Successor Agency that we will be using bond proceeds to fund improvements at Riverside Villas, Riverwalk Subdivision and Hunter Property. Projects listed at the bottom of the staff report are those that are slated using remaining bond proceeds and they have already been approved by the state.

Chairperson Manfredi called for questions or comments, there were none.

**Action: Adopted Resolution Number OB 15-07 Approving Recognized Obligation Payment Schedule 15-16B (ROPS) Representing the Period January 1, 2016 to June 30, 2016.**

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

**Vote: 6/0. Ayes: Board Members Manfredi, Farinelli, Wilson, Massetti, Robinson and Kahn. Noes: None.**

**Absent: Board Member Horal.**

#### **3.2 Consideration of a Resolution Approving the Administrative Budget of the Successor Agency for the Period January 1, 2016 to June 30, 2016**

##### **Summary of staff report:**

Executive Director Taubert reported that the law allows us \$125,000.00 per ROPS cycle to cover administrative costs associated with winding down the activities of the agency. Other sources to fund administration include the housing fund, bond proceeds and grant programs.

Chairperson Manfredi asked has the amounts listed fluctuated? Board member Wilson responded that the amounts have been consistent.

Chairperson Manfredi called for additional questions or comments, there were none.

**Action: Adopted Resolution Number OB 15-08 Approving Administrative Budget of the Successor Agency for the Period January 1, 2016 to June 30, 2016.**

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

**Vote: 6/0. Ayes: Board Members Manfredi, Farinelli, Wilson, Massetti, Robinson and Kahn. Noes: None.**

**Absent: Board Member Horal.**

### **4. NEW BUSINESS**

#### **4.1 Consideration of a Resolution Terminating a Development and Grant Agreement and Easement Agreement with Thomas and Ji-eun Hsu for Improvements at the Bethard Square Shopping Center**

##### **Summary of staff report:**

Executive Director Taubert reported that in 2007 the former Redevelopment Agency entered into an agreement to provide matching funds for improvements to the Rite Aid building at Bethard Square. There was a five (5) year maintenance period that has been satisfied; however, the maintenance easement runs through the year 2020. Highpoint Capital Group was in negotiations to acquire the property, but it appears that the negotiations may have fell through. But in any event, the Successor Agency already went ahead because if somebody is going to buy, they are going to want to get rid of that easement.

Chairperson Manfredi asked if you anticipate any concerns or problems from the Department of Finance? Executive Director Taubert responded that he does not.

Chairperson Manfredi called for additional questions or comments, there were none.

**Action: Adopted Resolution Number OB 15-09 Approving a Termination of Easement for Bethard Square.**

**Moved by: Board Member Massetti; seconded by Board Member Robinson.**

**Vote: 6/0. Ayes: Board Members Manfredi, Farinelli, Wilson, Massetti, Robinson and Kahn.  
Noes: None.**

**Absent: Board Member Horal.**

#### **4.2 Consideration of a Resolution Approving the Sale of Property at 100 East Seventh Street (APN 007-184-023) to Madera Apiaries, General Partner**

##### **Summary of staff report:**

Executive Director Taubert stated that with the approval of the Long Range Property Management Plan we can begin disposing of non-housing property assets. This is the former Madera Tribune building which was a part of an initiative to acquire properties from E Street from Evan's Feed to Olive Avenue. We have an offer from Madera Apiaries for the amount of \$240,000.00. Their intent is to remodel the building into a mixed-use business center. Typically when we sell a property we would enter into a Disposition and Development Agreement so that we can control development of the property, however we are prohibited from entering into DDAs due to the dissolution of redevelopment. The agreement indicates that we will not close escrow until they are ready to pull building permits so we can make sure that development does occur on the property.

Discussion followed.

**Action: Adopted Resolution Number OB 15-10 Approving the Sale of Property at 100 East Seventh Street (APN 007-184-023) to Madera Apiaries, General Partner.**

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

**Vote: 6/0. Ayes: Board Members Manfredi, Farinelli, Wilson, Massetti, Robinson and Kahn.  
Noes: None.**

**Absent: Board Member Horal.**

#### **5. GENERAL**

There are no items for this section.

#### **6. BOARD MEMBER REPORTS**

No reports given.

#### **7. ADJOURNMENT**

The meeting was adjourned at 9:14 a.m.

Respectfully submitted by,  
Claudia Mendoza, Recording Secretary