

## **JOINT MEETING NOTICE AND AGENDA**

### **SPECIAL MEETING OF MADERA CITY COUNCIL REGULAR MEETING OF THE CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY AND SPECIAL MEETING OF CITY COUNCIL AS THE SUCCESSOR HOUSING AGENCY**

**Wednesday, September 13, 2017 at 6:00 p.m.**

**Frank A. Bergon Senior Center, 238 South D Street, Madera, California 93638**

#### **1. 6:00 p.m. – CALL TO ORDER**

##### **ROLL CALL**

Mayor Andrew J. Medellin  
Mayor Pro-Tem Cecelia K. Foley Gallegos  
Council Member Jose Rodriguez  
Council Member William Oliver  
Council Member Derek O. Robinson Sr.  
Council Member Charles F. Rigby  
Council Member Donald E. Holley

##### **INVOCATION**

Pastor Mike Unger, Madera Rescue Mission

##### **PLEDGE OF ALLEGIANCE**

##### **PUBLIC COMMENT**

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

##### **PRESENTATIONS**

##### **INTRODUCTIONS**

#### **2. WORKSHOP**

There are no items for this section.

#### **3. CONSENT CALENDAR**

- 3A.** Minutes of the Joint Meeting of the Regular Meeting of the Madera City Council, Special Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special Meeting of the Successor Housing Agency – August 9, 2017 **(City/Successor Agency/Successor Housing Agency)**
- 3B.** Listing of Warrants Issued from August 1, 2017 to August 31, 2017 **(Successor Agency)**
- 3C.** Monthly Financial Reports – Successor Agency **(Successor Agency)**
- 3D.** Monthly Financial Reports – Code Enforcement **(City)**
- 3E.** Activity Report – Code Enforcement Division **(City)**
- 3F.** Code Enforcement Funds Collection Report for Period Ending August 31, 2017 **(City)**
- 3G.** Update on Neighborhood Outreach Activities **(City)**
- 3H.** Consideration of Resolutions Approving Quitclaim Deed for a Portion of APN 007-022-014 Pertaining to the Riverwalk Subdivision **(Successor Housing Agency)**
  - 3H.1** A resolution of the City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency Approving Quitclaim Deed Memorializing the Transfer by Operation of Law for a Portion of APN 007-022-014 **(Successor Housing Agency)**

**3H.2** A resolution of the City of Madera as Successor Housing Agency Accepting the Quitclaim Deed for a Portion of APN 007-022-014 **(Successor Housing Agency)**

**3I.** Consideration of Resolutions Approving Quitclaim Deed for a Portion of APN 007-022-003 Pertaining to the Riverwalk Subdivision **(Successor Housing Agency/City)**

**3I.1** A resolution of the City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency Approving Quitclaim Deed for a Portion of APN 007-022-003 **(Successor Housing Agency)**

**3I.2** A resolution of the City of Madera Accepting the Quitclaim Deed for a Portion of APN 007-022-003 **(City)**

**3J.** Consideration of Resolutions Approving Quitclaim Deed for Multiple Lots Pertaining to the Riverwalk Subdivision **(Successor Housing Agency)**

**3J.1** A resolution of the City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency Approving Quitclaim Deed Memorializing the Transfer by Operation of Law of Multiple Lots within the Riverwalk Subdivision **(Successor Housing Agency)**

**3J.2** A resolution of the City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency Accepting Quitclaim Deed of Multiple Lots within the Riverwalk Subdivision **(Successor Housing Agency)**

**3K.** Investment Report for the Quarter Ending June 30, 2017 **(Successor Agency)**

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

There are no items for this section.

#### **5. AGREEMENTS**

There are no items for this section.

#### **6. HOUSING**

**6A.** Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Properties Located at 719 and 733 Riverside Court and Consideration of a Resolution Approving Disposition and Development Agreement with Meelo Corporation **(City/Successor Housing Agency)**

**6A.1** A Resolution of the City Council of the City of Madera, California, Approving Sale of Properties Known as 719 and 733 Riverside Court Acquired by Tax Increment by the Former Madera Redevelopment Agency and Making Findings Related Thereto **(City)**

**6A.2** Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency Madera, California Approving the Sale of Properties 719 and 733 Riverside Court for the Construction of One (1) Single Family Dwelling Unit on Each Lot Located in the City of Madera **(Successor Housing Agency)**

**6A.3** Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency Madera, California Approving the Disposition and Development Agreement for the Construction of Two Single Family Residences Located at 719 and 733 Riverside Court and Authorizing the Mayor to Execute the Agreement on Behalf of the Successor Housing Agency of the Former Madera Redevelopment Agency **(Successor Housing Agency)**

**6B.** Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Properties Located at 704 and 705 Riverside Court and Consideration of a Resolution Approving Disposition and Development Agreement with Victor Swalef **(City/Successor Housing Agency)**

**6B.1** A Resolution of the City Council of the City of Madera, California, Approving Sale of Properties Known as 704 and 705 Riverside Court Acquired by Tax Increment by the Former Madera Redevelopment Agency and Making Findings Related Thereto **(City)**

**6B.2** Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency Madera, California Approving the Sale of Properties 704 and 705 Riverside Court for the Construction of One (1) Single Family Dwelling Unit on Each Lot Located in the City of Madera **(Successor Housing Agency)**



**6B.3** Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency Madera, California Approving the Disposition and Development Agreement for the Construction of Two Single Family Residences Located at 704 and 705 Riverside Court and Authorizing the Mayor to Execute the Agreement on Behalf of the Successor Housing Agency of the Former Madera Redevelopment Agency **(Successor Housing Agency)**

**6C.** Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Properties Located at 717 and 731 Fresno Street and Consideration of a Resolution Approving Disposition and Development Agreement with DMP Development Corporation **(City/Successor Housing Agency)**

**6C.1** A Resolution of the City Council of the City of Madera, California, Approving Sale of Properties Known as 717 and 731 Fresno Street Acquired by Tax Increment by the Former Madera Redevelopment Agency and Making Findings Related Thereto **(City)**

**6C.2** Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency Madera, California Approving the Sale of Properties 717 and 731 Fresno Street for the Construction of One (1) Single Family Dwelling Unit on Each Lot Located in the City of Madera **(Successor Housing Agency)**

**6C.3** Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency Madera, California Approving the Disposition and Development Agreement for the Construction of Two Single Family Residences Located at 717 and 731 Fresno Street and Authorizing the Mayor to Execute the Agreement on Behalf of the Successor Housing Agency of the Former Madera Redevelopment Agency **(Successor Housing Agency)**

**6D.** Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Properties Located at 718 and 732 Riverside Court and Consideration of a Resolution Approving Disposition and Development Agreement with Spadier Construction **(City/Successor Housing Agency)**

**6D.1** A Resolution of the City Council of the City of Madera, California, Approving Sale of Properties Known as 718 and 732 Riverside Court Acquired by Tax Increment by the Former Madera Redevelopment Agency and Making Findings Related Thereto **(City)**

**6D.2** Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency Madera, California Approving the Sale of Properties 718 and 732 Riverside Court for the Construction of One (1) Single Family Dwelling Unit on Each Lot Located in the City of Madera **(Successor Housing Agency)**

**6D.3** Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency Madera, California Approving the Disposition and Development Agreement for the Construction of Two Single Family Residences Located at 718 and 732 Riverside Court and Authorizing the Mayor to Execute the Agreement on Behalf of the Successor Housing Agency of the Former Madera Redevelopment Agency **(Successor Housing Agency)**

**6E.** Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Property Located at 703 Fresno Street and Consideration of a Resolution Approving Disposition and Development Agreement with Embiem Properties **(City/Successor Housing Agency)**

**6E.1** A Resolution of the City Council of the City of Madera, California, Approving Sale of Property Known as 703 Fresno Street Acquired by Tax Increment by the Former Madera Redevelopment Agency and Making Findings Related Thereto **(City)**

**6E.2** Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency Madera, California Approving the Sale of Property 703 Fresno Street for the Construction of One (1) Single Family Dwelling Unit on Each Lot Located in the City of Madera **(Successor Housing Agency)**

**6E.3** Resolution of the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency Madera, California Approving the Disposition and Development Agreement for the Construction of One Single Family Residence Located at 703 Fresno Street and Authorizing the Mayor to Execute the Agreement on Behalf of the Successor Housing Agency of the Former Madera Redevelopment Agency **(Successor Housing Agency)**

**7. GENERAL**

**7A.** Consideration of a Minute Order Approving a Letter in Support of the Fair Housing Initiative Application and Authorizing the Mayor to Execute the Letter (**City**)

**8. AGENCY MEMBER REPORTS**

**9. CLOSED SESSION**

There are no items for this section.

**10. ADJOURN**

The next Regular Meeting of the Successor Agency will be Wednesday, October 11, 2017.

*The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators needed to assist participation in this public meeting should be made at least seventy two (72) hours prior to the meeting. Please call the Human Resources Office at (559) 661-5401. Those who are hearing impaired may call 711 or 1-800-735-2929 for TTY Relay Service.*

*Any writing related to an agenda item for the open session of this meeting distributed to the Agency/City Council less than 72 hours before this meeting is available for inspection at the Agency office located at 428 East Yosemite Avenue, Madera California 93638 during normal business hours.*

*Para asistencia en Español sobre este aviso, por favor llame al (559) 661-5113.*

I, Claudia Mendoza, Recording Secretary, declare under penalty of perjury that I posted the above Joint Meeting Agenda of the Special Meeting of the Madera City Council, and Regular Meeting of the City Council as the Successor Agency for the former Madera Redevelopment Agency and Special Meeting of the City Council as the Successor Housing Agency for September 13, 2017 to be held at 6:00 p.m. in the Council Chambers at City Hall near the front entrances of City Hall before the close of business on Friday, September 8, 2017.



Claudia Mendoza, Successor Agency Recording Secretary

/cm



[RETURN TO AGENDA](#)

## **AGENDA ITEM 3A**

**Minutes of the Joint Meeting of the Regular Meeting of the Madera City Council, Special Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special Meeting of the Successor Housing Agency – August 9, 2017  
(City/Successor Agency/Successor Housing Agency)**

**This agenda item will be delivered prior to the meeting.**

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

**RETURN TO AGENDA**

**Agenda Item 3B**

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

From: Office of the Treasurer

Subject: Listing of Warrants Issued

Date: September 13, 2017

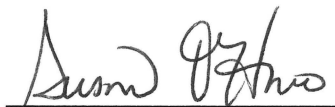
Attached, for your information, is the register of the warrants for the Successor Agency to the former Redevelopment Agency covering obligations paid during the period of:

August 1, 2017 to August 31, 2017

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

General Warrants:	#1154 - 1174	\$ 2,584,183.34
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Respectfully submitted,



Susan O'Hara  
Financial Services Manager



Bob Wilson  
Successor Agency Manager

THE SUCCESSOR AGENCY TO  
THE FORMER CITY OF MADERA REDEVELOPMENT AGENCY  
REGISTER OF AUDITED DEMANDS FOR BANK #1-UNION BANK MAIN ACCOUNT  
September 13, 2017

CHECK	PAYDATE	ISSUED TO	DESCRIPTION	AMOUNT
1154	08/04/2017	BANK OF NEW YORK MELLON	Administrative Fee 1998 Bond	1,574.10
1155	08/04/2017	BLAIR CHURCH & FLYNN	Engineering Services Riverwalk	3,127.28
1156	08/04/2017	MADERA CLEANERS AND LAUNDRY INC.	Mat Cleaning	4.50
1157	08/04/2017	PACIFIC GAS & ELECTRIC	07/17 Svs 2000655655-7	2,464.98
1158	08/04/2017	SANDY'S HOUSEKEEPING	Custodial Svs for August 2017	425.00
1159	08/04/2017	SHRED-IT USA-FRESNO	Document Shredding Svs on 6/20/17	102.58
1160	08/04/2017	TAUBERT, JIM	Reimb Exec. Director for Jan-Jul 2017	525.00
1161	08/04/2017	UBALDO GARCIA HERNANDEZ	Architectural Plans	49,735.00
1162	08/04/2017	WILSON, BOB	Mileage Reimbursement	434.70
1163	08/10/2017	ASSURANCE FIRE PROTECTION	Plan Check Fees for 1369, 1450, 1452, 1500, 1515	910.15
1164	08/10/2017	CITY OF MADERA	8/17 Utility Svs for 303 Central & 5 E Yosemite	268.14
1165	08/10/2017	CITY OF MADERA	Parking & Business District Assessment 9/30/17 5 E Yosemite	34.13
1166	08/10/2017	CITY OF MADERA	Parking & Business District Assessment 9/30/17 428 E Yosemite	113.69
1167	08/10/2017	MADERA CLEANERS AND LAUNDRY INC.	Mat Cleaning	4.50
1168	08/10/2017	RICOH USA, INC	Copier Maintenance Fee for 07/17	10.49
1169	08/18/2017	PACIFIC GAS & ELECTRIC	PG&E Joint Trench Riverside	91,621.49
1170	08/18/2017	THE BANK OF NEW YORK MELLON TRUST CO, NA	Madera 2008B Bond payment due 9/1/17	178,178.13
1171	08/18/2017	THE BANK OF NEW YORK MELLON TRUST CO, NA	Madera 1998 Bond payment due 9/1/17	271,641.25
1172	08/18/2017	THE BANK OF NEW YORK MELLON TRUST CO, NA	Madera 2003 Bond payment due 9/1/17	974,397.37
1173	08/18/2017	THE BANK OF NEW YORK MELLON TRUST CO, NA	Madera 2008A Bond payment due 9/1/17	1,008,503.13
1174	08/18/2017	VERIZON WIRELESS	Cell phone charges Jul 02 - Aug 01	107.73

BANK #1 - Union Bank Main Acct. Total

\$ 2,584,183.34

# CITY OF MADERA REDEVELOPMENT AGENCY REPORT TO SUCCESSOR AGENCY BOARD

**RETURN TO AGENDA**

SUCCESSOR AGENCY MEETING OF SEPTEMBER 13, 2017

SUCCESSOR AGENCY ITEM NUMBER 3C / 3D

APPROVED BY

  
FINANCE DEPARTMENT

  
SUCCESSOR AGENCY EXECUTIVE DIRECTOR

  
SUCCESSOR AGENCY MANAGER

**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.



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**RETURN TO AGENDA**

FROM 2018 01 TO 2018 02

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4020 Housing Fund							
<hr/>							
40200000 Low/Mod Housing Fund							
<hr/>							
40200000 4163 Interest Income/Loans	-203	0	-203	.00	.00	-203.00	.0%
40200000 4190 Rental Income	0	0	0	-2,100.00	.00	2,100.00	.0%
40200000 4434 Grant	-16,000	0	-16,000	.00	.00	-16,000.00	.0%
40200000 4659 Refunds and Reimbursements	0	0	0	-12,000.00	.00	12,000.00	.0%
40200000 4671 Sale of Real and Personal Pr	-250,000	0	-250,000	.00	.00	-250,000.00	.0%
40200000 5000 Salaries/Full-time	5,631	0	5,631	4,492.42	.00	1,138.58	79.8%
40200000 5005 Salaries/Part-time	526	0	526	253.19	.00	272.81	48.1%
40200000 5105 Salaries/Leave Payout	354	0	354	677.44	.00	-323.44	191.4%
40200000 5300 Public Employee Retirement S	1,318	0	1,318	537.26	.00	780.74	40.8%
40200000 5302 Long Term Disability Insuran	16	0	16	13.08	.00	2.92	81.8%
40200000 5303 Life Insurance Premiums	3	0	3	2.92	.00	.08	97.3%
40200000 5304 Workers Compensation Insuran	552	0	552	422.25	.00	129.75	76.5%
40200000 5305 Medicare Tax- Employer's Sha	97	0	97	86.35	.00	10.65	89.0%
40200000 5307 Deferred Comp/Part-Time	20	0	20	9.50	.00	10.50	47.5%
40200000 5308 Deferred Compensation/Full-t	321	0	321	256.52	.00	64.48	79.9%
40200000 5309 Unemployment Insurance	16	0	16	3.54	.00	12.46	22.1%
40200000 5310 Section 125 Benefit Allow.	871	0	871	778.12	.00	92.88	89.3%
40200000 6401 Gas and Electric Utilities	4,000	0	4,000	332.84	.00	3,667.16	8.3%
40200000 6402 Telephone/Fax Charges	350	0	350	46.23	.00	303.77	13.2%
40200000 6411 Advertising/Bids and Notices	800	0	800	.00	.00	800.00	.0%
40200000 6416 Office Supplies/Expendable	200	0	200	.00	.00	200.00	.0%
40200000 6418 Postage / Other Mailing Char	100	0	100	.00	.00	100.00	.0%
40200000 6440 Contracted Services	30,000	0	30,000	.00	.00	30,000.00	.0%
40200000 6485 Rehabilitation Costs	150,000	0	150,000	.00	.00	150,000.00	.0%
40200000 6515 Taxes and Assessments	2,000	0	2,000	.00	.00	2,000.00	.0%
40200000 6530 Conference/Training/Ed	100	0	100	.00	.00	100.00	.0%
40200000 6532 Maintenance/Other Supplies	400	0	400	.00	.00	400.00	.0%
40200000 7030 Facilities And Improvements	450,000	0	450,000	.00	.00	450,000.00	.0%
TOTAL Low/Mod Housing Fund	381,472	0	381,472	-6,188.34	.00	387,660.34	-1.6%
TOTAL Housing Fund	381,472	0	381,472	-6,188.34	.00	387,660.34	-1.6%
TOTAL REVENUES	-266,203	0	-266,203	-14,100.00	.00	-252,103.00	
TOTAL EXPENSES	647,675	0	647,675	7,911.66	.00	639,763.34	

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FROM 2018 01 TO 2018 02

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4030 Redev Prop Tax Trust Fd							
<hr/>							
40300000 Non Housing Tax Increment							
40300000 4000 Current Secured Property Tax	-3,686,763	0	-3,686,763	-1,954,000.00	.00	-1,732,763.00	53.0%
40300000 8200 Transfer Out	3,875,445	0	3,875,445	1,954,000.00	.00	1,921,445.00	50.4%
TOTAL Non Housing Tax Increment	188,682	0	188,682	.00	.00	188,682.00	.0%
TOTAL Redev Prop Tax Trust Fd	188,682	0	188,682	.00	.00	188,682.00	.0%
TOTAL REVENUES	-3,686,763	0	-3,686,763	-1,954,000.00	.00	-1,732,763.00	
TOTAL EXPENSES	3,875,445	0	3,875,445	1,954,000.00	.00	1,921,445.00	

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FROM 2018 01 TO 2018 02

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5750 Successor Agency Admin							
<hr/>							
57500000 Successor Agency Admin							
57500000 4355 Transfer In	-250,000	0	-250,000	-125,000.00	.00	-125,000.00	50.0%
57500000 5000 Salaries/Full-time	219,753	0	219,753	24,292.36	.00	195,460.64	11.1%
57500000 5005 Salaries/Part-time	20,522	0	20,522	1,579.03	.00	18,942.97	7.7%
57500000 5105 Salaries/Leave Payout	13,819	0	13,819	3,663.21	.00	10,155.79	26.5%
57500000 5300 Public Employee Retirement S	51,419	0	51,419	2,905.12	.00	48,513.88	5.6%
57500000 5302 Long Term Disability Insuran	624	0	624	70.72	.00	553.28	11.3%
57500000 5303 Life Insurance Premiums	136	0	136	15.76	.00	120.24	11.6%
57500000 5304 Workers Compensation Insuran	20,157	0	20,157	2,283.31	.00	17,873.69	11.3%
57500000 5305 Medicare Tax- Employer's Sha	3,768	0	3,768	466.96	.00	3,301.04	12.4%
57500000 5307 Deferred Comp/Part-Time	770	0	770	51.33	.00	718.67	6.7%
57500000 5308 Deferred Compensation/Full-t	5,014	0	5,014	1,387.08	.00	3,626.92	27.7%
57500000 5309 Unemployment Insurance	630	0	630	19.15	.00	610.85	3.0%
57500000 5310 Section 125 Benefit Allow.	33,978	0	33,978	4,207.68	.00	29,770.32	12.4%
57500000 6401 Gas and Electric Utilities	4,000	0	4,000	2,441.13	.00	1,558.87	61.0%
57500000 6402 Telephone/Fax Charges	3,500	0	3,500	357.68	.00	3,142.32	10.2%
57500000 6414 Professional Dues	300	0	300	.00	.00	300.00	.0%
57500000 6415 Publications/Subscriptions	100	0	100	39.00	.00	61.00	39.0%
57500000 6416 Office Supplies/Expendable	1,500	0	1,500	.00	.00	1,500.00	.0%
57500000 6420 Mileage Reimbursements	1,200	0	1,200	.00	.00	1,200.00	.0%
57500000 6440 Contracted Services	20,500	0	20,500	1,478.99	.00	19,021.01	7.2%
57500000 6515 Taxes and Assessments	800	0	800	113.69	.00	686.31	14.2%
57500000 6530 Conference/Training/Ed	3,312	0	3,312	96.00	.00	3,216.00	2.9%
57500000 6532 Maintenance/Other Supplies	5,000	0	5,000	.00	.00	5,000.00	.0%
TOTAL Successor Agency Admin	160,802	0	160,802	-79,531.80	.00	240,333.80	-49.5%
TOTAL Successor Agency Admin	160,802	0	160,802	-79,531.80	.00	240,333.80	-49.5%
TOTAL REVENUES	-250,000	0	-250,000	-125,000.00	.00	-125,000.00	
TOTAL EXPENSES	410,802	0	410,802	45,468.20	.00	365,333.80	

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FROM 2018 01 TO 2018 02

ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
6050 Non Housing Bond Proceeds	APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
<hr/>							
60500000 Non Housing Bond Proceeds							
60500000 5000 Salaries/Full-time	95,335	0	95,335	4,492.42	.00	90,842.58	4.7%
60500000 5005 Salaries/Part-time	8,858	0	8,858	253.19	.00	8,604.81	2.9%
60500000 5105 Salaries/Leave Payout	6,077	0	6,077	677.44	.00	5,399.56	11.1%
60500000 5300 Public Employee Retirement S	23,458	0	23,458	537.26	.00	22,920.74	2.3%
60500000 5302 Long Term Disability Insuran	272	0	272	13.08	.00	258.92	4.8%
60500000 5303 Life Insurance Premiums	62	0	62	2.92	.00	59.08	4.7%
60500000 5304 Workers Compensation Insuran	8,741	0	8,741	422.25	.00	8,318.75	4.8%
60500000 5305 Medicare Tax- Employer's Sha	1,634	0	1,634	86.35	.00	1,547.65	5.3%
60500000 5307 Deferred Comp/Part-Time	333	0	333	9.50	.00	323.50	2.9%
60500000 5308 Deferred Compensation/Full-t	2,137	0	2,137	256.52	.00	1,880.48	12.0%
60500000 5309 Unemployment Insurance	324	0	324	3.54	.00	320.46	1.1%
60500000 5310 Section 125 Benefit Allow.	12,769	0	12,769	778.12	.00	11,990.88	6.1%
60500000 6401 Gas and Electric Utilities	4,000	0	4,000	203.08	.00	3,796.92	5.1%
60500000 6402 Telephone/Fax Charges	2,000	0	2,000	46.23	.00	1,953.77	2.3%
60500000 6440 Contracted Services	52,000	0	52,000	800.00	.00	51,200.00	1.5%
60500000 6515 Taxes and Assessments	1,000	0	1,000	34.13	.00	965.87	3.4%
60500000 6532 Maintenance/Other Supplies	33,500	0	33,500	.00	.00	33,500.00	.0%
60500000 6804 Infrastructure Study	70,000	0	70,000	.00	.00	70,000.00	.0%
60500000 7030 Facilities And Improvements	350,000	0	350,000	.00	.00	350,000.00	.0%
60500000 7050 Construction/Infrastructure	3,438,410	0	3,438,410	.00	.00	3,438,410.00	.0%
TOTAL Non Housing Bond Proceeds	4,110,910	0	4,110,910	8,616.03	.00	4,102,293.97	.2%
TOTAL Non Housing Bond Proceeds	4,110,910	0	4,110,910	8,616.03	.00	4,102,293.97	.2%
TOTAL EXPENSES	4,110,910	0	4,110,910	8,616.03	.00	4,102,293.97	

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FROM 2018 01 TO 2018 02

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6060 LowMod Housing Bond Proceeds							
<hr/>							
60600000 LowMod Housing Bond Proceeds							
60600000 6440 Contracted Services	0	0	0	49,735.00	-49,735.00	.00	.0%
60600000 7030 Facilities And Improvements	309,810	0	309,810	91,621.49	.00	218,188.51	29.6%
TOTAL LowMod Housing Bond Proceeds	309,810	0	309,810	141,356.49	-49,735.00	218,188.51	29.6%
TOTAL LowMod Housing Bond Proceeds	309,810	0	309,810	141,356.49	-49,735.00	218,188.51	29.6%
TOTAL EXPENSES	309,810	0	309,810	141,356.49	-49,735.00	218,188.51	

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FROM 2018 01 TO 2018 02

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
8040 Debt Svc Fund - SA							
<hr/>							
80400000 Debt Svc Fund/Successor Agency							
80400000 4162 Interest Income	0	0	0	6,405.55	.00	-6,405.55	.0%
80400000 4355 Transfer In	-3,674,522	0	-3,674,522	-1,829,000.00	.00	-1,845,522.00	49.8%
80400000 6440 Contracted Services	93,997	0	93,997	1,574.10	.00	92,422.90	1.7%
80400000 8000 Interest Expense	2,278,015	0	2,278,015	1,152,719.88	.00	1,125,295.12	50.6%
80400000 8001 Principal Payment	1,280,000	0	1,280,000	1,280,000.00	.00	.00	100.0%
TOTAL Debt Svc Fund/Successor Agency	-22,510	0	-22,510	611,699.53	.00	-634,209.53	%
TOTAL Debt Svc Fund - SA	-22,510	0	-22,510	611,699.53	.00	-634,209.53	%
TOTAL REVENUES	-3,674,522	0	-3,674,522	-1,822,594.45	.00	-1,851,927.55	
TOTAL EXPENSES	3,652,012	0	3,652,012	2,434,293.98	.00	1,217,718.02	



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FROM 2018 01 TO 2018 02

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	5,129,166	0	5,129,166	675,951.91	-49,735.00	4,502,949.09	12.2%

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**RETURN TO AGENDA**

FROM 2018 01 TO 2018 02

ACCOUNTS FOR:		ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
1020 General Fund		APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
<hr/>								
10204400 Code Enforcement								
10204400	4076	Registration Fee	-16,750	0	-16,750	-1,505.00	.00	-15,245.00 9.0%
10204400	4203	Background Check/Report Fee	-900	0	-900	-25.00	.00	-875.00 2.8%
10204400	4551	Fines/Penalties for Violati	-418,290	0	-418,290	-196,091.89	.00	-222,198.11 46.9%
10204400	4554	Vehicle Abatement Fee	-45,000	0	-45,000	.00	.00	-45,000.00 .0%
10204400	4556	Revenue/ Foreclosures	-27,000	0	-27,000	-9,628.93	.00	-17,371.07 35.7%
10204400	4561	Rental Business License Insp	-100,000	0	-100,000	.00	.00	-100,000.00 .0%
10204400	4562	Taxi Cab Inspection Fee	-1,140	0	-1,140	.00	.00	-1,140.00 .0%
10204400	4659	Refunds and Reimbursements	-16,000	0	-16,000	-26.00	.00	-15,974.00 .2%
10204400	4684	Cost Recovery for Weed Abate	-10,000	0	-10,000	-783.70	.00	-9,216.30 7.8%
10204400	5000	Salaries/Full-time	552,463	0	552,463	84,380.76	.00	468,081.94 15.3%
10204400	5005	Salaries/Part-time	86,490	0	86,490	11,201.14	.00	75,288.38 13.0%
10204400	5100	Salaries/Overtime	0	0	0	1,048.64	.00	-1,048.64 .0%
10204400	5105	Salaries/Leave Payout	11,966	0	11,966	5,018.08	.00	6,948.25 41.9%
10204400	5110	Salaries/Uniform Pay	1,500	0	1,500	1,500.00	.00	.00 100.0%
10204400	5300	Public Employee Retirement S	123,856	0	123,856	10,488.63	.00	113,367.62 8.5%
10204400	5302	Long Term Disability Insuran	1,822	0	1,822	297.36	.00	1,524.60 16.3%
10204400	5303	Life Insurance Premiums	542	0	542	91.72	.00	450.50 16.9%
10204400	5304	Workers Compensation Insuran	56,469	0	56,469	8,516.28	.00	47,952.39 15.1%
10204400	5305	Medicare Tax- Employer's Sha	9,782	0	9,782	1,493.97	.00	8,288.46 15.3%
10204400	5307	Deferred Comp/Part-Time	3,243	0	3,243	420.04	.00	2,823.32 13.0%
10204400	5308	Deferred Compensation/Full-t	26,791	0	26,791	4,260.30	.00	22,531.08 15.9%
10204400	5309	Unemployment Insurance	3,106	0	3,106	148.02	.00	2,957.58 4.8%
10204400	5310	Section 125 Benefit Allow.	185,270	0	185,270	32,743.36	.00	152,526.74 17.7%
10204400	6401	Gas and Electric Utilities	15,000	0	15,000	.00	.00	15,000.00 .0%
10204400	6402	Telephone/Fax Charges	8,000	0	8,000	569.11	.00	7,430.89 7.1%
10204400	6411	Advertising/Bids and Notices	1,000	0	1,000	.00	.00	1,000.00 .0%
10204400	6414	Professional Dues	525	0	525	.00	.00	525.00 .0%
10204400	6415	Publications/Subscriptions	250	0	250	.00	.00	250.00 .0%
10204400	6416	Office Supplies/Expendable	6,000	0	6,000	971.74	.00	5,028.26 16.2%
10204400	6418	Postage / Other Mailing Char	8,000	0	8,000	24.99	.00	7,975.01 .3%
10204400	6425	Vehicle Fuel, Supplies & Mai	7,000	0	7,000	829.56	.00	6,170.44 11.9%
10204400	6437	Weed Abatement Expense	10,000	0	10,000	835.50	.00	9,164.50 8.4%
10204400	6440	Contracted Services	80,000	0	80,000	2,865.07	4,194.98	72,939.95 8.8%
10204400	6530	Conference/Training/Ed	10,000	0	10,000	806.74	.00	9,193.26 8.1%
10204400	6532	Maintenance/Other Supplies	10,000	0	10,000	40.58	.00	9,959.42 .4%
10204400	6902	Interfund Charges- Central S	600	0	600	.00	.00	600.00 .0%
10204400	6907	Interfund Chrg/Vehicle Replc	12,000	0	12,000	.00	.00	12,000.00 .0%
10204400	6908	Interfund Chrg/Vehicle Maint	19,255	0	19,255	.00	.00	19,255.32 .0%

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FROM 2018 01 TO 2018 02

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1020 General Fund							
10204400 6918 Interfund Charges- Comp Main	77,369	0	77,369	.00	.00	77,369.00	.0%
10204400 6920 Interfund Charges - Computer	14,616	0	14,616	.00	.00	14,616.28	.0%
TOTAL Code Enforcement	707,836	0	707,836	-39,508.93	4,194.98	743,150.07	-5.0%
TOTAL General Fund	707,836	0	707,836	-39,508.93	4,194.98	743,150.07	-5.0%
TOTAL REVENUES	-635,080	0	-635,080	-208,060.52	.00	-427,019.48	
TOTAL EXPENSES	1,342,916	0	1,342,916	168,551.59	4,194.98	1,170,169.55	

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FROM 2018 01 TO 2018 02

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1081 General Fund - LEA Tire Grant							
<hr/>							
10814460 Tire Amnesty Grant							
10814460 4559 Tire Amnesty Grant	-60,230	0	-60,230	-49,583.18	.00	-10,646.82	82.3%
10814460 5000 Salaries/Full-time	8,480	0	8,480	.00	.00	8,480.00	.0%
10814460 5300 Public Employee Retirement S	2,388	0	2,388	.00	.00	2,388.01	.0%
10814460 5302 Long Term Disability Insuran	31	0	31	.00	.00	30.53	.0%
10814460 5304 Workers Compensation Insuran	748	0	748	.00	.00	747.68	.0%
10814460 5305 Medicare Tax- Employer's Sha	128	0	128	.00	.00	128.12	.0%
10814460 5308 Deferred Compensation/Full-t	356	0	356	.00	.00	356.16	.0%
10814460 5309 Unemployment Insurance	254	0	254	.00	.00	254.40	.0%
10814460 5310 Section 125 Benefit Allow.	3,386	0	3,386	.00	.00	3,385.90	.0%
10814460 6412 Advertising/Other	1,866	0	1,866	.00	.00	1,866.00	.0%
10814460 6418 Postage / Other Mailing Char	1,029	0	1,029	.00	.00	1,029.00	.0%
10814460 6440 Contracted Services	40,690	0	40,690	.00	.00	40,690.00	.0%
10814460 6532 Maintenance/Other Supplies	911	0	911	.00	.00	911.00	.0%
TOTAL Tire Amnesty Grant	37	0	37	-49,583.18	.00	49,619.98	%
TOTAL General Fund - LEA Tire Grant	37	0	37	-49,583.18	.00	49,619.98	%
TOTAL REVENUES	-60,230	0	-60,230	-49,583.18	.00	-10,646.82	
TOTAL EXPENSES	60,267	0	60,267	.00	.00	60,266.80	

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FLEXIBLE PERIOD REPORT

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FROM 2018 01 TO 2018 02

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	707,873	0	707,873	-89,092.11	4,194.98	792,770.05	-12.0%

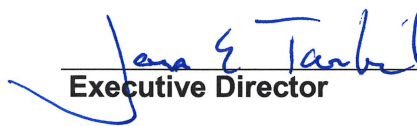
## REPORT TO THE CITY COUNCIL

**RETURN TO AGENDA**

**MEETING OF:** September 13, 2017

**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**

Foreclosed properties continue to be a City-wide problem and not limited to individual census tracts. Our focus on these types of vacant buildings continues to dominate our list of priorities. To address such vacancies, our level of activity extends to regular monitoring and inspections, regular issuing of notices and administrative citations to property owner(s) and interested parties and when necessary placing a lien on the property for any continuing violation(s). The goal in this focused effort is to contact the responsible parties, (who in most cases are absentee financial institutions), early in the process, so as to prevent the properties from deterioration and blight, from attracting unauthorized persons into the home, and from health hazards but most of all to help preserve the well-being of the neighborhood.

### **RECOMMENDATION**

No action is required.

JET/vr

Attachment:  
-Activity Report



## REPORT FOR AUGUST 1, 2017 – AUGUST 31, 2017

### Foreclosed Property Activities

	Activity	Amount
1.	Total Foreclosed Property Cases	81
2.	Monitoring (Occupied)	59
3.	Active Cases	22
*4.	Properties Sold this month and/or Closed	12
5.	Properties Registered	10
6.	Citations Issued	8

\* ( 9 ) Foreclosure properties sold. Foreclosure cases closed due to cancellation of foreclosure process ( 3 ).

### Code Enforcement Activities

	Activity	Total for Month	Year to Date (From 7/1/2017)
1.	Files Opened <i>Public Nuisance, Zoning, Vacant Building, Substandard Housing</i>	98	184
2.	Files Closed <i>Public Nuisance, Zoning, Vacant Building, Substandard Housing</i>	123	222
3.	Active Files <i>Public Nuisance, Zoning, Vacant Building, Substandard Housing</i>	732	N/A
4.	Citations Issued <i>Public Nuisance, Zoning, Vacant Building, Substandard Housing</i>	2	6
5.	Abandoned Vehicles Tagged ( <i>Cases Opened</i> )	66	111
6.	Abandoned Vehicles Towed ( <i>Cases Closed</i> )	7	14
7.	Abandoned Vehicles Removed ( <i>Cases Closed</i> )	47	76
8.	Active Abandoned Vehicle Files	166	N/A
9.	Weed Abatement Files Opened	0	0
10.	Active Weed Abatement Files	434	N/A

### Accounts Receivables Activities

	Activity	Total for Month	Year to Date (From 7/1/2017)
1.	Fines/Citations, Penalties, and Enforcement Fees <i>Levied</i>	\$9,850.00	\$18,200.00
2.	Fines/Citations, Penalties, and Enforcement Fees <i>Collected</i>	\$184,709.56	\$196,092.06
3.	Registration Fees for Vacant/Abandoned Buildings and Foreclosed Properties <i>Collected</i>	\$1,395.00	\$1,505.00
4.	Removed for Collections - Fines, Penalties, Citations and Towing Fees sent to Collection Agency	\$0.00	\$0.00

### Small Claims and Lien Activities

*Information provided by City Attorney's Office*

	Type	No. of files This month	No. of files Ytd.	Amount This month	Amount Year to Date
1.	Small Claims / Intercept Candidates	0	0	\$0.00	\$0.00
2.	Lien Confirmations	0	5	\$0.00	\$2,159.69
3.	Liens turned over to Assessor	0	0	\$0.00	\$0.00

**Files currently being reviewed for appropriate action – 178**

# REPORT TO THE CITY COUNCIL RETURN TO AGENDA

MEETING OF: September 13, 2017

AGENDA ITEM NUMBER: 3F

APPROVED BY:

  
Executive Director

**Subject:** Code Enforcement Funds Collection Report for Period Ending August 31, 2017

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

## HISTORY/BACKGROUND

In prior years Code Enforcement received significant funding from the Redevelopment Agency and CDBG. Since the dissolution of Redevelopment and loss of CDBG Code Enforcement/Neighborhood Revitalization funding now comes from the General Fund and other sources related to activity.

Other sources include:

- Foreclosure Registration Fee
- Abandoned Building Registration Fee
- Fines and Penalties
- Cost Recovery

Additional Program Revenue:

- Vehicle Abatement
- Tire Amnesty Grant

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	\$144,602	\$29,078	\$75,658	\$8,867	\$753,645
2015-16	\$27,183	\$83,589	\$2,393	\$88,406	\$34,598	\$26,218	\$16,834	\$88,144	\$76,912	\$67,380	\$122,878	\$39,338	\$673,872
2016-17	\$17,905	\$28,638	\$20,220	\$133,834	\$38,741	\$23,545	\$88,231	\$2,375	\$17,909	\$9,496	\$91,435	\$5,913	\$477,343
2017-18	\$11,998	\$195,228											\$207,226
<b>TOTAL</b>													<b>\$4,072,933</b>

## RECOMMENDATION

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

## REPORT TO THE CITY COUNCIL

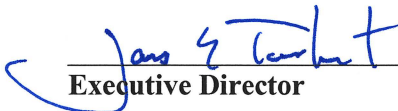
**RETURN TO AGENDA**

BOARD MEETING OF: September 13, 2017  
AGENDA ITEM NUMBER: 3G

APPROVED BY:



Neighborhood Outreach Coordinator



Executive Director

**Subject:** Update on Neighborhood Outreach Activities

**Summary:** The City Council has identified pro-active neighborhood outreach to be a major priority. This is a brief report outlining the activities of the Neighborhood Watch Program and other pertinent outreach activities.

### **HISTORY/BACKGROUND:**

The purpose of this report is to provide the City Council a monthly update for the month of April on projects and tasks undertaken by the Neighborhood Outreach team:

- Saleh Alhomedi, Neighborhood Outreach Coordinator, full-time employee.
- Christina Herrera, Neighborhood Outreach Assistant, full-time employee.
- Maria Munoz, Neighborhood Outreach Consultant, part-time employee.

### **I. Neighborhood Meetings:**

- a. August Neighborhood Watch Meetings:
  - i. August 24, 2017; Location: The street corner of S. C and E. 11th Streets; Time: 6-7 P.M. (1st NW)
- b. September Neighborhood Watch Meetings:
  - i. September 12, 2017; Location: Corner of Perkins Rd. and Conrad St.; Time: 6-7 P.M. (1st NW)
  - ii. September 14, 2017; Location: 1417 La Jolla Avenue; Time: 6-7 P.M. (a follow-up NW)
  - iii. September 19, 2017; Location: 1418 Santa Fe Street; Time: 6-7 P.M. (2nd NW)
  - iv. September 28, 2017; Location: 1820 Jennings Street; Time: 6-7 P.M. (2nd NW)
  - v. September 26, 2017; Location: 111 N. Q Street; Time: 6-7 P.M. (2st NW)

### **II. 2017 National Night Out**

- a. **Tuesday, August 1, 2017—5:00 P.M. to 9:00 P.M.**
  - i. Thanks to the excellent planning and execution of our committee members. We had a successful National Night Out.
    - 1. This year our community outreach staff organized 50 neighborhoods where thousands of Maderans across our city took a stand against crime.
- b. **National Night Out Connect: Thursday, August 3, 2017—start at 5 P.M.**
  - i. **The ad hoc committee established to organize this event consists of the following:**  
National Night Out Connect was a very successful event. More than a thousand families and community members came out to have a great time.

### **III. Community Outreach Activities:**

#### **a. September:**

- i. Old Timer's Parade; September 23, 2017; Location: Madera Courthouse Park; Time: 9 A.M.-2 P.M.

### **IV. Established Community Partnerships:**

#### **a. American Red Cross Volunteer Training**

- i. Christina Herrera and Saleh Alhomedi are coordinating with American Red Cross leadership to identify local neighborhoods that have homes in need of smoke alarms.
- ii. We are planning for our next volunteers meeting for this upcoming month.
- iii. Our outreach staff continue to recruit volunteers.

#### **b. Community Partnership/S.A.L.T**

- i. Our staff hosted the S.A.L.T. meeting on Thursday, August 10<sup>th</sup> and presented to members on Outreach Programs.

#### **c. Curb Stripe Initiative**

- i. We continue to promote the program through social media, Neighborhood Watch meetings, and community events. Thus far, we have been getting requests and Public Works continues to paint curbs. The Madera Ministerial Association is stepping up to further the promotion of the program.

#### **d. Madera Downtown Association**

- i. Our outreach staff continue to work with the MDA, Chamber of Commerce, and community partners on findings ways to enhance the quality of life in downtown Madera through revitalization, beautification, and economic promotion opportunities.

#### **e. SCORE**

- i. The outreach staff and SCORE Central Valley leadership met on Wednesday, September 6<sup>th</sup> for a chapter meeting.

#### **f. Adopt-A-School**

- i. A follow up meeting will be scheduled with the Adopt-A-School coordinators.
- ii. The Madera South High School has identified 40 students that are in need of mentors. We are currently working on promoting the program to recruit as many volunteers as we can in the next few weeks.

#### **g. Parent Engagement Conference**

- i. Our outreach staff has partnered with the MUSD to coordinate the Parent Engagement Conference that is tentatively scheduled for 28<sup>th</sup>, 2017. David Hernandez will inform us of the next meeting to start the planning process.

#### **h. Book-Drive Project**

- i. Saleh Alhomedi and Maria Munoz are currently working on starting a book drive in the City. This is a pilot project centered on placing mini-libraries at four elementary schools to get the books in the hands of more children, especially those who don't have access to them at home.
- ii. The Madera Public Library, Friends of the Madera Library, Rotary, and other groups are embracing this project and coming on board to bring it to fruition.
- iii. More updates will come in the next monthly report.

#### **i. Youth Leadership Conference**

- i. Our planning will begin in September 2017. The next leadership conference will be held on March 24, 2018.

### **V. VISION 2025 LINKAGE**

These items are compatible with the objectives and goals set forth in the Vision Madera 2025 Action Plan.

### **RECOMMENDATION**

This report is merely informational. No action is required.



**RETURN TO AGENDA**

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

**BOARD MEETING OF: September 13, 2017**

**AGENDA ITEM NUMBER: 3H**

**APPROVED BY:**

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

**Subject: Consideration of a Resolution Approving Quitclaim Deed Memorializing the Transfer by Operation of Law of a Portion of APN 007-022-014 and Consideration of a Resolution Accepting a Quitclaim Deed for Real Property known as APN 007-022-014 (a portion of) of the Riverwalk Subdivision in the City of Madera**

**Summary: The Successor Housing Agency will consider adopting the following resolutions pertaining to the Riverwalk Subdivision in preparation of the approval of the subdivision map:**

**3H.1 A resolution of the City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency approving Quitclaim Deed Memorializing the Transfer by Operation of Law of a Portion of APN 007-022-014.**

**3H.2 A resolution of the City of Madera as Successor Housing Agency Accepting the Quitclaim Deed for a Portion of APN 007-022-014.**

#### **HISTORY/BACKGROUND**

APN 007-022-014 was acquired by the Madera Redevelopment Agency as part of the Riverwalk Subdivision housing project. The following actions were taken upon dissolution of the Madera Redevelopment Agency;

- The City of Madera accepted the designation as Successor Housing Agency by resolution CC 12-09, January 11, 2012.
- The Successor Housing Agency acknowledged the transfer of Housing properties (including this parcel) by resolution 12-06, April 11, 2012.
- The Oversight Board of the Successor Agency to the former Madera Redevelopment Agency acknowledged the transfer of properties (including this parcel) to the Successor Housing Agency by resolution OB 12-02, April 11, 2012 subsequently approved by State Department of Finance, March 15, 2013.

This action will formalize the process vesting title of a portion APN 007-022-014 to the City of Madera as the Successor Housing Agency.

#### **RECOMMENDATION**

Staff recommends the Successor Housing Agency approve the following actions:

1. The Successor Housing Agency adopt the resolution approving Quitclaim Deed Memorializing the Transfer by Operation of Law of a portion of APN 007-022-014.
2. The Successor Housing Agency adopt the resolution accepting the Quitclaim Deed for a portion of APN 007-022-014.

Attachments:

- Resolutions (SHA)
- Quitclaim Deed & Exhibit A

RESOLUTION NO. SHA \_\_\_\_\_

RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY, TO THE FORMER MADERA REDEVELOPMENT AGENCY APPROVING QUITCLAIM DEED MEMORIALIZING THE TRANSFER BY OPERATION OF LAW OF A PORTION OF APN 007-022-014 AND AUTHORIZING THE MAYOR TO EXECUTE THE DEED

**WHEREAS**, the former Madera Redevelopment Agency previously acquired real property in the City of Madera formally known as APN 007-022-014; and

**WHEREAS**, upon dissolution of redevelopment, Health and Safety Code section 34175 effectively transferred properties held by the former Madera Redevelopment Agency to the City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency, which transfer was acknowledged in Resolution No. SHA 12-06; and

**WHEREAS**, the Oversight Board to the Successor Housing Agency to the former Madera Redevelopment Agency also approved the transfer by operation of law in Resolution No. OB 12-02; and

**WHEREAS**, the Department of Finance acknowledged the transfer and expressly did not object to it in its letter of March 15, 2013; and

**WHEREAS**, it is necessary to memorialize said transfer of property in a Quitclaim Deed in order to facilitate the disposition of property consistent with the provisions of the Redevelopment Dissolution; and

**WHEREAS**, a Quitclaim Deed has been prepared which transfers a portion of APN 007-022-014 from the former Madera Redevelopment Agency to the City of Madera a Successor Housing Agency to the former Madera Redevelopment Agency.

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

1. The above recitals are true and correct.



2. The City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency does hereby approve the Quitclaim Deed conveying a portion of APN 007-022-014 from the former Madera Redevelopment Agency to the City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency a copy of which is attached hereto as Exhibit "A"
3. The Mayor is authorized to execute the Quitclaim Deed and to cause the Quitclaim Deed to be recorded with the Madera County Recorder's Office.
4. This resolution is effective immediately upon adoption.

\* \* \* \* \*

RESOLUTION NO. SHA \_\_\_\_\_

RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY, TO THE FORMER MADERA REDEVELOPMENT AGENCY ACCEPTING REAL PROPERTY CONVEYED BY QUITCLAIM DEED CONSISTING OF A PORTION OF APN 007-022-014

**WHEREAS**, a Quitclaim Deed has been prepared which transfers a portion of APN 007-022-014 from the Former Madera Redevelopment Agency to the City of Madera a Successor Housing Agency to the Former Madera Redevelopment Agency; and

**WHEREAS**, the Successor Housing Agency desires to accept the real property conveyed by the quitclaim deed.

**NOW, THEREFORE**, the Successor Housing Agency to the former Madera Redevelopment Agency does hereby resolve as follows:

1. The foregoing recitals are true and correct.
2. The real property interest conveyed by the Quitclaim deed which is attached to this Resolution as Exhibit "A" is hereby accepted.
3. The Executive Director of the Successor Housing Agency is authorized to cause the Quitclaim Deed to be recorded in the Madera County Recorder's Office.
4. This Resolution is effective immediately upon approval.

\* \* \* \* \*

RECORDING REQUESTED BY  
AND AFTER RECORDING RETURN TO:

Successor Housing Agency to the former  
Madera Redevelopment Agency  
428 East Yosemite Avenue  
Madera, CA 93638  
Attn: Executive Director

PARCEL 2: APN: 007-022-14 (portion of)

Fee waived per Section 27383 of the Government Code  
No Fee Due \$0.00

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) declare(s)  
Documentary transfer tax IS \$ ZERO  
Per Revenue and Taxation Code 11922

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

The former **MADERA REDEVELOPMENT AGENCY**, a public body, corporate and politic,  
by Deed recorded December 31, 2009 as Document No. 2009043336, of Official Records

Hereby remise, release and forever quitclaim to:

**THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA  
REDEVELOPMENT AGENCY**, a public body, corporate and politic

The following described real property in the City of Madera, County of Madera, State of California, being  
more particularly described in the attached legal description.

**Exhibit "A" attached hereto for legal description**

DATED: \_\_\_\_\_

Successor Housing Agency to the  
former Madera Redevelopment Agency

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

Andrew J. Medellin, Mayor  
City of Madera

ATTACH NOTARY ACKNOWLEDGEMENT

**EXHIBIT "A"**  
**Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADERA,  
COUNTY OF MADERA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS

**PARCEL 2: APN: 007-022-14 (portion of)**

All that portion of the South half of Section 13 in Township 11 South, Range 17 East, Mount Diablo Base and Meridian, in the City of Madera, County of Madera, State of California according to the Official Plat thereof, conveyed to Madera Redevelopment Agency, a public body, corporate and politic, in the Deed recorded December 31, 2009 as Document No. 2009043336, of Official Records, described as follows;

BEGINNING, at the Northeast corner of Lot 5 in Block 3 of Johnson's Addition to the Town, now City of Madera, according to the map thereof recorded March 15, 1888 in Book 3, Page 46 of Maps, in the office of the office of the Fresno County Recorder;

Thence, South 72 degrees 54' West along the Northwestern line of said Lot 5, 231.22 feet, more or less to the Westerly end of said Lot 5;

Thence, due North 50.00 feet;

Thence, North 77 degrees 15' East, 226.59 feet, more or less;

Thence, due South 32.00 feet to the POINT OF BEGINNING.

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

BOARD MEETING OF: September 13, 2017

AGENDA ITEM NUMBER: 3I

APPROVED BY:

  
Executive Director

**Subject:** Consideration of a Resolution Approving Quitclaim Deed of a Portion of APN 007-022-003 and Consideration of a Resolution Accepting a Quitclaim Deed for a Portion of APN 007-022-003

**Summary:** The Successor Housing Agency and City Council will consider adopting the following resolutions pertaining to the Riverwalk Subdivision in preparation of the approval of the subdivision map:

3I.1 The City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency adopt the resolution approving a Quitclaim Deed of a portion of APN 007-022-003 to the City of Madera.

3I.2 The City Council adopt the resolution accepting Quitclaim Deed of a portion of APN 007-022-003.

**HISTORY/BACKGROUND**

A portion of APN 007-022-003 was acquired by the City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency as part of the Riverwalk Subdivision housing project. The parcel was needed for the construction of Riverwalk Drive. Construction of the Riverwalk Drive has taken place and vesting of this parcel to the City as part of the subdivision map is needed at this time.

This action will offer the vesting and acceptance of a portion of APN 007-022-003 to the City of Madera.

**RECOMMENDATION**

Staff recommends the Successor Housing Agency and City Council approve the following actions:

1. The Successor Housing Agency adopt the resolution approving Quitclaim Deed of a portion of APN 007-022-003 to the City of Madera.
2. The City Council adopt the resolution accepting Quitclaim Deed of a portion of APN 007-022-003.

**Attachments:**

- Resolution (SHA)
- Resolution (CC)
- Quitclaim Deed & Exhibit A

RESOLUTION NO. SHA \_\_\_\_\_

RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY, TO THE FORMER MADERA REDEVELOPMENT AGENCY APPROVING QUITCLAIM DEED OF A PORTION OF APN 007-022-003 TO THE CITY OF MADERA AND AUTHORIZING THE MAYOR TO EXECUTE THE DEED

**WHEREAS**, the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency currently owns real property in the City of Madera formally known as a portion of APN 007-022-003; and

**WHEREAS**, the Successor Housing Agency desires to formerly convey said property to the City of Madera; and

**WHEREAS**, a Quitclaim Deed has been prepared which conveys a portion of APN 007-022-003 from the City of Madera a Successor Housing Agency to the Former Madera Redevelopment Agency to the City of Madera.

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

1. The above recitals are true and correct.
2. The City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency does hereby approve the Quitclaim Deed conveying a portion of APN 007-022-003 to the City of Madera, a copy of which is attached hereto as Exhibit "A"
3. The Mayor is authorized to execute the Quitclaim Deed and to cause the Quitclaim Deed to be recorded with the Madera County Recorder's Office.
4. This resolution is effective immediately upon adoption.

\*\*\*\*\*



RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA ACCEPTING REAL PROPERTY ACQUIRED BY QUITCLAIM DEED CONSISTING OF A PORTION OF APN 007-022-003, AUTHORIZING THE CITY CLERK TO PREPARE A CERTIFICATE OF ACCEPTANCE AND AUTHORIZING THE DEED AND CERTIFICATE OF ACCEPTANCE TO BE RECORDED

**WHEREAS**, the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency executed a Quitclaim Deed which conveys a portion of APN 007-022-003 from the City of Madera a Successor Housing Agency to the Former Madera Redevelopment Agency to the City of Madera; and

**WHEREAS**, the City of Madera desires to accept the real property granted by the quitclaim deed.

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

1. The above recitals are true and correct.
2. The City of Madera does hereby accept the real property conveyed by the Quitclaim Deed consisting of a portion of APN 007-022-003, a copy of which deed is attached hereto as Exhibit "A"
3. The City Clerk is authorized to prepare the Certificate of Acceptance.
4. The City Engineer is authorized to cause the Quitclaim Deed and Certificate of Acceptance to be recorded with the Madera County Recorder's Office.
5. This resolution is effective immediately upon adoption.

\*\*\*\*\*

RECORDING REQUESTED BY  
AND AFTER RECORDING RETURN TO:

Successor Housing Agency to the former  
Madera Redevelopment Agency  
428 East Yosemite Avenue  
Madera, CA 93638  
Attn: Executive Director

PARCEL 3: APN: 007-022-03 (portion of)

Fee waived per Section 27383 of the Government Code  
No Fee Due \$.00

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) declare(s)  
Documentary transfer tax IS \$ ZERO  
Per Revenue and Taxation Code 11922

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

The **CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY**, a public body, corporate and politic,  
by Deed recorded August 12, 2014, as Document No. 2014017662, of Official Records

Hereby remise, release and forever quitclaim to:

**THE CITY OF MADERA, A MUNICIPAL CORPORATION**

The following described real property in the City of Madera, County of Madera, State of California, being more particularly described in the attached legal description.

**Exhibit "A" attached hereto for legal description**

DATED: \_\_\_\_\_

Successor Housing Agency to the  
former Madera Redevelopment Agency

By: \_\_\_\_\_  
Andrew J. Medellin, Mayor  
City of Madera

ATTACH NOTARY ACKNOWLEDGEMENT

**EXHIBIT "A"**  
**Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADERA,  
COUNTY OF MADERA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS

**PARCEL 3: APN: 007-022-03 (portion of)**

All that portion of Parcel 1 of Parcel Map recorded in Book 28, Page 171 of Parcel Maps, conveyed to the City of Madera as successor housing agency to the former Madera Redevelopment Agency, a public body, corporate and politic, in the Deed recorded August 12, 2014, as Document No. 2014017662, of Official Records, more particularly described as follows:

That portion of Parcel 1, according to the Parcel Map thereof recorded in Book 28 of Maps at Page 171, Madera County Records, situated in Section 13, Township 11 South, Range 17 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the City of Madera, County of Madera, State of California, more particularly described as follows:

BEGINNING, at the northwest corner of said Parcel 1;  
Thence, North 86°04'31" East, along the north line of said Parcel 1, a distance of 75.05 feet to the beginning of a non-tangent curve, concave northerly, with a radial bearing of South 22°51'36" East;  
Thence, southwesterly, along the arc of said non-tangent curve, with radius of 325.00 feet, through a central angle of 13°45'38", an arc distance of 78.05 feet, to a point on the west line of said Parcel 1;  
Thence, North 00°02'34" West, along said west line, a distance of 16.30 feet to the POINT OF  
BEGINNING.

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

**BOARD MEETING OF: September 13, 2017**

**AGENDA ITEM NUMBER: 3J**

**APPROVED BY:**

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

**Subject: Consideration of a Resolution Approving Quitclaim Deed Memorializing the Transfer by Operation of Law of Multiple Lots in the City of Madera and Consideration of a Resolution Accepting a Quitclaim Deed for Multiple Lots in the City of Madera**

**Summary: The Successor Housing Agency will consider adopting the following resolutions pertaining the Riverwalk Subdivision in preparation of the approval of the subdivision map:**

**3J.1 A resolution of the City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency approving Quitclaim Deed Memorializing the Transfer by Operation of Law of multiple lots within the Riverwalk Subdivision.**

**3J.2 A resolution of the City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency accepting Quitclaim Deed of multiple lots within the Riverwalk Subdivision.**

**HISTORY/BACKGROUND**

Prior to dissolution various lots were acquired by the Madera Redevelopment Agency as part of the Riverwalk Subdivision housing project. Currently the title vesting is held by the Madera Redevelopment Agency and does not reflect dissolution activity. The following actions were taken upon dissolution of the Madera Redevelopment Agency:

- The City of Madera accepted the designation as Successor Housing Agency by resolution CC 12-09, January 11, 2012.
- The Successor Housing Agency acknowledged the transfer of Housing properties including these lots by resolution 12-06, April 11, 2012.
- The Oversight Board of the Successor Agency to the former Madera Redevelopment Agency acknowledged the transfer of properties including these lots to the Successor Housing Agency by resolution OB 12-02, April 11, 2012 subsequently approved by State Department of Finance, March 15, 2013.

This action will formalize the process vesting title of various residential lots to the City of Madera as the Successor Housing Agency.

## **RECOMMENDATION**

Staff recommends the Successor Housing Agency approve the following actions:

1. The Successor Housing Agency adopt the resolution approving Quitclaim Deed Memorializing the Transfer by Operation of Law of multiple lots within the Riverwalk Subdivision.
2. The Successor Housing Agency adopt the resolution accepting Quitclaim Deed of multiple lots within the Riverwalk Subdivision.

Attachments:

- Resolutions (SHA)
- Quitclaim Deed & Exhibit A

RESOLUTION NO. SHA \_\_\_\_\_

RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY, TO THE FORMER MADERA REDEVELOPMENT AGENCY APPROVING QUITCLAIM DEED MEMORIALIZING THE TRANSFER BY OPERATION OF LAW OF MULTIPLE LOTS IN THE CITY OF MADERA AND AUTHORIZING THE MAYOR TO EXECUTE THE DEED

**WHEREAS**, the Former Madera Redevelopment Agency previously acquired real property in the City of Madera consisting of nine lots in the City of Madera; and

**WHEREAS**, upon dissolution of redevelopment, Health and Safety Code section 34175 effectively transferred properties held by the former Madera Redevelopment Agency to the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency, which transfer was acknowledged in Resolution No. SHA 12-06; and

**WHEREAS**, the Oversight Board to the Successor Housing Agency to the Former Madera Redevelopment Agency also approved the transfer by operation of law in Resolution No. OB 12-02; and

**WHEREAS**, the Department of Finance acknowledged the transfer and expressly did not object to it in its letter of March 15, 2013; and

**WHEREAS**, it is necessary to memorialize said transfer of property in a Quitclaim Deed in order to facilitate the disposition of property consistent with the provisions of the Redevelopment Dissolution; and

**WHEREAS**, a Quitclaim Deed has been prepared which transfers said lots from the Former Madera Redevelopment Agency to the City of Madera a Successor Housing Agency to the Former Madera Redevelopment Agency.

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

1. The above recitals are true and correct.



2. The City of Madera as Successor Housing Agency to the former Madera Redevelopment Agency does hereby approve the Quitclaim Deed conveying nine lots in the City of Madera from the Former Madera Redevelopment Agency to the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency a copy of which is attached hereto as Exhibit "A"
3. The Mayor is authorized to execute the Quitclaim Deed and to cause the Quitclaim Deed to be recorded with the Madera County Recorder's Office.
4. This resolution is effective immediately upon adoption.

\* \* \* \* \*

RESOLUTION NO. SHA \_\_\_\_\_

RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY, TO  
THE FORMER MADERA REDEVELOPMENT AGENCY ACCEPTING REAL PROPERTY  
CONVEYED BY QUITCLAIM DEED CONSISTING OF VARIOUS LOTS IN THE CITY OF  
MADERA

**WHEREAS**, a Quitclaim Deed has been prepared which transfers nine lots in the City of Madera from the Former Madera Redevelopment Agency to the City of Madera as Successor Housing Agency to the Former Madera Redevelopment Agency; and

**WHEREAS**, the Successor Housing Agency desires to accept the real property conveyed by the quitclaim deed.

**NOW, THEREFORE**, the Successor Housing Agency to the former Madera Redevelopment Agency does hereby resolve as follows:

1. The foregoing recitals are true and correct.
2. The real property interest conveyed by the Quitclaim deed which is attached to this Resolution as Exhibit "A" is hereby accepted.
3. The Executive Director of the Successor Housing Agency is authorized to cause the Quitclaim Deed to be recorded in the Madera County Recorder's Office.
4. This Resolution is effective immediately upon approval.

\* \* \* \* \*

RECORDING REQUESTED BY  
AND AFTER RECORDING RETURN TO:

Successor Housing Agency to the former  
Madera Redevelopment Agency  
428 East Yosemite Avenue  
Madera, CA 93638  
Attn: Executive Director

Various APN's

(Recorder's fee waived per Govt. Code §27383  
No Fee Due \$ .00

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) declare(s)  
Documentary transfer tax IS \$ ZERO  
Per Revenue and Taxation Code 11922

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

The former **MADERA REDEVELOPMENT AGENCY**, a public body, corporate and politic,

Hereby remise, release and forever quitclaim to:

**THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA  
REDEVELOPMENT AGENCY**, a public body, corporate and politic

The following described real property in the City of Madera, County of Madera, State of California, being  
more particularly described in the attached legal description.

**Exhibit "A" attached hereto for legal description**

DATED: \_\_\_\_\_

Successor Housing Agency to the  
former Madera Redevelopment Agency

By: \_\_\_\_\_  
Andrew J. Medellin, Mayor  
City of Madera

ATTACH NOTARY ACKNOWLEDGEMENT

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 007-022-014-000 and**  
**For Tax Map ID(s): Tract A**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

Lot five (5) in Block three (3) of Johnson's Addition to the Town, now City of Madera, according to map entitled, "Map of Johnson's Addition to the Town of Madera", filed and recorded in the Office of the County Recorder of the County of Fresno, State of California, March 15, 1888, in Vol. 3 of Maps, at Page 46.

**PARCEL 2:**

Beginning at the northeast corner of Lot five (5) in Block three (3) of Johnson's Addition to the Town, now City of Madera, according to the map entitled, "Map of Johnson's Addition to the Town of Madera", filed and recorded in the office of the County Recorder of the County of Fresno, State of California, March 15, 1888, in Vol. 3 of Maps, at Page 46; thence South 72° 54' West along the northwesterly line of said Lot 5, 231.22 feet more or less to the westerly end of said Lot 5; thence due North 50.00 feet; thence North 77° 15' East, 226.59 feet more or less; thence due South 32.00 feet to the point of beginning.

**For APN/Parcel ID(s): 007-022-002-000**  
**For Tax Map ID(s): Tract B**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

The west 111 feet of Lots 1, 2, 3 and 4 in Block three (3) of Johnson's Addition to the Town, now City of Madera, according to map entitled, "Map of Johnson's Addition to the Town of Madera", filed and recorded in the Office of the County Recorder of the County of Fresno, State of California, March 15, 1888, in Vol. 3 of Maps, at Page 46.

**For APN/Parcel ID(s): 007-031-019-000**  
**For Tax Map ID(s): Tract C**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lots 14, 15 and 16 in Block 2 of Johnson's Addition to the Town, now City of Madera, according to map entitled, "Map of Johnson's Addition to the Town of Madera", filed and recorded in the Office of the County Recorder of the County of Fresno, State of California, March 15, 1888, in Vol. 3 of Maps, at Page 46.

Excepting Therefrom the west 110 feet of said Lot 15  
Also Excepting Therefrom the west 110 feet of the southerly 15 feet of said Lot 15.

**For APN/Parcel ID(s): 007-031-018-000**  
**For Tax Map ID(s): Tract D**

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**EXHIBIT "A"**  
**Legal Description**  
**(continued)**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

The West 110 feet of Lot 14 and the West 110 feet of the South 15 feet of Lot 15 in Block 2 of Johnson's Addition to the Town, now City of Madera, according to map entitled, "Map of Johnson's Addition to the Town of Madera", filed and recorded in the Office of the County Recorder of the County of Fresno, State of California, March 15, 1888, in Vol. 3 of Maps, at Page 46

**For APN/Parcel ID(s): 007-031-017-000**  
**For Tax Map ID(s): Tract E**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lots 12 and 13 in Block 2 of Johnson's Addition to the Town, now City of Madera, according to map entitled, "Map of Johnson's Addition to the Town of Madera", filed and recorded in the Office of the County Recorder of the County of Fresno, State of California, March 15, 1888, in Vol. 3 of Maps, at Page 46

**For APN/Parcel ID(s): 007-031-016-000**  
**For Tax Map ID(s): Tract F**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lots 10 and 11 in Block 2 of Johnson's Addition to the Town, now City of Madera, according to map entitled, "Map of Johnson's Addition to the Town of Madera", filed and recorded in the Office of the County Recorder of the County of Fresno, State of California, March 15, 1888, in Vol. 3 of Maps, at Page 46

**For APN/Parcel ID(s): 007-031-001-000**  
**For Tax Map ID(s): Tract G**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lots 1 and 2 in Block 2 of Johnson's Addition to the Town, now City of Madera, according to map entitled, "Map of Johnson's Addition to the Town of Madera", filed and recorded in the Office of the County Recorder of the County of Fresno, State of California, March 15, 1888, in Vol. 3 of Maps, at Page 46

**For APN/Parcel ID(s): 007-031-002-000**  
**For Tax Map ID(s): Tract H**

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**EXHIBIT "A"**  
**Legal Description**  
(continued)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lots 3, 4 and 5 in Block 2 of Johnson's Addition to the Town, now City of Madera, according to map entitled, "Map of Johnson's Addition to the Town of Madera", filed and recorded in the Office of the County Recorder of the County of Fresno, State of California, March 15, 1888, in Vol. 3 of Maps, at Page 46

**For APN/Parcel ID(s): 007-031-004-000**  
**For Tax Map ID(s): Tract I**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

The West 101.5 feet of Lots 8 and 9 in Block 2 of Johnson's Addition to the Town, now City of Madera, according to map entitled, "Map of Johnson's Addition to the Town of Madera", filed and recorded in the Office of the County Recorder of the County of Fresno, State of California, March 15, 1888, in Vol. 3 of Maps, at Page 46.

**For APN/Parcel ID(s): 007-031-005-000**  
**For Tax Map ID(s): Tract J**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

The East 120 feet of Lots 8 and 9 in Block 2 of Johnson's Addition to the Town, now City of Madera, according to map entitled, "Map of Johnson's Addition to the Town of Madera", filed and recorded in the Office of the County Recorder of the County of Fresno, State of California, March 15, 1888, in Vol. 3 of Maps, at Page 46.

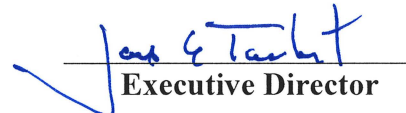


## REPORT TO SUCCESSOR AGENCY BOARD TO THE FORMER MADERA REDEVELOPMENT AGENCY

SUCCESSOR AGENCY MEETING OF SEPTEMBER 13, 2017  
AGENDA ITEM NUMBER 3K

APPROVED BY:

  
Finance Department

  
Executive Director

  
Successor Agency Manager

**SUBJECT:** Investment Activity Report for the Quarter Ending June 30, 2017

**BACKGROUND:** SB 564 requires all local agencies to file reports on the status of their investment portfolio with their governing body. In accordance with our current investment policy and procedures, excess cash balances are maintained in a combination of interest bearing directed investments. Certain cash balances are maintained with local banks to compensate for charges that accrue to our account as a result of the monthly activity that is processed by the bank. Debt proceeds and the interest earned on reserves maintained for debt issues are managed under trust agreements by third party administrators (fiscal agents). These proceeds and earnings are invested until needed to meet the cash requirements of the debt issue from which they originated.

It has been verified that the current investment portfolio is in conformity with the Agency's proposed investment policy. The Treasurer's cash management program provides sufficient liquidity to meet estimated future expenditures for a period of six months. The objectives of our investment policy are to:

- Maintain the safety of the principal invested.
- Maintain a portfolio with sufficient liquidity to enable the city to meet its operating cash requirements.
- Maintain a market rate of return taking into account the investment risk constraints and cash flow characteristics of the portfolio.
- Public Agencies are required to report the market value on the measurement date used for this report.

**RECOMMENDATION:** This report was prepared for Successor Agency Board Member review and no formal action is being requested.

**DISCUSSION:** The Investment Report being presented this evening is for the quarter ended June 30, 2017.

**CONSISTENCY WITH THE VISION MADERA 2025 PLAN**

Approval of the quarterly investment report 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 the Vision Madera 2025 Plan.

**City of Madera**  
**Council Investment Report**  
 Report Format: By Transaction  
 Group By: Asset Class  
 Average By: Market Value  
**Portfolio / Report Group: Report Group: Successor Agency**  
**As of 6/30/2017**

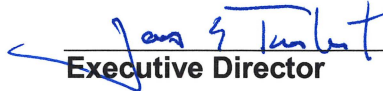
Description	CUSIP/Ticker	% of Portfolio	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	Maturity Date	Days To Maturity
<b>Federal Agency Securities</b>										
FHLB 1.02 11/29/2019	3130A92J9	1.90	FHLB Bond	9/28/2016	0.890	190,000.00	190,771.40	187,668.70	11/29/2019	882
FHLMC 1 7/28/2017	3137EADJ5	1.57	FHLMC Bond	12/23/2013	0.978	155,000.00	155,119.35	154,995.35	7/28/2017	28
FHLMC 1.125 4/15/2019	3137EADZ9	1.01	FHLMC Bond	5/11/2017	1.134	100,000.00	99,983.00	99,551.00	4/15/2019	654
FHLMC 1.375 4/20/2020	3137EAEF2	2.66	FHLMC Bond	5/11/2017	1.396	264,000.00	263,841.60	262,439.76	4/20/2020	1,025
FHLMC 1.375 4/20/2020	3137EAEF2	9.48	FHLMC Bond	5/11/2017	1.396	941,000.00	940,435.40	935,438.69	4/20/2020	1,025
FNMA 0.875 5/21/2018	3135G0WJ8	2.88	FNMA Bond	12/23/2013	1.430	285,000.00	278,259.75	284,025.30	5/21/2018	325
FNMA 0.875 5/21/2018	3135G0WJ8	1.61	FNMA Bond	12/23/2013	1.430	159,000.00	155,239.65	158,456.22	5/21/2018	325
FNMA 1.25 5/6/2021	3135G0K69	9.48	FNMA Bond	6/1/2017	1.574	952,000.00	940,290.40	935,197.20	5/6/2021	1,406
<b>Sub Total / Average</b>		<b>30.59</b>			<b>1.394</b>	<b>3,046,000.00</b>	<b>3,023,940.55</b>	<b>3,017,772.22</b>		<b>968</b>
<b>Interest Bearing Accounts</b>										
Bank of New York Cash	CASH0340-2	0.02	Cash	10/31/2013	0.000	1,685.48	1,685.48	1,685.48	N/A	1
Bank of New York Cash	CASH0336	0.00	Cash	8/22/2013	0.000	63.46	63.46	63.46	N/A	1
Bank of New York Cash	CASH2544	0.00	Cash	8/22/2013	0.000	36.97	36.97	36.97	N/A	1
Bank of New York Mellon Cash	CASH0371	0.00	Cash	8/22/2013	0.000	9.47	9.47	9.47	N/A	1
Bank of New York MM	MM0342-2	0.00	Money Market	8/31/2013	0.000	0.01	0.01	0.01	N/A	1
Bank of NY Project Redemption Cash	CASH2595-2	0.00	Cash	8/22/2013	0.000	14.18	14.18	14.18	N/A	1
BNY Mellon Cash	CASH2594	0.00	Cash	9/2/2014	0.000	0.45	0.45	0.45	N/A	1
BNY Mellon Cash	CASH0338	0.00	Cash	9/2/2014	0.000	1.26	1.26	1.26	N/A	1
BNY Mellon Cash	CASH0373	0.00	Cash	9/2/2014	0.000	0.27	0.27	0.27	N/A	1
BNY Mellon Cash	CASH2542	0.00	Cash	9/2/2014	0.000	1.93	1.93	1.93	N/A	1
BONY Debt Service Reserve Cash	CASH0375-2	0.00	Cash	6/30/2013	0.000	48.94	48.94	48.94	N/A	1
BONY Debt Service Reserve Cash	CASH0375-1	0.03	Cash	6/30/2013	0.000	2,516.07	2,516.07	2,516.07	N/A	1
BONY Debt Service Reserve Cash	CASH0340-1	0.03	Cash	6/30/2013	0.000	2,555.41	2,555.41	2,555.41	N/A	1
BONY Interest Acct Cash	CASH0337	0.00	Cash	3/3/2014	0.000	50.28	50.28	50.28	N/A	1
BONY Interest Acct Cash	CASH0372	0.00	Cash	3/3/2014	0.000	7.48	7.48	7.48	N/A	1
BONY Project Interest Cash	CASH2540	0.00	Cash	3/3/2014	0.000	28.83	28.83	28.83	N/A	1
BONY Project Interest Cash	CASH2596	0.00	Cash	3/3/2014	0.000	11.16	11.16	11.16	N/A	1
BONY Project Policy Payment Cash	CASH2553	0.00	Cash	6/30/2013	0.000	1.00	1.00	1.00	N/A	1

Description	CUSIP/Ticker	% of Portfolio	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	Maturity Date	Days To Maturity
BONY Project Redemption Cash	CASH2595-1	0.00	Cash	6/30/2013	0.000	1.00	1.00	1.00	N/A	1
BONY Project Reserve Account Cash	CASH2593-1	0.65	Cash	6/30/2013	0.000	63,731.42	63,731.42	63,731.42	N/A	1
BONY Project Reserve Account Cash	CASH2543	0.00	Cash	6/30/2013	0.000	1.00	1.00	1.00	N/A	1
BONY Project Reserve Account Cash	CASH2593-2	0.06	Cash	6/30/2013	0.000	5,585.02	5,585.02	5,585.02	N/A	1
Union Bank-Checking Cash	CASH4806	7.48	Cash	6/30/2013	0.000	738,372.34	738,372.34	738,372.34	N/A	1
<b>Sub Total / Average</b>		<b>8.26</b>			<b>0.000</b>	<b>814,723.43</b>	<b>814,723.43</b>	<b>814,723.43</b>		<b>1</b>
<b>Local Agency Investment Fund</b>										
LAIF LGIP	LGIP0001	61.15	Local Government Investment Pool	6/30/2013	0.978	6,032,844.02	6,032,844.02	6,032,844.02	N/A	1
<b>Sub Total / Average</b>		<b>61.15</b>			<b>0.978</b>	<b>6,032,844.02</b>	<b>6,032,844.02</b>	<b>6,032,844.02</b>		<b>1</b>
<b>Total / Average</b>		<b>100</b>			<b>1.025</b>	<b>9,893,567.45</b>	<b>9,871,508.00</b>	<b>9,865,339.67</b>		<b>297</b>

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

BOARD MEETING OF: September 13, 2017  
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 Properties Located at 719 and 733 Riverside Court and Consideration of a Resolution Approving Disposition and Development Agreement with Meelo Corporation**

**Summary: This is a noticed public hearing between the City Council and the Successor Housing Agency regarding the sale of property located at 719 and 733 Riverside Court. The buyer is Meelo Corporation 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 Riverside Subdivision.

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**

Due to irregular lot sizes at Riverwalk and Riverside Villas subdivisions, the Agency contracted with Ubaldo Garcia Hernandez to design five (5) different plans that could be constructed on the lots. A number of amenities have been added which weren't previously required in Agency-sponsored housing. This will result in a significant increase in our standards.

Thirteen (13) builders expressed interest in participating in the construction of the homes. A lottery was held for the nine (9) of the lots. However only five (5) builders will be constructing the homes.

The sales price is considered to be fair market value based on the conditions for development that have been placed on the property.

**RECOMMENDATION**

Staff recommends the following actions:

1. The City Council adopt the resolution approving the sale of properties at 719 and 733 Riverside Court to Meelo Corporation 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 719 and 733 Riverside Court.
3. The Successor Housing Agency adopt the resolution approving the Disposition and Development Agreement with Meelo Corporation for property located at 719 and 733 Riverside Court.

JET:cm

Attachments:

-DDA Summary

-Resolutions (City & Successor Housing Agency)

**REVISED SUMMARY REPORT PURSUANT TO SECTION 33433 OF THE  
CALIFORNIA COMMUNITY REDEVELOPMENT LAW ON A  
PURCHASE AND SALE OF REAL PROPERTY AGREEMENT BY AND BETWEEN THE  
SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT  
AGENCY AND MEELO CORPORATION**

This revised 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 revised Purchase and Sale of Real Property Agreement ("Agreement") between the Agency and Meelo Corporation ("Developer"). The Agreement requires the Developer to build one (1) single family dwelling on each of the two (2) lots, identified as 719 Riverside Court and 733 Riverside Court, which are currently vacant lots in Madera California.

- I. A copy of the proposed Agreement between the Agency and Buyer is available upon request to the Agency, 428 E. Yosemite Avenue, Madera, California, 93638, telephone (559) 661-5110.
- II. The cost to the Agency to develop the property, including land acquisition costs and rehabilitation costs, is summarized as follows:
  - A. The cost of the Agreement to the Agency is:

<b>DESCRIPTION</b>	<b>COST PER 2 LOTS</b>
Acquisition	\$16,415.91
Environmental Assessment	\$483.64
Engineering Design Storm Drain	\$4,218.39
Storm Drain Improvements	\$30,083.52
Architectural Services	\$5,909.09
Compaction Test	\$147.73
Construction Bid Related Cost	\$49.35
Sub division map cost	\$209.73
Relocate PG&E	\$9,056.73
Public Notice	\$131.32
DFW Streambed App. Fee	\$83.73
City of Madera-Com. Facilities	\$718.57
<b>SUBTOTAL</b>	<b>\$67,507.69</b>
<b>LESS LAND SALE PROCEEDS</b>	<b>(\$20,000.00)</b>
<b>NET COST TO AGENCY FOR TWO (2) LOTS</b>	<b>\$47,507.69</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

B. The proposed development will occupy two (2) parcels of land identified as 719 Riverside Court and 733 Riverside Court in Madera California. The Developer will construct one (1) single-family home on each of the two (2) parcels.

#### C. 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. Front Yard Landscaping with Automatic irrigation system per approved landscape and irrigation plans.
  - b. Fenced Rear Yard per City of Madera Standards and Approved Plot Plan.
  - c. Granite Counter Tops with 4" back splash in kitchen, bathroom and laundry room.
  - d. 52-inch Ceiling Fans with light fixture kits in all bedrooms and living room.
  - e. Automatic Garage Door Opener with remote control.
  - f. Stainless Steel Appliances, including; Gas Range, Microwave/Hood and Dish Washer.
  - g. Garbage Disposal at kitchen sink.
  - h. Ceramic Tile Floors in Living Room, Kitchen, Restrooms, Laundry Room, Hallways and Entry.
  - i. Stain Resistant Carpet or Wood Veneer Floors in Bedrooms.
  - j. Exterior Rated Fiberglass or Wood Front Door.
  - k. Exterior Rated Fiberglass or Wood French Door at Patio.
  - l. Lifetime Composition Roofing or/ Concrete Tile Roofing per approved plans.
  - m. Stainless Steel Kitchen & Laundry Room Sinks with pull-out faucet.
  - n. Low VOC Semi-Gloss Interior Paint in Kitchen, Laundry Room, Bathrooms & Garage.
  - o. Low VOC Semi-Gloss Interior Paint on all interior doors, baseboards and trim.
  - p. Low VOC Egg-Shell Interior Paint in Bedrooms, Hallways, Living Room, Dining Room, Entry and Closets.
  - q. Finished Garage with 5/8" Type 'X' Gypsum board, Taped, Textured, Sealed & Painted with Semi-Gloss Interior Paint.
  - r. Building Exterior Materials & Embellishments per approved plans.

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 719 AND 733 RIVERSIDE COURT 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 719 and 733 Riverside Court (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 September 13, 2017; 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 17-

RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING THE SALE OF PROPERTIES LOCATED AT 719 AND 733 RIVERSIDE COURT FOR THE CONSTRUCTION OF ONE (1) SINGLE FAMILY DWELLING UNIT ON EACH LOT LOCATED IN THE CITY OF MADERA

WHEREAS, Meelo Corporation, 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 719 and 733 Riverside Court (the "Project"); and

WHEREAS, A mitigated negative declaration was certified by the Madera Planning Commission for the subdivision of the site in April of 2010. 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 April of 2010, 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 of 719 and 733 Riverside Court to Meelo Corporation, 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.

\* \* \* \* \*

RESOLUTION NO. SHA 17-

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 719 AND 733 RIVERSIDE COURT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE SUCCESSOR HOUSING AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

WHEREAS, Meelo Corporation, 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 719 and 733 Riverside Court (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.

\* \* \* \* \*

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

BOARD MEETING OF: September 13, 2017  
AGENDA ITEM NUMBER: 6B

APPROVED BY:

  
Executive Director

**Subject:** Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Properties Located at 704 and 705 Riverside Court and Consideration of a Resolution Approving Disposition and Development Agreement with Victor Swalef

**Summary:** This is a noticed public hearing between the City Council and the Successor Housing Agency regarding the sale of property located at 704 and 705 Riverside Court. The buyer is Victor Swalef 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 Riverside Subdivision.

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**

Due to irregular lot sizes at Riverwalk and Riverside Villas subdivisions, the Agency contracted with Ubaldo Garcia Hernandez to design five (5) different plans that could be constructed on the lots. A number of amenities have been added which weren't previously required in Agency-sponsored housing. This will result in a significant increase in our standards.

Thirteen (13) builders expressed interest in participating in the construction of the homes. A lottery was held for the nine (9) of the lots. However only five (5) builders will be constructing the homes.

The sales price is considered to be fair market value based on the conditions for development that have been placed on the property.

**RECOMMENDATION**

Staff recommends the following actions:

1. The City Council adopt the resolution approving the sale of properties at 704 and 705 Riverside Court to Victor Swalef 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 704 and 705 Riverside Court.
3. The Successor Housing Agency adopt the resolution approving the Disposition and Development Agreement with Victor Swalef for property located at 704 and 705 Riverside Court.

JET:cm

Attachments:

-DDA Summary

-Resolutions (City & Successor Housing Agency)

**REVISED SUMMARY REPORT PURSUANT TO SECTION 33433 OF THE  
CALIFORNIA COMMUNITY REDEVELOPMENT LAW ON A  
PURCHASE AND SALE OF REAL PROPERTY AGREEMENT BY AND BETWEEN THE  
SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT  
AGENCY AND VICTOR SWALEF**

This revised 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 revised Purchase and Sale of Real Property Agreement ("Agreement") between the Agency and Victor Swalef ("Developer"). The Agreement requires the Developer to build one (1) single family dwelling on each of the two (2) lots, identified as 704 Riverside Court and 705 Riverside Court which are currently vacant lots in Madera California.

- I. A copy of the proposed Agreement between the Agency and Buyer is available upon request to the Agency, 428 E. Yosemite Avenue, Madera, California, 93638, telephone (559) 661-5110.
- II. The cost to the Agency to develop the property, including land acquisition costs and rehabilitation costs, is summarized as follows:
  - A. The cost of the Agreement to the Agency is:

<b>DESCRIPTION</b>	<b>COST PER 2 LOTS</b>
Acquisition	\$16,415.91
Environmental Assessment	\$483.64
Engineering Design Storm Drain	\$4,218.39
Storm Drain Improvements	\$30,083.52
Architectural Services	\$5,909.09
Compaction Test	\$147.73
Construction Bid Related Cost	\$49.35
Sub division map cost	\$209.73
Relocate PG&E	\$9,056.73
Public Notice	\$131.32
DFW Streambed App. Fee	\$83.73
City of Madera-Com. Facilities	\$718.57
<b>SUBTOTAL</b>	<b>\$67,507.69</b>
<b>LESS LAND SALE PROCEEDS</b>	<b>(\$20,000.00)</b>
<b>NET COST TO AGENCY FOR TWO (2) LOTS</b>	<b>\$47,507.69</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 704 Riverside Court and 705 Riverside Court 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. Front Yard Landscaping with Automatic irrigation system per approved landscape and irrigation plans.
  - b. Fenced Rear Yard per City of Madera Standards and Approved Plot Plan.
  - c. Granite Counter Tops with 4" back splash in kitchen, bathroom and laundry room.
  - d. 52-inch Ceiling Fans with light fixture kits in all bedrooms and living room.
  - e. Automatic Garage Door Opener with remote control.
  - f. Stainless Steel Appliances, including; Gas Range, Microwave/Hood and Dish Washer.
  - g. Garbage Disposal at kitchen sink.
  - h. Ceramic Tile Floors in Living Room, Kitchen, Restrooms, Laundry Room, Hallways and Entry.
  - i. Stain Resistant Carpet or Wood Veneer Floors in Bedrooms.
  - j. Exterior Rated Fiberglass or Wood Front Door.
  - k. Exterior Rated Fiberglass or Wood French Door at Patio.
  - l. Lifetime Composition Roofing or/ Concrete Tile Roofing per approved plans.
  - m. Stainless Steel Kitchen & Laundry Room Sinks with pull-out faucet.
  - n. Low VOC Semi-Gloss Interior Paint in Kitchen, Laundry Room, Bathrooms & Garage.
  - o. Low VOC Semi-Gloss Interior Paint on all interior doors, baseboards and trim.
  - p. Low VOC Egg-Shell Interior Paint in Bedrooms, Hallways, Living Room, Dining Room, Entry and Closets.
  - q. Finished Garage with 5/8" Type 'X' Gypsum board, Taped, Textured, Sealed & Painted with Semi-Gloss Interior Paint.
  - r. Building Exterior Materials & Embellishments per approved plans.

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 704 AND 705 RIVERSIDE COURT 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 704 and 705 Riverside Court (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 September 13, 2017; 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 17-

RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING THE SALE OF PROPERTIES LOCATED AT 704 AND 705 RIVERSIDE COURT FOR THE CONSTRUCTION OF ONE (1) SINGLE FAMILY DWELLING UNIT ON EACH LOT LOCATED IN THE CITY OF MADERA

WHEREAS, Victor Swalef, 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 704 and 705 Riverside Court (the "Project"); and

WHEREAS, A mitigated negative declaration was certified by the Madera Planning Commission for the subdivision of the site in April of 2010. 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 April of 2010, 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 of 704 and 705 Riverside Court to Victor Swalef, 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.

\* \* \* \* \*

RESOLUTION NO. SHA 17-

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 704 AND 705 RIVERSIDE COURT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE SUCCESSOR HOUSING AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

WHEREAS, Victor Swalef, 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 704 and 705 Riverside Court (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.

\* \* \* \* \*

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

BOARD MEETING OF: September 13, 2017  
AGENDA ITEM NUMBER: 6C

APPROVED BY:

  
Executive Director

**Subject: Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Properties Located at 717 and 731 Fresno Street and Consideration of a Resolution Approving Disposition and Development Agreement with DMP Development Corporation**

**Summary: This is a noticed public hearing between the City Council and the Successor Housing Agency regarding the sale of property located at 717 and 731 Fresno Street. The buyer is DMP Development Corporation 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 Riverside Subdivision.

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**

Due to irregular lot sizes at Riverwalk and Riverside Villas subdivisions, the Agency contracted with Ubaldo Garcia Hernandez to design five (5) different plans that could be constructed on the lots. A number of amenities have been added which weren't previously required in Agency-sponsored housing. This will result in a significant increase in our standards.

Thirteen (13) builders expressed interest in participating in the construction of the homes. A lottery was held for the nine (9) of the lots. However only five (5) builders will be constructing the homes.

The sales price is considered to be fair market value based on the conditions for development that have been placed on the property.

**RECOMMENDATION**

Staff recommends the following actions:

1. The City Council adopt the resolution approving the sale of properties at 717 and 731 Fresno Street to DMP Development Corp. 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 717 and 731 Fresno Street.
3. The Successor Housing Agency adopt the resolution approving the Disposition and Development Agreement with DMP Development Corp. for property located at 717 and 731 Fresno Street.

JET:cm

Attachments:

-DDA Summary

-Resolutions (City & Successor Housing Agency)

**REVISED SUMMARY REPORT PURSUANT TO SECTION 33433 OF THE  
CALIFORNIA COMMUNITY REDEVELOPMENT LAW ON A  
PURCHASE AND SALE OF REAL PROPERTY AGREEMENT BY AND BETWEEN THE  
SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT  
AGENCY AND DMP DEVELOPMENT CORPORATION**

This revised 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 revised Purchase and Sale of Real Property Agreement ("Agreement") between the Agency and DMP Development Corporation ("Developer"). The Agreement requires the Developer to build one (1) single family dwelling on each of the two (2) lots, identified as 717 Fresno Street and 731 Fresno Street, which are currently vacant lots in Madera California.

- I. A copy of the proposed Agreement between the Agency and Buyer is available upon request to the Agency, 428 E. Yosemite Avenue, Madera, California, 93638, telephone (559) 661-5110.
- II. The cost to the Agency to develop the property, including land acquisition costs and rehabilitation costs, is summarized as follows:
  - A. The cost of the Agreement to the Agency is:

<b>DESCRIPTION</b>	<b>COST PER 2 LOTS</b>
Acquisition	\$16,415.91
Environmental Assessment	\$483.64
Engineering Design Storm Drain	\$4,218.39
Storm Drain Improvements	\$30,083.52
Architectural Services	\$5,909.09
Compaction Test	\$147.73
Construction Bid Related Cost	\$49.35
Sub division map cost	\$209.73
Relocate PG&E	\$9,056.73
Public Notice	\$131.32
DFW Streambed App. Fee	\$83.73
City of Madera-Com. Facilities	\$718.57
<b>SUBTOTAL</b>	<b>\$67,507.69</b>
<b>LESS LAND SALE PROCEEDS</b>	<b>(\$20,000.00)</b>
<b>NET COST TO AGENCY FOR TWO (2) LOTS</b>	<b>\$47,507.69</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

B. The proposed development will occupy two (2) parcels of land identified as 717 Fresno Street and 731 Fresno Street in Madera California. The Developer will construct one (1) single-family home on each of the two (2) parcels.

#### C. 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. Front Yard Landscaping with Automatic irrigation system per approved landscape and irrigation plans.
  - b. Fenced Rear Yard per City of Madera Standards and Approved Plot Plan.
  - c. Granite Counter Tops with 4" back splash in kitchen, bathroom and laundry room.
  - d. 52-inch Ceiling Fans with light fixture kits in all bedrooms and living room.
  - e. Automatic Garage Door Opener with remote control.
  - f. Stainless Steel Appliances, including; Gas Range, Microwave/Hood and Dish Washer.
  - g. Garbage Disposal at kitchen sink.
  - h. Ceramic Tile Floors in Living Room, Kitchen, Restrooms, Laundry Room, Hallways and Entry.
  - i. Stain Resistant Carpet or Wood Veneer Floors in Bedrooms.
  - j. Exterior Rated Fiberglass or Wood Front Door.
  - k. Exterior Rated Fiberglass or Wood French Door at Patio.
  - l. Lifetime Composition Roofing or/ Concrete Tile Roofing per approved plans.
  - m. Stainless Steel Kitchen & Laundry Room Sinks with pull-out faucet.
  - n. Low VOC Semi-Gloss Interior Paint in Kitchen, Laundry Room, Bathrooms & Garage.
  - o. Low VOC Semi-Gloss Interior Paint on all interior doors, baseboards and trim.
  - p. Low VOC Egg-Shell Interior Paint in Bedrooms, Hallways, Living Room, Dining Room, Entry and Closets.
  - q. Finished Garage with 5/8" Type 'X' Gypsum board, Taped, Textured, Sealed & Painted with Semi-Gloss Interior Paint.
  - r. Building Exterior Materials & Embellishments per approved plans.



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 717 AND 731 FRESNO 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 717 and 731 Fresno 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 September 13, 2017; 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 17-

RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING  
AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY  
MADERA, CALIFORNIA APPROVING THE SALE OF PROPERTIES  
LOCATED AT 717 AND 731 FRESNO STREET FOR THE CONSTRUCTION  
OF ONE (1) SINGLE FAMILY DWELLING UNIT ON EACH LOT LOCATED  
IN THE CITY OF MADERA

WHEREAS, DMP Development Corporation, 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 717 and 731 Fresno Street (the "Project"); and

WHEREAS, A mitigated negative declaration was certified by the Madera Planning Commission for the subdivision of the site in April of 2010. 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 April of 2010, 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 of 717 and 731 Fresno Street to DMP Development Corporation, 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.

\* \* \* \* \*

RESOLUTION NO. SHA 17-

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 717 AND 731 FRESNO STREET AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE SUCCESSOR HOUSING AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

WHEREAS, DMP Development Corporation, 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 717 and 731 Fresno 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.

\* \* \* \* \*

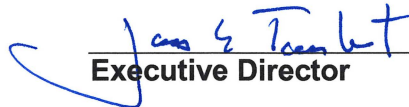


# REPORT TO THE CITY COUNCIL AND THE SUCCESSOR HOUSING AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

BOARD MEETING OF:  
AGENDA ITEM NUMBER:

September 13, 2017  
6D

APPROVED BY:

  
Executive Director

**Subject:** Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Properties Located at 718 and 732 Riverside Court and Consideration of a Resolution Approving Disposition and Development Agreement with Spadier Construction

**Summary:** This is a noticed public hearing between the City Council and the Successor Housing Agency regarding the sale of property located at 718 and 732 Riverside Court. The buyer is Spadier Construction 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 Riverside Subdivision.

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

Due to irregular lot sizes at Riverwalk and Riverside Villas subdivisions, the Agency contracted with Ubaldo Garcia Hernandez to design five (5) different plans that could be constructed on the lots. A number of amenities have been added which weren't previously required in Agency-sponsored housing. This will result in a significant increase in our standards.

Thirteen (13) builders expressed interest in participating in the construction of the homes. A lottery was held for the nine (9) of the lots. However only five (5) builders will be constructing the homes.

The sales price is considered to be fair market value based on the conditions for development that have been placed on the property.

## RECOMMENDATION

Staff recommends the following actions:

1. The City Council adopt the resolution approving the sale of properties at 718 and 732 Riverside Court to Spadier Construction 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 718 and 732 Riverside Court.
3. The Successor Housing Agency adopt the resolution approving the Disposition and Development Agreement with Spadier Construction for property located at 718 and 732 Riverside Court.

JET:cm

Attachments:

-DDA Summary

-Resolutions (City & Successor Housing Agency)

**REVISED SUMMARY REPORT PURSUANT TO SECTION 33433 OF THE  
CALIFORNIA COMMUNITY REDEVELOPMENT LAW ON A  
PURCHASE AND SALE OF REAL PROPERTY AGREEMENT BY AND BETWEEN THE  
SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT  
AGENCY AND SPADIER CONSTRUCTION**

This revised 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 revised Purchase and Sale of Real Property Agreement ("Agreement") between the Agency and Spadier Construction ("Developer"). The Agreement requires the Developer to build one (1) single family dwelling on each of the two (2) lots, identified as 718 Riverside Court and 732 Riverside Court which are currently vacant lots in Madera California.

- I. A copy of the proposed Agreement between the Agency and Buyer is available upon request to the Agency, 428 E. Yosemite Avenue, Madera, California, 93638, telephone (559) 661-5110.
- II. The cost to the Agency to develop the property, including land acquisition costs and rehabilitation costs, is summarized as follows:
  - A. The cost of the Agreement to the Agency is:

<b>DESCRIPTION</b>	<b>COST PER 2 LOTS</b>
Acquisition	\$16,415.91
Environmental Assessment	\$483.64
Engineering Design Storm Drain	\$4,218.39
Storm Drain Improvements	\$30,083.52
Architectural Services	\$5,909.09
Compaction Test	\$147.73
Construction Bid Related Cost	\$49.35
Sub division map cost	\$209.73
Relocate PG&E	\$9,056.73
Public Notice	\$131.32
DFW Streambed App. Fee	\$83.73
City of Madera-Com. Facilities	\$718.57
<b>SUBTOTAL</b>	<b>\$67,507.69</b>
<b>LESS LAND SALE PROCEEDS</b>	<b>(\$20,000.00)</b>
<b>NET COST TO AGENCY FOR TWO (2) LOTS</b>	<b>\$47,507.69</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

B. The proposed development will occupy two (2) parcels of land identified as 718 Riverside Court and 732 Riverside Court in Madera California. The Developer will construct one (1) single-family home on each of the two (2) parcels.

#### C. 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. Front Yard Landscaping with Automatic irrigation system per approved landscape and irrigation plans.
  - b. Fenced Rear Yard per City of Madera Standards and Approved Plot Plan.
  - c. Granite Counter Tops with 4" back splash in kitchen, bathroom and laundry room.
  - d. 52-inch Ceiling Fans with light fixture kits in all bedrooms and living room.
  - e. Automatic Garage Door Opener with remote control.
  - f. Stainless Steel Appliances, including; Gas Range, Microwave/Hood and Dish Washer.
  - g. Garbage Disposal at kitchen sink.
  - h. Ceramic Tile Floors in Living Room, Kitchen, Restrooms, Laundry Room, Hallways and Entry.
  - i. Stain Resistant Carpet or Wood Veneer Floors in Bedrooms.
  - j. Exterior Rated Fiberglass or Wood Front Door.
  - k. Exterior Rated Fiberglass or Wood French Door at Patio.
  - l. Lifetime Composition Roofing or/ Concrete Tile Roofing per approved plans.
  - m. Stainless Steel Kitchen & Laundry Room Sinks with pull-out faucet.
  - n. Low VOC Semi-Gloss Interior Paint in Kitchen, Laundry Room, Bathrooms & Garage.
  - o. Low VOC Semi-Gloss Interior Paint on all interior doors, baseboards and trim.
  - p. Low VOC Egg-Shell Interior Paint in Bedrooms, Hallways, Living Room, Dining Room, Entry and Closets.
  - q. Finished Garage with 5/8" Type 'X' Gypsum board, Taped, Textured, Sealed & Painted with Semi-Gloss Interior Paint.
  - r. Building Exterior Materials & Embellishments per approved plans.

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 718 AND 732 RIVERSIDE COURT 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 718 and 732 Riverside Court (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 September 13, 2017; 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 17-

RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING THE SALE OF PROPERTIES LOCATED AT 718 AND 732 RIVERSIDE COURT FOR THE CONSTRUCTION OF ONE (1) SINGLE FAMILY DWELLING UNIT ON EACH LOT LOCATED IN THE CITY OF MADERA

WHEREAS, Spadier Construction, 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 718 and 732 Riverside Court (the "Project"); and

WHEREAS, A mitigated negative declaration was certified by the Madera Planning Commission for the subdivision of the site in April of 2010. 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 April of 2010, 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 of 718 and 732 Riverside Court to Spadier Construction, 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.

\* \* \* \* \*

RESOLUTION NO. SHA 17-

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 718 AND 732 RIVERSIDE COURT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE SUCCESSOR HOUSING AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

WHEREAS, Spadier Construction, 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 718 and 732 Riverside Court (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.

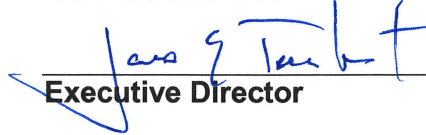
5. This resolution is effective immediately upon adoption.

\* \* \* \* \*

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

BOARD MEETING OF: September 13, 2017  
AGENDA ITEM NUMBER: 6E

APPROVED BY:

  
Executive Director

**Subject:** Joint Public Hearing Regarding Consideration of Resolutions Approving 33433 Report and Approval of Sale of Real Property Located at 703 Fresno Street and Consideration of a Resolution Approving Disposition and Development Agreement with Embiem Properties

**Summary:** This is a noticed public hearing between the City Council and the Successor Housing Agency regarding the sale of property located at 703 Fresno Street. The buyer is Embiem Properties and the sales price is \$10,000.00.

**HISTORY/BACKGROUND**

By previous action, the former Redevelopment Agency acquired property and developed the twenty-five (25) lot Riverside Subdivision.

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**

Due to irregular lot sizes at Riverwalk and Riverside Villas subdivisions, the Agency contracted with Ubaldo Garcia Hernandez to design five (5) different plans that could be constructed on the lots. A number of amenities have been added which weren't previously required in Agency-sponsored housing. This will result in a significant increase in our standards.

Thirteen (13) builders expressed interest in participating in the construction of the homes. A lottery was held for the nine (9) of the lots. However only five (5) builders will be constructing the homes.

The sales price is considered to be fair market value based on the conditions for development that have been placed on the property.

**RECOMMENDATION**

Staff recommends the following actions:

1. The City Council adopt the resolution approving the sale of property at 703 Fresno Street to Embiem Properties and making related findings. The sales price is \$10,000.00.
2. The Successor Housing Agency adopt the resolution approving sale of property located at 703 Fresno Street.
3. The Successor Housing Agency adopt the resolution approving the Disposition and Development Agreement with Embiem Properties for property located at 703 Fresno Street.

JET:cm

Attachments:

-DDA Summary

-Resolutions (City & Successor Housing Agency)

**REVISED SUMMARY REPORT PURSUANT TO SECTION 33433 OF THE  
CALIFORNIA COMMUNITY REDEVELOPMENT LAW ON A  
PURCHASE AND SALE OF REAL PROPERTY AGREEMENT BY AND BETWEEN THE  
SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT  
AGENCY AND EMBIEM PROPERTIES**

This revised 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 revised Purchase and Sale of Real Property Agreement ("Agreement") between the Agency and Embiem Properties ("Developer"). The Agreement requires the Developer to build one (1) single family dwelling on lot identified as 703 Fresno Street which is a vacant lot in Madera, CA.

- I. A copy of the proposed Agreement between the Agency and Buyer is available upon request to the Agency, 428 E. Yosemite Avenue, Madera, California, 93638, telephone (559) 661-5110.
- II. The cost to the Agency to develop the property, including land acquisition costs and rehabilitation costs, is summarized as follows:
  - A. The cost of the Agreement to the Agency is:

<b>Description</b>	<b>Cost per lot</b>
Acquisition	\$8,207.95
Environmental Assessment	\$241.82
Engineering Design Storm Drain	\$2,109.19
Storm Drain Improvements	\$15,041.76
Architectural Services	\$2,954.55
Compaction Test	\$73.86
Construction Bid Related Cost	\$24.67
Sub division map cost	\$104.86
Relocate PG&E	\$4,528.36
Public Notice	
DFW Streambed App. Fee	\$41.86
City of Madera-Com. Facilities	\$359.28
<b>SUBTOTAL</b>	<b>\$33,688.18</b>
<b>LESS LAND SALE PROCEEDS</b>	<b>(\$10,000.00)</b>
<b>NET COST TO AGENCY PER LOT</b>	<b>\$23,688.18</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.
  - D. The purchase price pursuant to the proposed agreement is \$10,000.00.
  - 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

B. The proposed development will occupy one (1) parcel of land identified as 703 Fresno Street in Madera California. The Developer will construct one (1) single-family home on the parcel.

#### C. Developer Responsibilities

1. The Developer will purchase one (1) site from the Agency for \$10,000.00.
2. The Developer will design and construct one (1) single-family residential dwelling. The home and sales price are described as follows:
  - a. Front Yard Landscaping with Automatic irrigation system per approved landscape and irrigation plans.
  - b. Fenced Rear Yard per City of Madera Standards and Approved Plot Plan.
  - c. Granite Counter Tops with 4" back splash in kitchen, bathroom and laundry room.
  - d. 52-inch Ceiling Fans with light fixture kits in all bedrooms and living room.
  - e. Automatic Garage Door Opener with remote control.
  - f. Stainless Steel Appliances, including; Gas Range, Microwave/Hood and Dish Washer.
  - g. Garbage Disposal at kitchen sink.
  - h. Ceramic Tile Floors in Living Room, Kitchen, Restrooms, Laundry Room, Hallways and Entry.
  - i. Stain Resistant Carpet or Wood Veneer Floors in Bedrooms.
  - j. Exterior Rated Fiberglass or Wood Front Door.
  - k. Exterior Rated Fiberglass or Wood French Door at Patio.
  - l. Lifetime Composition Roofing or/ Concrete Tile Roofing per approved plans.
  - m. Stainless Steel Kitchen & Laundry Room Sinks with pull-out faucet.
  - n. Low VOC Semi-Gloss Interior Paint in Kitchen, Laundry Room, Bathrooms & Garage.
  - o. Low VOC Semi-Gloss Interior Paint on all interior doors, baseboards and trim.
  - p. Low VOC Egg-Shell Interior Paint in Bedrooms, Hallways, Living Room, Dining Room, Entry and Closets.
  - q. Finished Garage with 5/8" Type 'X' Gypsum board, Taped, Textured, Sealed & Painted with Semi-Gloss Interior Paint.
  - r. Building Exterior Materials & Embellishments per approved plans.

#### C. Agency Responsibilities

1. The Agency will convey one (1) parcel to the Developer for \$10,000.00

#### 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 one (1) single family home 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 703 FRESNO 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 703 Fresno 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 September 13, 2017; 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 17-

RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING THE SALE OF PROPERTY LOCATED AT 703 FRESNO STREET FOR THE CONSTRUCTION OF ONE (1) SINGLE FAMILY DWELLING UNIT ON EACH LOT LOCATED IN THE CITY OF MADERA

WHEREAS, Embiem Properties, 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 703 Fresno Street (the "Project"); and

WHEREAS, A mitigated negative declaration was certified by the Madera Planning Commission for the subdivision of the site in April of 2010. 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 April of 2010, 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 of 703 Fresno Street to Embiem Properties, 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.

\* \* \* \* \*

RESOLUTION NO. SHA 17-

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 ONE SINGLE FAMILY RESIDENCE LOCATED AT 703 FRESNO STREET AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE SUCCESSOR HOUSING AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

WHEREAS, Embiem Properties, 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 703 Fresno 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.

\* \* \* \* \*

Housing Authority  
of the  
City of Madera



## **MEMORANDUM**

**TO:** Madera City Council

**Date::** September 13, 2017

**Agenda Item** 7A

**FROM:** Linda M. Shaw  
Executive Director

**SUBJECT:** Consideration of a Minute Order Approving a Letter in Support of the Fair Housing Initiative Application and Authorizing the Mayor to Execute the Letter

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### **Executive Summary**

The Housing Authority of the City of Madera would like to submit a grant application for Fair Housing Initiative Program funds to do education and outreach on Fair Housing Practices and Policies. The Mayor plus two city council members suggested that a letter of support be considered and adopted to go along with the application.

### **Recommendation**

Council approve a minute order approving the attached letter for execution by the Mayor on behalf of the City Council.



Madera City Council

Mayor Andrew J. Medellin

Mayor Pro Tem Cece Foley Gallegos, District 1

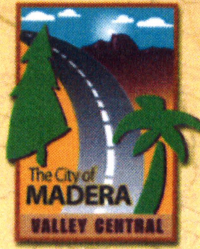
Council Member Jose Rodriguez, District 2

Council Member Donald E. Holley, District 6

Council Member Derek O. Robinson Sr., District 4

Council Member William Oliver, District 3

Council Member Charles F. Rigby, District 5



September 13, 2017

RE: Fair Housing Initiative Program – Education and Outreach Grant

Dear Fair Housing Initiative Program Grants Committee:

On behalf of the City Council and myself, we request your consideration of the proposal being submitted by the Housing Authority of the City of Madera (HACM). In accordance with the requirements of outreaching to elected officials, the media, community based organizations and others, as a governing body we will match your dollars with in-kind.

There are a total of seven elected officials, three of which will devote time to working with the Housing Authority throughout the duration of this project. This would include the Mayor, the Chairman of the HACM Board, and the Vice-Chair. The estimated costs of time donated would be \$5,000 at \$125.00 per hour for forty hours.

My colleagues and I fully support this proposed project and would ask that you give the housing authority favorable review as you make your selection. The Fair Housing Council of Central California supports our effort and is willing to provide guidance, if their assistance is required. Please give this matter your immediate attention.

Sincerely,

Andrew J. Medellin  
Mayor

Cc: Madera City Council  
Linda Marie Shaw, Executive Director