

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

Monday, September 17, 2012

9:00 a.m. – Regular Session

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

Action/Summary Minutes

1. CALL TO ORDER – REGULAR SESSION

Meeting called to order by the Chairperson Brett Frazier at 9:00 a.m.

ROLL CALL

Board Members Present:

Brett Frazier, Chairperson
Stell Manfredi, Vice-Chairperson
Ronn Dominici, Board Member
Donald Horal, Board Member
Dr. Cecilia Massetti, Board Member
Bob Wilson, Board Member

Board Member Absent:

Ric Arredondo, Board Member

Staff Members Present:

Successor Agency Executive Director Jim Taubert, Successor Agency Secretary Sandi Brown.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairperson Brett Frazier.

PUBLIC COMMENT

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

No public comments were offered.

2. CONSENT CALENDAR

2.1 Minutes of the Regular Meeting of the Oversight Board for August 13, 2012

Action: Approval of the minutes of the Oversight Board meeting for August 13, 2012 as presented on the Consent Calendar.

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

Vote: 6/0. Ayes: Board Members Frazier, Manfredi, Dominici, Horal, Massetti and Wilson; Noes: None; Absent: Board Member Arredondo.

3. PRESENTATIONS/ADMINISTRATIVE REPORTS

3.1 Consideration of Acceptance of the Agreed-Upon Procedures Audit as Prepared by Gallina LLP

Summary of staff report/recommendation: Successor Agency Executive Director Jim Taubert presented the staff report, noting that this audit is a requirement of ABx1 26 and AB1484. He explained that the audit has been completed and the major findings are summarized in the staff report. Mr. Taubert noted that following the acceptance of the Successor Agency and Oversight Board, the audit will be submitted to the Madera County Auditor-Controller. Discussion followed.

Action: Acceptance of the Agreed-Upon Procedures Audit as prepared by Gallina LLP.

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

Vote: 6/0. Ayes: Board Members Frazier, Manfredi, Dominici, Horal, Massetti and Wilson; Noes: None; Absent: Board Member Arredondo.

3.2 Housing Asset Transfer Form/Request to Meet and Confer

Summary of staff report/recommendation: Successor Agency Executive Director Jim Taubert presented the staff report noting that AB1484 required the submittal of a Housing Asset Transfer report to DOF by August 1, 2012, and stated we have received notification from DOF objecting to four items on the report, which are outlined in the staff report. Mr. Taubert indicated that AB1484 provides for a Meet and Confer process if staff disagrees with DOF rulings, and staff has requested a 'Meet and Confer' on two of the four findings. Discussion followed. Informational report – no action is required.

3.3 Report on Redevelopment Legislation

Summary of staff report/recommendation: Successor Agency Executive Director Jim Taubert presented the Oversight Board with an update on recent legislation as it relates to redevelopment and economic development activities, and noted three bills are on the governor's desk for signature. Discussion followed. Informational report – no action is required.

4. NEW BUSINESS

4.1 Public Hearing Regarding the Consideration of Resolutions Acknowledging and Approving the 33433 Report Concerning the Sale of Real Property Located at 109 South B Street (APN 007-165-011) and 111 South B Street (APN 007-165-010) and Disposition and Development Agreement with Camarena Health

Board Member Massetti stated she wished to recuse herself from participating in this item citing a conflict of interest as Board Member of Camarena Health and exited the Council Chambers at 9:11 a.m.

Summary of staff report/recommendation: Mr. Taubert presented the staff report describing the location of the property being sold to Camarena Health located at 109 and 111 South B Street, noting that Camarena's intent is to construct an administrative building with parking stalls on the property. The sales price is \$67,500.00 considered to be fair-market value based on an appraisal by Peter Cooper, MAI. He added that staff is recommending approval of the sale of property to Camarena Health. No additional questions were asked.

The Chairperson opened the public hearing portion of the meeting at 9:22 a.m. There were no comments offered and the public hearing was closed.

Action: Adopted Resolution No. OB 12-28, approving a resolution of the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency of the City of Madera, California acknowledging and approving the sale of property known as 109 and 111 South 'B' Streets for the construction of a 4,416 sf medical building with 13 parking stalls on the site located in the City of Madera.

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

Vote: 5/1/0. Ayes: Board Members Frazier, Manfredi, Dominici, Horal, and Wilson; Abstention: Board Member Massetti; Noes: None; Absent: Board Member Arredondo.

Action: Adopted Resolution No. OB 12-29, approving a resolution of the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency of the City of Madera, California acknowledging and approving the Disposition and Development Agreement for the for the construction of a 4,416 sf medical building with 13 parking stalls at 109 and 111 South 'B' Street.

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

Vote: 5/1/0. Ayes: Board Members Frazier, Manfredi, Dominici, Horal, and Wilson; Abstention: Board Member Massetti; Noes: None; Absent: Board Member Arredondo.

Board Member Massetti returned to the Chambers at 9:15 a.m.

4.2 Consideration of a Resolution Acknowledging and Approving an Amendment to Agreement with Krazan and Associates Inc., for Environmental Services for Soil and Groundwater Remediation at 1350 East Yosemite Avenue in the City of Madera

Summary of staff report/recommendation: Successor Agency Executive Director Jim Taubert presented the staff report noting the Oversight Board has the authority to approve grants submitted by the Successor Agency, and noted this is an on-going grant for soil and groundwater remediation at 1350 East Yosemite Avenue. Mr. Taubert advised that the Agency has been notified of the award of additional grant funding in the amount of \$366,482.00 from the Orphan Site Cleanup Fund, with no matching funds required. Mr. Taubert explained that Krazan and Associates are coordinating the cleanup project and staff is recommending amending the Krazan agreement in an amount not to exceed \$366,482.00. Discussion followed.

Action: Adopted Resolution No. OB 12-30, approving a resolution of the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency of the City of Madera, California acknowledging and approving an amendment to agreement with Krazan and Associates Inc., for environmental services for soil and groundwater remediation at 1350 East Yosemite Avenue and authorizing the Executive Director of the Successor Agency to approve contingencies of up to ten percent.

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

Vote: 6/0. Ayes: Board Members Frazier, Manfredi, Dominici, Horal, Massetti and Wilson; Noes: None; Absent: Board Member Arredondo.

5. GENERAL

There are no items for this section.

6. BOARD MEMBER REPORTS

No reports were offered by the members of the Board.

7. ADJOURNMENT

The meeting was adjourned at 9:20 a.m.

Respectfully submitted by:

Sandi Brown, Agency Secretary

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