

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

**Monday, October 14, 2014**

**9:00 a.m. – Regular Session**

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

**Action/Summary Minutes**

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

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

**ROLL CALL**

**Board Members Present:**

Gary Svanda, Chairperson

Stell Manfredi, Vice-Chairperson

Bob Wilson, Board Member

Geri Kendall Cox, Alternate Board Member

Donald Horal, Board Member

Manuel Nevarez, Board Member – arrived at 9:08 a.m., after roll was called.

**Board Members Absent:**

Ric Arredondo, Board Member

**Successor Agency Staff Members Present:**

Executive Director James Taubert, City Clerk Sonia Alvarez and Recording Secretary Claudia Mendoza

The Pledge of Allegiance was led by Board Member Wilson.

**PUBLIC COMMENT**

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

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

**2. CONSENT CALENDAR**

**2.1 Minutes of the Regular Meeting of the Oversight Board for September 15, 2014**

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

**Moved by: Board Member Manfredi; seconded by Board Member Horal.**

**Vote: 5/0. Ayes: Board Members Svanda, Manfredi, Wilson, Cox and Horal**

**Noes: None**

**Absent: Board Members Nevarez and Arredondo**

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

#### **3.1 Communications from the Department of Finance**

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

Executive Director Taubert presented a staff report stating that the Department of Finance is not approving the transfer of 300 South G Street to the County and is withholding approval of the Long Range Property Management Plan. In March 2013, the Oversight Board approved the acquisition. In May 2013, the Department of Finance asked the Board to reconsider the action. In June 2013 the Oversight Board reconsidered and once again approved the acquisition. We notified them, they did not respond within the required five (5) days so we closed escrow.

Board Member Manfredi asked if the State gave an explanation as to why it is not approved so your legal counsel can respond? Executive Director Taubert responded that legal counsel is currently preparing a response, and the State has not given an explanation. In fact now, they have not returned emails.

Executive Director Taubert stated that he believes what the State is focusing on is our agreement which specifically states rehab library, demo jail or something from the five (5) year implementation plan; it did not say acquire property.

Board Member Manfredi asked if there is an appeal process? Executive Director Taubert stated that there is no "Meet and Confer". Board Member Manfredi also asked if they do not change their mind based on the legal response from the Successor Agency/Oversight Board, then that is it? Executive Director Taubert responded, yes. The key is the legal counsel's response.

Board Member Svanda asked what is "Plan B". Executive Director Taubert responded that we would go to court.

Board Member Manfredi stated that this a big deal for the City of Madera and County of Madera, it is \$880,000.00 committed for this and it is clearly in the RDA's purview to do this. Executive Director Taubert stated that we went into closed session with the Board and they directed we acquire the property to satisfy our obligation.

Board Member Manfredi asked why are they digging their feet in, for something that appears to be so obvious. Executive Director Taubert responded that they made a mistake and did not read the email, the five (5) days lapsed and we closed escrow.

Board Member Svanda stated that ultimately it benefited the State of California and the Department of Finance by the agreement we made that had to do with the courts facility. They were a part of the financing package and yet, one area of Department of Finance is not talking to the other. That would be the most apparent thing glaring at him if he looks at this from the Department of Finance's point of view; What is this? How does this fit into the plans overall? Was it a legitimate commitment made by Redevelopment Agency at the time? All has to be answered yes. The County, the Administrative Office of the Courts and the City all benefited and it was a legitimate agreement at the time for Redevelopment Agency to make that deal.

Board Member Svanda stated that we understand the current position and what activity is going on with our response and we do have a "Plan B" should that not be fruitful. We hope you keep the Board abreast of any initiatives or information. Executive Director Taubert responded that we will send you a copy of the legal response.

### **4. NEW BUSINESS**

#### **4.1 Consideration of a Resolution Approving an Agreement with SIM Architects Related to the Rehabilitation of 5 East Yosemite Avenue**

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

Executive Director Taubert reported that the previous tenants left the building in fairly poor condition and the bigger issue is that we have ADA problems.

Board Member Manfredi asked does an expenditure like this have to be approved by the Department of Finance? Executive Director Taubert responded yes it is in our ROPS, the plan has to be approved before we lease this building. Board Member Wilson stated that this is bond funds, so it is easier for the Department of Finance to look at.

**Action:** Adopted Resolution No. OB 14-11, Approving agreement with SIM Architects for architectural services related to the 5 East Yosemite Avenue Project  
**Moved by:** Board Member Wilson; seconded by Board Member Cox.  
**Vote:** 6/0. Ayes: Board Members Svanda, Manfredi, Wilson, Cox, Horal and Nevarez  
Noes: None  
Absent: Board Member Arredondo

**5. GENERAL**

There are no items for this section.

**6. BOARD MEMBER REPORTS**

No reports were offered.

**7. ADJOURNMENT**

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

Respectfully submitted by,

Claudia Mendoza, Agency Secretary

/cm