

**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, Recording Secretary

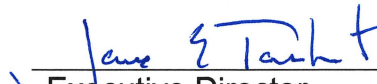
\_\_\_\_\_  
Chairperson

/cm

# **REPORT TO THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY**

**BOARD MEETING OF:** February 17, 2015  
**AGENDA ITEM NUMBER:** 3.1

**APPROVED BY:**

  
Executive Director

**Subject:** Consideration of a Resolution Adopting the Madera Recognized Obligation Payment Schedule 15-16A (ROPS) Representing the Period July 1, 2015 to December 31, 2015

**Summary:** The Oversight Board will consider a resolution approving the Recognized Obligation Payment Schedule 15-16A (ROPS) for the period July 1, 2015 to December 31, 2015

## **HISTORY/BACKGROUND**

AB 1484 requires the submittal of an approved ROPS by March 3, 2015. Failure to comply can result in a fine of \$10,000.00 per day

During the prior ROPS 13-14 A period we received our "Finding of Completion" and submitted a Long Range Property Management Plan. Per H&S code section 34193.3 C(2)(A) the Finding of Completion allows the Successor Agency to proceed with the expenditure of bond funds in a manner that is consistent with our covenants. We are still awaiting approval of our Long Range Property Management Plan.

## **SITUATION**

Per AB 1484 H&S Code Section 34176(g)(1)(A) the Successor Housing Agency has notified the Successor Agency that funding would be needed for the following:

- 1) Riverside Villas – Relocate storm drainage line and make lot line adjustments.
- 2) Riverwalk Subdivision – Construct Riverwalk Drive between A and C Streets – Initiate negotiations for the church, Cappelluti, and Gee properties.

These projects will count towards addressing our replacement housing obligations. Other projects included in the ROPS are as follows:

<b><u>Project</u></b>	<b><u>Funding Source</u></b>
1) Yosemite/Elm Signal	Bond Proceeds
2) Avenue 16 Linear Park	Bond Proceeds
3) Riverwalk Street Improvements	Bond Proceeds
4) Riverwalk Acquisitions	Bond Proceeds
5) Riverside Villas Storm Drainage	Bond Proceeds
6) 5 E. Yosemite Rehab	Bond Proceeds
7) Knox Stinson streetlight project	Bond Proceeds
8) Southwest Industrial Park Master Plan	Bond Proceeds

**RECOMMENDATION**

Staff recommends the Oversight Board adopt the resolution approving the Madera Recognized Obligation Payment Schedule 15-1A representing the period July 1, 2015 to December 31, 2015.

JET:cm

Attachments:

- Resolution (Agency)
- ROPS



## **RESOLUTION NO. OB 15-**

### **RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 15-16A FOR THE PERIOD JULY 1, 2015 THROUGH DECEMBER 31, 2015**

WHEREAS, the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency has been appointed pursuant to the provision of Health and Safety Code Section 34179; and

WHEREAS, Health and Safety Code Section 34177(l)(2)(B) and 34180(g) require the approval of the Recognized Obligation Payment Schedule (ROPS) by the Oversight Board; and

WHEREAS, a Recognized Obligation Payment Schedule for the period July 1, 2015 through December 31, 2015 has been prepared in a format provided by the California Department of Finance; and

WHEREAS, on February 11, 2015 the Successor Agency to the former Madera Redevelopment Agency approved the Recognized Obligation Payment Schedule for the period July 1, 2015 through December 31, 2015; and

WHEREAS, the Recognized Obligation Payment Schedule, in a form approved by the Successor Agency to the former Madera Redevelopment Agency, is presented to the Oversight Board for its consideration at a regular meeting of the Oversight Board held on February 17, 2015.

NOW, THEREFORE, the Oversight Board of the Successor Agency to the former Madera Redevelopment Agency hereby finds, orders, and resolves:

1. The above recitals are true and correct.
2. The Oversight Board has reviewed and considered the Recognized Obligation Payment Schedule for the period July 1, 2015 through December 31, 2015 as presented and approved by the Successor Agency to the former Madera Redevelopment Agency, a copy of which is attached hereto as Exhibit A.
3. The Recognized Obligation Payment Schedule for the period July 1, 2015 through December 31, 2015, as set forth in Exhibit A attached hereto and by this reference incorporated herein, is hereby approved by the Oversight Board.
4. The certification of the Summary of Recognized Obligation Payment Schedule page is hereby approved and the Chairperson is authorized to execute the document on behalf of the Oversight Board.
5. The Oversight Board authorizes and directs the Executive Director of the Successor Agency to the former Madera Redevelopment Agency to:
  - (a) Transmit a copy of the adopted Recognized Obligation Payment Schedule for the period July 1, 2015 through December 31, 2015 by mail or electronic means to the State Department of Finance, the State Controller's Office, the Madera County Auditor-Controller, and the Madera County Administrative Officer.

(b) Post the Recognized Obligation Payment Schedule for the period July 1, 2015 through December 31, 2015 on the City's website.

6. This resolution shall become effective immediately upon adoption.

\* \* \* \* \*

PASSED AND ADOPTED by the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency of the City of Madera this 17<sup>th</sup> day of February 2015 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Chairperson

ATTEST:

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Claudia Mendoza, Recording Secretary

## Recognized Obligation Payment Schedule (ROPS 15-16A) - Summary

Filed for the July 1, 2015 through December 31, 2015 Period

Name of Successor Agency: Madera City  
Name of County: Madera

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
<b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding</b>		
<b>A Sources (B+C+D):</b>		<b>\$ 4,280,595</b>
B Bond Proceeds Funding (ROPS Detail)		3,613,655
C Reserve Balance Funding (ROPS Detail)		621,940
D Other Funding (ROPS Detail)		45,000
<b>E Enforceable Obligations Funded with RPTTF Funding (F+G):</b>		<b>\$ 1,900,000</b>
F Non-Administrative Costs (ROPS Detail)		1,775,000
G Administrative Costs (ROPS Detail)		125,000
<b>H Current Period Enforceable Obligations (A+E):</b>		<b>\$ 6,180,595</b>
<b>Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>		
I Enforceable Obligations funded with RPTTF (E):		1,900,000
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)		(2,304)
<b>K Adjusted Current Period RPTTF Requested Funding (I-J)</b>		<b>\$ 1,897,696</b>
<b>County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>		
L Enforceable Obligations funded with RPTTF (E):		1,900,000
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)		-
<b>N Adjusted Current Period RPTTF Requested Funding (L-M)</b>		<b>1,900,000</b>

Certification of Oversight Board Chairman:  
Pursuant to Section 34177 (m) of the Health and Safety code, I  
hereby certify that the above is a true and accurate Recognized  
Obligation Payment Schedule for the above named agency.

_____ Name	_____ Title
/s/ _____ Signature	_____ Date



# Recognized Obligation Payment Schedule (ROPS 15-16A) - Report of Cash Balances

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see [https://rad.dof.ca.gov/rad-sa/pdf/Cash\\_Balance\\_Agency\\_Tips\\_Sheet.pdf](https://rad.dof.ca.gov/rad-sa/pdf/Cash_Balance_Agency_Tips_Sheet.pdf).

A	B	C	D	E	F	G	H	I
	Cash Balance Information by ROPS Period	Fund Sources						Comments
		Bond Proceeds		Reserve Balance		Other	RPTTF	
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin	
<b>ROPS 14-15A Actuals (07/01/14 - 12/31/14)</b>								
1	Beginning Available Cash Balance (Actual 07/01/14)	10,567,682		123,279	18,097		-	\$18,097 PPA 13-14B
2	Revenue/Income (Actual 12/31/14) RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014	67,599				369,217	1,999,995	\$369,217 Loan from city approved DOF
3	Expenditures for ROPS 14-15A Enforceable Obligations (Actual 12/31/14) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	21,852		123,279		369,217	1,997,691	\$369,217 Loan From City approved
4	Retention of Available Cash Balance (Actual 12/31/14) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	3,425,522						\$2,548,798 2008 Bond Reserve with Trustee \$469,806 1998 Bond Reserve with Trustee \$406,918 2003 Bond Reserve with SA
5	ROPS 14-15A RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15A PPA in the Report of PPA, Column S	No entry required					2,304	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 7,187,907	\$ -	\$ -	\$ 18,097	\$ -	\$ -	
<b>ROPS 14-15B Estimate (01/01/15 - 06/30/15)</b>								
7	Beginning Available Cash Balance (Actual 01/01/15) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 10,613,429	\$ -	\$ -	\$ 18,097	\$ -	\$ 2,304	\$18,097 PPA 13-14B
8	Revenue/Income (Estimate 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015						2,324,970	
9	Expenditures for ROPS 14-15B Enforceable Obligations (Estimate 06/30/15)				18,097		1,703,030	
10	Retention of Available Cash Balance (Estimate 06/30/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)						621,940	
11	Ending Estimated Available Cash Balance (7 + 8 - 9 - 10)	\$ 10,613,429	\$ -	\$ -	\$ -	\$ -	\$ 2,304	

Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail July 1, 2015 through December 31, 2015 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
								\$ 93,732,825		\$ 3,613,655	\$ 621,940	\$ 45,000	\$ 1,775,000	\$ 125,000	\$ 6,180,595
1	1998 Tax Allocation Bond	Bonds Issued On or	10/7/1998	10/7/2028	BNYMellon	Bonds issue to fund RDA projects		8,577,708	N				272,900		\$ 272,900
2	2003 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	10/30/2003	10/30/2033	BNYMellon	Bonds issue to fund RDA projects		23,554,091	N		621,940		317,585		\$ 939,525
3	2008A Tax Allocation Bond	Bonds Issued On or Before 12/31/10	9/10/2008	9/10/2038	BNYMellon	Bonds issue to fund non-housing projects		43,908,516	N				989,025		\$ 989,025
4	2008B Tax Allocation Bond	Bonds Issued On or Before 12/31/10	9/10/2008	9/10/2038	BNYMellon	Bonds issue to fund housing projects		6,292,997	N				171,490		\$ 171,490
5	BNYMT Trustee fees 1998 Series	Bonds Issued On or Before 12/31/10	10/7/1998	10/7/2028	BNYMellon	Trustee Fees		49,000	N				5,000		\$ 5,000
6	BNYMT Trustee fees 2003 Series	Bonds Issued On or Before 12/31/10	10/30/2003	10/30/2033	BNYMellon	Trustee Fees		64,000	N				5,000		\$ 5,000
7	BNYMT Trustee fees 2008 Series & Arbitrage	Bonds Issued On or Before 12/31/10	9/10/2008	9/10/2038	BNYMellon	Trustee Fees		181,100	N				10,000		\$ 10,000
8	Arbitrage Calculations - contract	Bonds Issued On or Before 12/31/10	10/1/2012	9/10/2038	BNYMellon	Bond Required Arbitrage calc		58,600	N				4,000		\$ 4,000
9	Bond Dissemination	Legal	9/10/2008	9/10/2038	Orrick	Bond Requirement		50,000	N						\$ -
20	Affordable Housing Monitoring	Project Management Costs	2/1/2008	9/10/2038	Personnel Staff	Affordable housing monitoring			Y						\$ -
21	Property Management	Property Maintenance	2/1/2008	9/10/2038	Personnel Staff	Facility and Lot maintenance		114,000	N	10,000					\$ 10,000
25	Required Public Noticing	Property Dispositions	2/1/2008	9/10/2038	H&S Code 34433	77 parcels @ \$250 + 4hrs each			Y						\$ -
26	Replacement Housing Obligation program cost	Miscellaneous	12/24/2009	9/10/2038	Payee not listed	Adm & Management			Y						\$ -
27	Commercial Property Liquidation	Property Dispositions	2/1/2008	9/10/2038	Payee not listed	Commercial Properties		160,240	N						\$ -
29	Insurance Premiums	Miscellaneous	2/1/2008	9/10/2038	Payee not listed	Liability, Property Insurance		-	Y						\$ -
30	Oversight Board	Miscellaneous	2/1/2008	9/10/2038	Payee not listed	Oversight Board		-	Y						\$ -
31	Herbicide Property Maintenance	Property Maintenance	2/1/2008	9/10/2038	Payee not listed	Weed Control on SA properties		15,000	N	3,000					\$ 3,000
32	Property Tax Services	Miscellaneous	2/1/2008	9/10/2038	Fraser & Associates	Property Tax Services		-	Y						\$ -
34	Successor Agency Board Members	Miscellaneous	2/1/2008	9/10/2038	Payee not listed	Salaries Board Members		-	Y						\$ -
35	SA OB Web Development	Miscellaneous	2/1/2008	9/10/2038	Emo Creative	H&S 34179 Web Site development		-	Y						\$ -
36	Employee Leave Balances	Miscellaneous	2/1/2008	9/10/2038	Payee not listed	Employee Leave Balances		-	N						\$ -
38	Riverside Villas	Improvement/Infrastr ucture	3/24/2011	9/10/2038	Payee not listed	Storm drainage		330,000	N	330,000					\$ 330,000
39	Midtown Village Subdivision	Miscellaneous	10/14/2009	9/10/2038	Payee not listed	\$1,126,000 Expensed to Date			N						\$ -
40	MUSD 308 S. J Street	Miscellaneous	2/1/2008	9/10/2038	Payee not listed	Update Plans		-	N						\$ -
43	Avenue 16 Landscape Project	Improvement/Infrastr ucture	10/11/2006	9/10/2038	Payee not listed	\$138,800 Expensed to Date		250,000	N	250,000					\$ 250,000
47	Airport Infrastructure Master Plan	Improvement/Infrastr ucture	7/21/1999	9/10/2038	Payee not listed	\$89,499 Expensed to Date		-	N						\$ -
48	Southwest Industrial Park Master Plan	Professional Services	9/9/2009	9/10/2038	NorthStar PO 661	Master Plan Traffic Circulation-SW Madera Industrial Area (Agmt \$136,629 + 10% Contingency- \$13,629)		93,814	N	93,814					\$ 93,814
49	"E" Street Improvement Project	Improvement/Infrastr ucture	9/1/1991	9/10/2038	Payee not listed	Construction is out		-	N						\$ -
53	Successor Agency Employee Cost	Project Management Costs	9/1/1991	9/10/2038	Successor Agency	Payroll Cost		-	Y						\$ -
54	SA Admin Costs	Admin Costs	1/1/2012	9/10/2038	Successor Agency	Administrative Costs		6,125,000	N					125,000	\$ 125,000
58	Adell Imp Project	Improvement/Infrastr ucture	3/11/2009	9/10/2038	Quad Knopf PO 663	Engineering/Surveying - Adell Improvement Project (Contract for \$128,120 + 10% - \$140,900;CO \$5,150) Proj No. 90058		18,000	N	18,000					\$ 18,000
59	Adell Improvement Project	Improvement/Infrastr ucture	3/11/2009	9/10/2038	Payee not listed	\$133,940 Expensed to Date			Y						\$ -

Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail															
July 1, 2015 through December 31, 2015															
(Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
60	Ave 16 Improvements	Improvement/Infrastructure	10/11/2006	9/10/2038	Blair, Church and Flynn	Ave 16 - 3rd Amend-\$10,500 Proj No. 206-0427 - EW2 & 4th Amend-\$44,400- Proj No. 206-0427		-	Y						\$ -
61	Canal Relocation	Improvement/Infrastructure	10/14/2009	9/10/2038	Quad Knopf PO 662	Eng Srv - Relocation of MID Canal between 7th & E Streets relocating to Clinton ROW Proj No. 90222		46,266	N	46,266					\$ 46,266
62	Laurel Linear Park	Improvement/Infrastructure	10/14/2009	9/10/2038	Blair, Church & Flynn	Eng Srv-Sunset/Laurel/Riverview Linear Park Project- No. 209-0326		9,200	N	9,200					\$ 9,200
65	Housing Bond Fund Obligations	Miscellaneous	8/15/2008	9/10/2038	Payee not listed	2008B Tax Exempt Bond Proceeds			Y						\$ -
66	Riverwalk Subdivision	Improvement/Infrastructure	1/15/2014	9/10/2038	Payee not listed	\$5,135,000 Expensed to Date		1,328,375	N	1,328,375					\$ 1,328,375
67	Riverwalk Subdivision	Improvement/Infrastructure	1/15/2014	9/10/2038	Payee not listed	Property Acquisition		360,000	N	360,000					\$ 360,000
68	Lake/Adell Street Project	Improvement/Infrastructure	1/14/2009	9/10/2038	City of Madera - Engineering	Reimburse Agmt for Eng Srv - Lake/Adell - contract with Yamabe/Horn		-	Y						\$ -
70	Central Madera Street Project	Improvement/Infrastructure	1/14/2009	9/10/2038	Blair, Church & Flynn PO 660	Eng/Design - central Madera Residential District Proj No. 208-0541		83,513	N						\$ -
71	Midtown Village	Improvement/Infrastructure	10/14/2009	9/10/2038	Precision Engineering	6th & Sycamore Subdivision(Midtown) - Civil Eng. Srv #08-131			Y						\$ -
72	Midtown Village	Improvement/Infrastructure	10/14/2009	9/10/2038	TRIAD	6th & Sycamore Subdivision(Midtown) - Precise Plan - Project No.8077			Y						\$ -
73	Midtown Village	Improvement/Infrastructure	10/14/2009	9/10/2038	California Utility Consultants	Utility Project Mgmt Services - 6th & Sycamore Subdivision			Y						\$ -
74	Midtown Village	Improvement/Infrastructure	10/14/2009	9/10/2038	Technician Eng. Services, Inc. (11/10/10)	Geotech Eng Services - Midtown Subdivision (6th/Sycamore)			Y						\$ -
75	Project Operations	Project Management Costs	1/1/2012	9/10/2038	Payee not listed	Contract Services		60,000	N	20,000					\$ 20,000
76	Project Operations	Project Management Costs	1/1/2012	9/10/2038	Payee not listed	Utilities		74,500	N	6,000					\$ 6,000
77	Project Operations	Project Management Costs	1/1/2012	9/10/2038	Payee not listed	Profession Dues & Assessments		17,580	N	6,000					\$ 6,000
78	Project Operations	Project Management Costs	1/1/2012	9/10/2038	Payee not listed	Other Supplies		38,725	N	12,000					\$ 12,000
79	Riverwalk Subdivision	Improvement/Infrastructure	1/1/2012	9/10/2038	California Utility Consultants	Utility Project Mgmt Services - Riverwalk Subdivision			Y						\$ -
82	Elm & Yosemite Traffic Signal	Improvement/Infrastructure	6/14/2009	9/10/2038	Payee not listed	DDA - Impact Fees may fund project		475,000	N	475,000					\$ 475,000
83	SA Project Employee Cost	Project Management Costs	1/1/2012	9/10/2038	Payee not listed	Project Management		380,000	N	80,000					\$ 80,000
85	Property Maintenance 428 Yosemite	Property Maintenance	1/1/2012	9/10/2038	Payee not listed	Property Maintenance 428 Yosemite		48,000	N	2,000					\$ 2,000
86	Property Maintenance 120 N. E St.	Property Maintenance	1/1/2012	9/10/2038	Payee not listed	Property Maintenance 128 N E St		135,000	N	6,000					\$ 6,000
88	Replacement Housing Obligation	Miscellaneous	12/24/2009	9/10/2038	Payee not listed	Loan & Incentives			N						\$ -
89	Bond Reserve Requirement	Legal	1/1/2012	9/10/2038	Payee not listed	Bond Reserve Requirement		-	Y						\$ -
91	NSP3 Projects	Admin Costs	5/15/2011	9/10/2038	Payee not listed	Project Management		150,000	N			45,000			\$ 45,000
94	CDBG	Miscellaneous	1/1/2012	9/10/2038	Payee not listed	Management		-	Y						\$ -
95	Property Maintenance 5 E. Yosemite	Property Maintenance	1/1/2012	9/10/2038	Payee not listed	Property Maintenance 5 E Yosemite		134,600	N	8,000					\$ 8,000
96	State CalHFA Loan HELP	Third-Party Loans	9/14/2005	9/10/2038	CALHFA	Loan for affordable Multi Family housing		-	Y						\$ -
149	2003 Tax Allocation Bond Bond Reserve Requirement	Bonds Issued On or Before 12/31/10	9/3/2013	9/10/2038	BNYMellon	Bonds issue to fund RDA projects		-	Y						\$ -
150	Remodel 5 E. Yosemite	Improvement/Infrastructure	7/30/2014	10/30/2014	Contractor unknown	Restore for continued trancient use as permitted in grant agmt		325,000	N	325,000					\$ 325,000



Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail July 1, 2015 through December 31, 2015 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
151	Loan from City for Sept 2014 Bond Payment	City/County Loans After 6/27/11	8/13/2014	3/20/2014	City of Madera	City Loan to SA for debt service		-	Y						\$ -
152	Carry forward for next period Debt service	Reserves	9/15/2014	9/1/2015	BNYMellon	Debt Service		-	N						\$ -
153	Knox Stinson streetlight project	Improvement/Infrastr ucture	2/1/2015	6/30/2015	unknown	Final Phase of Streetlight project		225,000	N	225,000					\$ 225,000

<p align="center"><b>Recognized Obligation Payment Schedule (ROPS 15-16A) - Report of Prior Period Adjustments</b></p> <p align="center">Reported for the ROPS 14-15A (July 1, 2014 through December 31, 2014) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)</p> <p align="center">(Report Amounts in Whole Dollars)</p>	

**ROPS 14-15A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA)** Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15A (July through December 2014) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16A (July through December 2015) period will be offset by the SAs self-reported ROPS 14-15A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

<p><b>ROPS 14-15A CAC PPA:</b> To be completed by the CAC upon submittal of the ROPS 15-16A by the SA to Finance and the CAC. Note that CACs will need to enter their own formulas at the line item level pursuant to the manner in which they calculate the PPA. Also note that the Admin amounts do not need to be listed at the line item level and may be entered as a lump sum.</p>	
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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures											SA Comments	RPTTF Expenditures							Net CAC Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16A Requested RPTTF)	CAC Comments
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin			Admin																	
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)										
		\$ 3,234,266	\$ 21,852	\$ 492,498	\$ 123,279	\$ 369,217	\$ 369,217	\$ 1,874,995	\$ 1,874,995	\$ 1,874,995	\$ 1,872,691	\$ 2,304	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ 2,304			\$ -			\$ -				
1	1998 Tax Allocation	-		-		-		270,855	270,855	\$ 270,855	\$ 270,855	\$ -						\$ -							\$ -			
2	2003 Tax Allocation	-		492,498	123,279	369,217	369,217	435,757	435,757	\$ 435,757	\$ 435,757	\$ -						\$ -							\$ -			
3	2008A Tax Allocation Bond	-		-		-		981,304	981,304	\$ 981,304	981,302	\$ 2						\$ 2										
4	2008B Tax Allocation Bond	-		-		-		173,079	173,079	\$ 173,079	173,079	\$ -						\$ -										
5	BNYMT Trustee fees 1998 Series	-		-		-		3,000	3,000	\$ 3,000	3,000	\$ -						\$ -										
6	BNYMT Trustee fees 2003 Series	-		-		-		3,000	3,000	\$ 3,000	1,364	\$ 1,364						\$ 1,364										
7	BNYMT Trustee fees 2008 Series & Arbitrage	-		-		-		4,000	4,000	\$ 4,000	4,000	\$ -						\$ -										
8	Arbitrage Calculations - contract	-		-		-		4,000	4,000	\$ 4,000	3,082	\$ 938						\$ 938										
9	Bond Dissemination	-		-		-		-		\$ -	-	\$ -						\$ -										
10	State CalHFA Loan HELP	-		-		-		-		\$ -	-	\$ -						\$ -										
12	Continuing Disclosure Rpt	-		-		-		-		\$ -	-	\$ -						\$ -										
18	Standard & Poors Report	-		-		-		-		\$ -	-	\$ -						\$ -										
20	Affordable Housing Monitoring	-		-		-		-		\$ -	-	\$ -						\$ -										
21	Property Management	10,000		-		-		-		\$ -	-	\$ -						\$ -										
22	Public Notice Requirement	-		-		-		-		\$ -	-	\$ -						\$ -										
23	SA & Oversight Board Meeting pre & post	-		-		-		-		\$ -	-	\$ -						\$ -										
24	OSCA GRANT	-		-		-		-		\$ -	-	\$ -						\$ -										
25	Required Public Noticing	-		-		-		-		\$ -	-	\$ -						\$ -										
26	Replacement Housing Obligation program cost	-		-		-		-		\$ -	-	\$ -						\$ -										
27	Commercial Property Liquidation	-		-		-		-		\$ -	-	\$ -						\$ -										
29	Insurance Premiums	-		-		-		-		\$ -	-	\$ -						\$ -										
30	Oversight Board	-		-		-		-		\$ -	-	\$ -						\$ -										
31	Herbicide Property Maintenance	3,000		-		-		-		\$ -	-	\$ -						\$ -										
32	Property Tax Services	-		-		-		-		\$ -	-	\$ -						\$ -										
33	City Services	-		-		-		-		\$ -	-	\$ -						\$ -										
34	Successor Agency Board Members	-		-		-		-		\$ -	-	\$ -						\$ -										
35	SA OB Web Development	-		-		-		-		\$ -	-	\$ -						\$ -										
36	Employee Leave Balances	-		-		-		-		\$ -	-	\$ -						\$ -										
38	Riverside Villas	330,000	1,325	-		-		-		\$ -	-	\$ -						\$ -										
39	Midtown Village Subdivision	-		-		-		-		\$ -	-	\$ -						\$ -										
40	MUSD 308 S. J Street	-		-		-		-		\$ -	-	\$ -						\$ -										
41	County of Madera Courthouse Agmt	-		-		-		-		\$ -	-	\$ -						\$ -										
43	Avenue 16 Landscape Project	250,000		-		-		-		\$ -	-	\$ -						\$ -										
46	Laurel Linear Park	-		-		-		-		\$ -	-	\$ -						\$ -										
47	Airport Infrastructure Master Plan	-		-		-		-		\$ -	-	\$ -						\$ -										
48	Southwest Industrial Park Master Plan	20,000	2,458	-		-		-		\$ -	-	\$ -						\$ -										
49	"E" Street Improvement Project	-		-		-		-		\$ -	-	\$ -						\$ -										
50	Property Tax Admin Fee	-		-		-		-		\$ -	-	\$ -						\$ -										
53	Successor Agency Employee Cost	-		-		-		-		\$ -	-	\$ -						\$ -										
54	SA Admin Costs	-		-		-		-		\$ -	-	\$ -	125,000	125,000		125,000		\$ -										
56	PG&E	-		-		-		-		\$ -	-	\$ -						\$ -										
57	PG&E	-		-		-		-		\$ -	-	\$ -						\$ -										
58	Adell Imp Project	20,000	2,849	-		-		-		\$ -	-	\$ -						\$ -										
59	Adell Improvement Project	-		-		-		-		\$ -	-	\$ -						\$ -										
60	Ave 16 Improvements	-		-		-		-		\$ -	-	\$ -						\$ -										
61	Canal Relocation	46,266		-		-		-		\$ -	-	\$ -						\$ -										
62	Laurel Linear Park	10,000	804	-		-		-		\$ -	-	\$ -						\$ -										
65	Housing Bond Fund Obligations	-		-		-		-		\$ -	-	\$ -						\$ -										
66	Riverwalk Subdivision	1,330,000	1,625	-		-		-		\$ -	-	\$ -						\$ -										
67	Riverwalk Subdivision	360,000		-		-		-		\$ -	-	\$ -						\$ -										

<p align="center"><b>Recognized Obligation Payment Schedule(ROPS 15-16A) - Report of Prior Period Adjustments</b>          reported for the ROPS 14-15A (July 1, 2014 through December 31, 2014) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)          (Report Amounts in Whole Dollars)</p>	
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**ROPS 14-15A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA)** Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15A (July through December 2014) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16A (July through December 2015) period will be offset by the SAs self-reported ROPS 14-15A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

	<p><b>ROPS 14-15A CAC PPA:</b> To be completed by the CAC upon submittal of the ROPS 15-16A by the SA to Finance and the CAC. Note that CACs will need to enter their own formulas at the line item level pursuant to the manner in which they calculate the PPA. Also note that the Admin amounts do not need to be listed at the line item level and may be entered as a lump sum.</p>	
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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB
	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures										SA Comments	RPTTF Expenditures						Net CAC Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16A Requested RPTTF)	CAC Comments	
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin				Admin				Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 15-16A Requested RPTTF)											
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)		Net Difference (M+R)								
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference		Net Difference								
Item #		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	SA Comments	Net Lesser of Authorized / Available	Actual	Difference	Net Lesser of Authorized / Available	Actual	Difference	Net Difference	CAC Comments
		\$ 3,234,266	\$ 21,852	\$ 492,498	\$ 123,279	\$ 369,217	\$ 369,217	\$ 1,874,995	\$ 1,874,995	\$ 1,874,995	\$ 1,872,691	\$ 2,304	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 2,304			\$ -			\$ -	\$ -		
68	Lake/Adell Street Project	-		-		-		-		\$ -		\$ -						\$ -							\$ -	\$ -	
70	Central Madera Street Project	-		-		-		-		\$ -		\$ -						\$ -									
71	Midtown Village	-		-		-		-		\$ -		\$ -						\$ -									
72	Midtown Village	-		-		-		-		\$ -		\$ -						\$ -									
73	Midtown Village	-		-		-		-		\$ -		\$ -						\$ -									
74	Midtown Village	-		-		-		-		\$ -		\$ -						\$ -									
75	Project Operations	20,000	855	-		-		-		\$ -		\$ -						\$ -									
76	Project Operations	6,000	600	-		-		-		\$ -		\$ -						\$ -									
77	Project Operations	6,000	68	-		-		-		\$ -		\$ -						\$ -									
78	Project Operations	12,000	18	-		-		-		\$ -		\$ -						\$ -									
79	Riverwalk Subdivision	-		-		-		-		\$ -		\$ -						\$ -									
82	Elm & Yosemite Traffic Signal	475,000		-		-		-		\$ -		\$ -						\$ -									
83	SA Project Employee Cost	80,000	10,620	-		-		-		\$ -		\$ -						\$ -									
85	Property Maintenance 428 Yosemite	2,000		-		-		-		\$ -		\$ -						\$ -									
86	Property Maintenance 120 N. E St.	6,000		-		-		-		\$ -		\$ -						\$ -									
88	Replacement Housing Obligation	-		-		-		-		\$ -		\$ -						\$ -									
89	Bond Reserve Requirement	-		-		-		-		\$ -		\$ -						\$ -									
91	NSP3 Projects	-		-		-		-		\$ -		\$ -						\$ -									
94	CDBG	-		-		-		-		\$ -		\$ -						\$ -									
95	Property Maintenance 5 E. Yosemite	8,000	630	-		-		-		\$ -		\$ -						\$ -									
96	State CalHFA Loan HELP	-		-		-		-		\$ -		\$ -						\$ -									
97	Soil Remediation 1360 Yose All expenditures are reimbursed by Orphan site cleanup grant	120,000		-		-		-		\$ -		\$ -						\$ -									
149	2003 Tax Allocation Bond Reserve Requirement	-		-		-		-		\$ -		\$ -						\$ -									
150	Remodel 5 E. Yosemite	120,000		-		-		-		\$ -		\$ -						\$ -									



# **REPORT TO THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY**

**BOARD MEETING OF:** February 17, 2015  
**AGENDA ITEM NUMBER:** 3.2

**APPROVED BY:**

  
Executive Director

**Subject:** Consideration of a Resolution Approving the Administrative Budget of the Successor Agency for the Period July 1, 2015 – December 31, 2015

**Summary:** The Oversight Board will consider a resolution approving the Administrative Budget of the Successor Agency for the period July 1, 2015 – December 31, 2015

## **HISTORY/BACKGROUND**

ABx126 and AB1484 provide for an administrative cost allowance funded from property tax to pay for certain costs incurred for winding down the affairs of redevelopment agencies. We are limited to \$125,000.00 per ROPS cycle. Other sources to fund administrative costs include:

- Low and Moderate Income Housing Fund Program Income
- Bond Proceeds
- Grants

Administrative costs are those necessary to carry out enforceable obligations. Additionally, the dissolution legislation created a number of new reporting requirements.

## **RECOMMENDATION**

Staff recommends the Oversight Board adopt the resolution approving the Administrative Budget for the period July 1, 2015 – December 31, 2015

JET:cm

Attachment:

- Resolution (Agency)
- Administrative Budget

**RESOLUTION NO. OB 15-**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR JULY 1, 2015 THROUGH DECEMBER 31, 2015**

WHEREAS, the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency has been appointed pursuant to the provision of Health and Safety Code Section 34179; and

WHEREAS, Health and Safety Code Section 34177(j)(1) requires the Successor Agency to submit an Administrative Budget of the administrative costs of the Successor Agency for each six-month fiscal period to the Oversight Board for approval; and

WHEREAS, at their meeting on February 11, 2015 the Successor Agency to the former Madera Redevelopment Agency approved an Administrative Budget for July 1, 2015 through December 31, 2015; and

WHEREAS, the Administrative Budget has been presented to the Oversight Board for consideration at the regular meeting of the Oversight Board on February 17, 2015.

NOW, THEREFORE, the Oversight Board of the Successor Agency to the former Madera Redevelopment Agency hereby finds, orders, and resolves:

1. The above recitals are true and correct;
2. The Oversight Board has reviewed and considered the Administrative Budget for administrative costs for the period of July 1, 2015 through December 31, 2015 as presented and approved by the Successor Agency to the former Madera Redevelopment Agency a copy of which is attached hereto as Exhibit A.
3. The Administrative Budget, as set forth in Exhibit A attached hereto and by this reference incorporated herein, is hereby approved by the Oversight Board.
4. The Oversight Board authorizes staff to transmit a copy of the Administrative Budget by mail or electronic means to the Madera County Auditor-Controller.
5. This resolution shall become effective immediately upon adoption.

\* \* \* \* \*

EXHIBIT A

SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY  
Administrative Budget FY 2015-16 Partial  
(July 1, 2015 to December 31, 2015)

Description	RPTTF Adm Allowance	Other
TOTAL ADMINISTRATIVE BUDGET	<u>\$125,000</u>	<u>\$263,758</u>

Funding Sources:

Bond Proceeds

Low Mod Housing

Grants

RPTTF Adm Allowance

**REPORT TO THE OVERSIGHT BOARD  
OF THE SUCCESSOR AGENCY TO THE FORMER  
MADERA REDEVELOPMENT AGENCY**

**BOARD MEETING OF:** February 17, 2015  
**AGENDA ITEM NUMBER:** 3.3

**APPROVED BY:**

  
Executive Director

**Subject:** Consideration of a Resolution Approving the Amended Long Range Property Management Plan

**Summary:** The Oversight Board will consider a resolution approving the Long Range Property Management Plan

**HISTORY/BACKGROUND**

Previously, the Department of Finance has not approved the Long Range Property Management Plan because they did not concur that 300 South G Street was acquired to fulfill our enforceable obligation. They have indicated that if we remove this language from the Plan and replace it with language that states that the land will be used for governmental purpose, the Plan would be approved.

The attached Plan has been reviewed by our analyst.

**RECOMMENDATION**

Staff recommends the Oversight Board adopt the resolution approving the amended Long Range Property Management Plan.

JET:cm

Attachments:

- Resolution (Agency)
- Long Range Property Management Plan

**RESOLUTION NO. OB 15-**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY APPROVING THE AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, as authorized by applicable law, the City of Madera has elected to serve as the Successor Agency to the former Madera Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires a successor agency to prepare long-range property management plans to address the disposition and use of the real property of the former Madera Redevelopment Agency; and

**WHEREAS**, the Successor Agency has previously prepared and submitted a long-range property management plan to the Oversight Board which adopted the plan on July 15, 2013, in accordance with Health and Safety Code Section 34191.5; and

**WHEREAS**, the Successor Agency has prepared an Amended Long-Range Property Management Plan ("Amended Plan"), and a copy of the Amended Plan is attached to this Resolution as Exhibit "A".

**WHEREAS**, the Oversight Board finds that the Plan was prepared in accordance with the requirements of Health and Safety Code Section 34191.5.

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

1. The foregoing recitals are true and correct.
2. The Amended Long-Range Property Management Plan attached to this Resolution as Exhibit "A", as submitted to and approved by the Successor Agency, is hereby approved for submittal to the Department of Finance.
3. This resolution is effective immediately upon adoption.

\* \* \* \* \*



LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Vacant Lot	Retail/Commercial		11/6/2007	\$ 200,000	\$ 26,250	\$4.50/SqFt	Jan 2013	23,423	Unknown	Retail/Commercial	1401 E Yosemite Ave	008-143-019	5,205	C1	26,250						
2	Vacant Lot	Retail/Commercial		11/6/2007	\$ 52,500	\$ 26,250	\$4.50/SqFt	Jan 2013	23,598	Unknown	Retail/Commercial	1403 E Yosemite Ave	008-143-020	5,244	C1	26,250						
3	Vacant Lot	Retail/Commercial		10/6/2008	\$ 205,000	\$ 20,690	\$4.50/SqFt	Jan 2013	18,621	Unknown	Retail/Commercial	1321 E Yosemite Ave	007-142-001	4,138	C1	20,690						
4	Vacant Lot	Retail/Commercial		2/8/2008	\$ 100,000	\$ 26,885	\$4.50/SqFt	Jan 2013	24,197	Unknown	Retail/Commercial	1407 E Yosemite Ave	008-143-003	5,377	C1	26,885						
5	Vacant Lot	Retail/Commercial		7/25/2008	\$ 174,000	\$ 30,600	\$4.50/SqFt	Jan 2013	27,540	Unknown	Retail/Commercial	1399 E Yosemite Ave	008-143-018	6,120	C1	30,600						
6	Vacant Lot	Retail/Commercial		4/20/2010	\$ 42,640	\$ 26,550	\$4.50/SqFt	Jan 2013	23,895	Unknown	Retail/Commercial	1405 E Yosemite Ave	008-143-021	5,310	C1	26,550						
7	Vacant Lot	Retail/Commercial		8/20/2001	\$ 113,000	\$ 18,750	Appraisal	6/1/2012	18,750	Escrow Pending	Retail/Commercial	1405 E Yosemite Ave	008-143-021	5,310	C1	26,550						
8	Parking lot	Retail/Commercial		10/5/2007	\$ 225,000	\$ 112,500			112,500	Unknown	Parking lot	121/125/129 North C Str	007-112-014 & 015	22,500	C1	112,500						
9	Vacant Lot	Retail/Commercial		9/14/2009	\$ 1,098,000	\$ 44,703			44,703	Unknown	Retail/Commercial	320 S. D Street	007-184-010	35,000	C1	44,703						
10	Delapidated Industrial	Retail/Commercial		9/14/2009		\$ 245,000	Appraisal	4/12/2012	245,000	Unknown	Retail/Commercial	100 E 7th Street	007-184-023	28,000	C2	245,000						
11	Vacant Lot	Retail/Commercial		9/14/2009		\$ 44,703			44703	Unknown	Retail/Commercial	321 South E Street	007-184-024	17,500	C2	44,703						
12	Vacant Lot			11/14/2008	\$ 220,000	\$ 33,750			33740	Sold	Retail/Commercial	109 S. B Street	007-165-011	4,500	C1	33,750						
13	Vacant Lot			3/31/2010	\$ 172,000	\$ 33,750			33745	Sold	Retail/Commercial	111 S. B Street	007-165-010	7,200	C1	33,750						
14	Vacant Lot	Uneconomic Reminant		4/25/2006	\$ 20,000	None				Not for Sale	Puplic Open Space	103 Grove Street	012-015-001	10,125	R1	0						
15				3/10/2000	\$ 100,000					Unknown	Leased to Madera Chamber of Commerce-Non-Profit Use	120 North E Street	007-101-016	18,200	C2	0	\$100/Month					
16				3/10/2000	\$ 100,000					Not for Sale	2 Monkeys Lease to 10/1/14	5 East Yosemite Avenue	007-101-017	10,000	C1	0	\$1,300/Month					
17				12/19/2008	\$ 1,050,000					Not for Sale	Gov't Offices - Successor Agency & Code Enf Office	428 East Yosemite Avenue	007-165-019	37,849	C1	0						
18	Abandoned Storm Pond and 2 strips				435,021	\$ 120,000				Unknown	Retail/Commercial	S. E Street	011-183-002; 004 & 011-152-009	78,000	I	120,000						
19	Abandoed RR spur/Vacant Lot				118,722	36,250				Unknown	Retail/Commercial	S. E Street & 8th Street	011-011-005 & 006	21,287	I	36,250						
20	Church			4/16/2013	265000	0			0	6/11/2014 Trf to County	Gov't Office	300 S. G Street	010-162-001	22,500	PF	312,520	0					
Exhibit F Properties - Streets, ROW, & Ponds to be transfer to City																						
	County Assessor #	APN			Exhibit																	
20	90	008-093-026-000	Median	3/10/1999	F	0					Residential Subdivision		008-093-026-000	2,800	PF - Median Island	0	0					
21	91	008-093-027-000	Median	3/10/1999	F	0					Residential Subdivision		008-093-027-000	10,600	PF - Median Island	0	0					
22	94	008-120-051-000	Storm Pond	11/14/2001	F	0					Residential Subdivision		008-120-051-000	16,500	PF - Storm Pond	0	0					
23	84	008-022-036-000	ROW	8/11/2004	F	0					Street ROW		008-022-036-000	870	ROW	0	0					
24	85	008-023-012-000	ROW	4/13/2005	F	0					Street ROW		008-023-012-000	2,800	ROW	0	0					
25	96	008-142-037-000	ROW	4/8/2009	F	0					Street ROW		008-142-037-000	57,500	ROW	0	0					
26	97	008-142-041-000	ROW	5/18/2000	F	0					Street ROW		008-142-041-000	300	ROW	0	0					
27	120	008-143-001-000	ROW (E. Yose, uti	11/14/2007	F	0					Utility ROW		008-143-001-000	1,500	C-3	0	0					
28	92	008-093-028-000	Sawmill Street	3/10/1999	F	0					Street		008-093-028-000	49,300	Street	0	0					
29	86	008-043-022-000	Santa Fee Street	5/18/2000	F	0					Street		008-043-022-000	11,325	Street	0	0					
30	87	008-082-056-000	Street	6/6/1996	F	0					Street		008-082-056-000	1,700	Street	0	0					
31	88	008-082-057-000	Street	6/6/1996	F	0					Street		008-082-057-000	1,700	Street	0	0					
32	89	008-082-069-000	Street	6/6/1996	F	0					Street		008-082-069-000	15,600	Street	0	0					
33	95	008-120-052-000	Drysdale Way	11/14/2001	F	0					Street		008-120-052-000	87,120	PF Street	0	0					
34	119	008-142-067-000	Percy Street	4/8/2009	F	0					Street		008-142-067-000	30,500	PF Street	0	0					

					PROPERTY INVENTORY
asmt	Current Owner	formattedsit1	Land Use	Exh	DATA #
11	004-111-018-000 CITY OF MADERA	1224 NEBRASKA AVE	Housing		
12	004-111-018-000 MADERA REDEVEL AGENCY	1224 NEBRASKA AVE	Housing		
13	004-111-019-000 CITY OF MADERA	1220 NEBRASKA AVE	Housing		
14	004-111-019-000 MADERA REDEVEL AGENCY	1220 NEBRASKA AVE	Housing		
15	004-170-007-000 MADERA REDEVELOPMENT AGENCY	1708 N LAKE ST	Housing		
16	005-014-008-000 MADERA REDEVEL AGENCY	1019 E RIVERSIDE DR	Housing		
17	005-014-009-000 MADERA REDEVEL AGENCY	1023 E RIVERSIDE DR	Housing		
18	005-014-010-000 MADERA REDEVEL AGENCY	758 MERCED ST	Housing		
19	005-014-011-000 MADERA REDEVEL AGENCY	770 MERCED ST	Housing		
20	005-014-012-000 MADERA REDEVEL AGENCY	784 MERCED ST	Housing		
21	005-014-013-000 MADERA REDEVEL AGENCY	783 MERCED ST	Housing		
22	005-014-014-000 MADERA REDEVEL AGENCY	769 MERCED ST	Housing		
23	005-014-015-000 MADERA REDEVEL AGENCY	757 MERCED ST	Housing		
24	005-014-016-000 MADERA REDEVEL AGENCY	1109 E RIVERSIDE DR	Housing		
25	005-014-017-000 MADERA REDEVEL AGENCY	1106 E RIVERSIDE DR	Housing		
26	005-014-018-000 MADERA REDEVEL AGENCY	1102 E RIVERSIDE DR	Housing		
27	005-014-019-000 MADERA REDEVEL AGENCY	1100 E RIVERSIDE DR	Housing		
28	005-014-020-000 MADERA REDEVEL AGENCY	1034 E RIVERSIDE DR	Housing		
29	005-014-021-000 MADERA REDEVEL AGENCY	1030 E RIVERSIDE DR	Housing		
30	005-014-022-000 MADERA REDEVEL AGENCY	733 RIVERSIDE CT	Housing		
31	005-014-023-000 MADERA REDEVEL AGENCY	719 RIVERSIDE CT	Housing		
32	005-014-024-000 MADERA REDEVEL AGENCY	705 RIVERSIDE CT	Housing		
33	005-014-025-000 MADERA REDEVEL AGENCY	704 RIVERSIDE CT	Housing		
34	005-014-026-000 MADERA REDEVEL AGENCY	718 RIVERSIDE CT	Housing		
35	005-014-027-000 MADERA REDEVEL AGENCY	732 RIVERSIDE CT	Housing		
36	005-014-028-000 MADERA REDEVEL AGENCY	731 FRESNO ST	Housing		
37	005-014-029-000 MADERA REDEVEL AGENCY	717 FRESNO ST	Housing		
38	005-014-030-000 MADERA REDEVEL AGENCY	703 FRESNO ST	Housing		
39	007-021-001-000 CITY OF MADERA	303 E CENTRAL AVE	Housing		
40	007-022-002-000 MADERA REDEVELOPMENT AGENCY	514 N B ST	Housing		
41	007-022-006-000 MADERA REDEVELOPMENT AGENCY	329 E CENTRAL AVE	Housing		
42	007-022-007-000 MADERA REDEVELOPMENT AGENCY	325 E CENTRAL AVE	Housing		
43	007-022-008-000 MADERA REDEVELOPMENT AGENCY	321 E CENTRAL AVE	Housing		
44	007-022-010-000 MADERA REDEVELOPMENT AGENCY	315 E CENTRAL AVE	Housing		
45	007-022-014-000 MADERA REDEVELOPMENT AGENCY	Sandoval (C Street & River)	Housing		
46	007-031-001-000 MADERA REDEVELOPMENT AGENCY	420 N A ST	Housing		
47	007-031-002-000 MADERA REDEVELOPMENT AGENCY	416 N A ST	Housing		
48	007-031-004-000 MADERA REDEVELOPMENT AGENCY	408 1/2 N A ST	Housing		
49	007-031-005-000 MADERA REDEVELOPMENT AGENCY	408 N A ST	Housing		
50	007-031-016-000 MADERA REDEVELOPMENT AGENCY	413 N B ST	Housing		
51	007-031-017-000 MADERA REDEVEL AGENCY	417 N B ST	Housing		
52	007-031-018-000 MADERA REDEVELOPMENT AGENCY	421 N B ST	Housing		
53	007-031-019-000 MADERA REDEVELOPMENT AGENCY	427 N B ST	Housing		
54	007-063-001-000 MADERA REDEVELOPMENT AGENCY	501 N C ST	Housing		
55	007-065-003-000 MADERA REDEVELOPMENT AGENCY	411 N B ST	Housing		
56	007-092-013-000 MADERA REDEVELOPMENT AGENCY	217 N A ST	Housing		
57	007-101-016-000 MADERA REDEVEL AGENCY	120 N E ST	Non-Housing	A	15
58	007-101-017-000 MADERA REDEVEL AGENCY	5 E. Yosemite	Non-Housing	A	16
59	007-112-014-000 MADERA REDEVELOPMENT AGENCY	121 N C ST	Non-Housing	C	8
60	007-112-015-000 MADERA REDEVELOPMENT AGENCY	125 N C ST	Non-Housing	C	8
61	007-142-001-000 MADERA REDEVELOPMENT AGENCY	1321 E YOSEMITE AVE	Non-Housing	D	3
62	007-161-006-000 MADERA REDEVELOPMENT AGENCY	218 E YOSEMITE AVE	Non-Housing	C	7
63	007-165-019-000 MADERA REDEVEL AGENCY	428 E YOSEMITE AVE	Non-Housing	A	17
64	007-174-009-000 MADERA REDEVELOPMENT AGENCY	616 E 6TH ST	Housing		
65	007-174-010-000 MADERA REDEVELOPMENT AGENCY	620 E 6TH ST	Housing		
66	007-184-010-000 MADERA REDEVELOPMENT AGENCY	320 S D ST	Non-Housing	B	9
67	007-184-023-000 MADERA REDEVELOPMENT AGENCY	107 E. 7th Street	Non-Housing	B	10
68	007-184-024-000 MADERA REDEVELOPMENT AGENCY	321 S. E Street	Non-Housing	B	11
69	007-191-010-000 CITY OF MADERA	309 S D ST			
70	007-191-010-000 CITY OF MADERA	309 S D ST			
71	007-191-013-000 CITY OF MADERA	313 S D ST			
72	007-191-013-000 CITY OF MADERA	313 S D ST			
73	007-191-016-000 CITY OF MADERA	340 S C ST			
74	007-191-018-000 CITY OF MADERA	330 S C ST			
75	007-203-016-000 MADERA REDEVELOPMENT AGENCY	614 E 7TH ST	Housing		
76	007-203-018-000 MADERA REDEVELOPMENT AGENCY	625 E 7TH ST	Housing		

						PROPERTY INVENTORY DATA #
asmt	Current Owner	formattedsit1	Land Use	Exh		
77	007-203-022-000 MADERA REDEVELOPMENT AGENCY	620 E 7TH ST	Housing			
78	007-203-023-000 MADERA REDEVELOPMENT AGENCY	624 E 7TH ST	Housing			
79	008-022-010-000 MADERA REDEVELOPMENT AGENCY	Sold (Spencer) - Deed problems	Sold			
80	008-022-014-000 MADERA REDEVELOPMENT AGENCY	Elm Street	Housing			
81	008-022-022-000 CITY OF MADERA					
82	008-022-024-000 CITY OF MADERA					
83	008-022-035-000 MADERA REDEVELOPMENT AGENCY	Sold (Spencer) - Deed problems	Sold			
84	008-022-036-000 MADERA REDEVELOPMENT AGENCY	ROW	ROW	F		23
85	008-023-012-000 MADERA REDEVELOPMENT AGENCY	ROW	ROW	F		24
86	008-043-022-000 MADERA REDEVELOPMENT AGENCY	Santa Fee Street	Street	F		29
87	008-082-056-000 MADERA REDEVELOPMENT AGENCY	Street	Street	F		30
88	008-082-057-000 MADERA REDEVELOPMENT AGENCY	Street	Street	F		31
89	008-082-069-000 MADERA REDEVELOPMENT AGENCY	Street	Street	F		32
90	008-093-026-000 MADERA REDEVELOPMENT AGENCY	Median	Median	F		20
91	008-093-027-000 MADERA REDEVELOPMENT AGENCY	Median	Median	F		21
92	008-093-028-000 MADERA REDEVELOPMENT AGENCY	Sawmill Street	Steeet	F		28
93	008-102-022-000 MADERA	739 ADELAIDE AVE				
94	008-120-051-000 MADERA REDEVELOPMENT AGENCY	Storm Pond	Pond	F		22
95	008-120-052-000 MADERA REDEVELOPMENT AGENCY	Drysdale Way	Street	F		33
96	008-142-037-000 MADERA REDEVELOPMENT AGENCY	ROW	ROW	F		25
97	008-142-041-000 MADERA REDEVELOPMENT AGENCY	ROW	ROW	F		26
98	008-142-042-000 MADERA REDEVELOPMENT AGENCY	301 PERCY ST	Housing			
99	008-142-043-000 MADERA REDEVELOPMENT AGENCY	307 PERCY ST	Housing			
100	008-142-044-000 MADERA REDEVELOPMENT AGENCY	313 PERCY ST	Housing			
101	008-142-045-000 MADERA REDEVELOPMENT AGENCY	319 PERCY ST	Housing			
102	008-142-046-000 MADERA REDEVELOPMENT AGENCY	325 PERCY ST	Housing			
103	008-142-047-000 MADERA REDEVELOPMENT AGENCY	331 PERCY ST	Housing			
104	008-142-048-000 MADERA REDEVELOPMENT AGENCY	339 PERCY ST	Housing			
105	008-142-053-000 MADERA REDEVELOPMENT AGENCY	318 PERCY ST	Housing			
106	008-142-054-000 MADERA REDEVELOPMENT AGENCY	312 PERCY ST	Housing			
107	008-142-055-000 MADERA REDEVELOPMENT AGENCY	1418 SANTA FE ST	Housing			
108	008-142-056-000 MADERA REDEVELOPMENT AGENCY	1414 SANTA FE ST	Housing			
109	008-142-057-000 MADERA REDEVELOPMENT AGENCY	1410 SANTA FE ST	Housing			
110	008-142-058-000 MADERA REDEVELOPMENT AGENCY	1406 SANTA FE ST	Housing			
111	008-142-059-000 MADERA REDEVELOPMENT AGENCY	297 ELM ST	Housing			
112	008-142-060-000 MADERA REDEVELOPMENT AGENCY	275 ELM ST	Housing			
113	008-142-061-000 MADERA REDEVELOPMENT AGENCY	253 ELM ST	Housing			
114	008-142-062-000 MADERA REDEVELOPMENT AGENCY	239 ELM ST	Housing			
115	008-142-063-000 MADERA REDEVELOPMENT AGENCY	221 ELM ST	Housing			
116	008-142-064-000 MADERA REDEVELOPMENT AGENCY	252 PERCY ST	Housing			
117	008-142-065-000 MADERA REDEVELOPMENT AGENCY	270 PERCY ST	Housing			
118	008-142-066-000 MADERA REDEVELOPMENT AGENCY	294 PERCY ST	Housing			
119	008-142-067-000 MADERA REDEVELOPMENT AGENCY	Percy Street	Street	F		34
120	008-143-001-000 MADERA REDEVELOPMENT AGENCY	ROW (E. Yose, util ROW)	ROW	F		27
121	008-143-003-000 MADERA REDEVELOPMENT AGENCY	1407 E YOSEMITE AVE	Non-Housing	D		4
122	008-143-018-000 MADERA REDEVELOPMENT AGENCY	1401 A E YOSEMITE AVE	Non-Housing	D		5
123	008-143-019-000 MADERA REDEVELOPMENT AGENCY	1401 E YOSEMITE AVE	Non-Housing	D		1
124	008-143-020-000 MADERA REDEVELOPMENT AGENCY	1403 E YOSEMITE AVE	Non-Housing	D		2
125	008-143-021-000 MADERA REDEVELOPMENT AGENCY	1405 E YOSEMITE AVE	Non-Housing	D		6
126	010-134-011-000 MADERA REDEVELOPMENT AGENCY	228 S G ST	Courthouse Project	Deeded to State		
127	011-011-005-000 MADERA REDEVELOPMENT AGENCY	E Street By RR tracks	Non-Housing	B		19
128	011-011-006-000 MADERA REDEVELOPMENT AGENCY	E Street By RR tracks	Non-Housing	B		19
129	011-131-015-000 MADERA REDEVELOPMENT AGENCY	723 S A ST	Housing			
130	011-152-009-000 MADERA REDEVELOPMENT AGENCY	South E Street, small strip north of pond	Non-Housing	E		18
131	011-183-002-000 MADERA REDEVELOPMENT AGENCY	929 S E ST	Non-Housing	E		18
132	011-183-004-000 MADERA REDEVELOPMENT AGENCY	South E Street, strip east of pond	Non-Housing	E		18
133	011-213-011-000 MADERA REDEVELOPMENT AGENCY	425 STINSON AVE	Housing			
134	011-213-024-000 MADERA REDEVELOPMENT AGENCY	429 STINSON AVE	Housing			
135	011-233-017-000 MADERA REDEVELOPMENT AGENCY	401 HULL AVE	Housing			
136	011-233-029-000 MADERA REDEVELOPMENT AGENCY	Stinson	Housing			
137	011-233-030-000 MADERA REDEVELOPMENT AGENCY	Stinson	Housing			
138	011-233-031-000 MADERA REDEVELOPMENT AGENCY	Stinson	Housing			
139	011-233-032-000 MADERA REDEVELOPMENT AGENCY	Stinson	Housing			
140	012-015-001-000 CITY OF MADERA	103 GROVE ST	Non-Housing	A		14



# **MADERA LONG RANGE PROPERTY MANAGEMENT PLAN**

## **Introduction**

Per AB1484, the Successor Agency is responsible for drafting a Long-Range Property Management Plan (LRPMP). Within six (6) months after receipt of the Finding of Completion, the Successor Agency must submit a LRPMP for the real property of the dissolved redevelopment agency to the Oversight Board and the Department of Finance.

The LRPMP must include an inventory (with specified information) about each property and address the use or disposition of each property. Upon approval of the LRPMP, the properties are to be placed in a Community Redevelopment Trust Fund administered by the Successor Agency in accordance with the approved plan.

If the LRPMP specifies the liquidation of the property, the proceeds from the sale will be deposited in the Successor Agency Trust Fund and are to be used by the Successor Agency to fulfill enforceable obligations. Any surplus funds are to be distributed as property taxes to taxing entities.

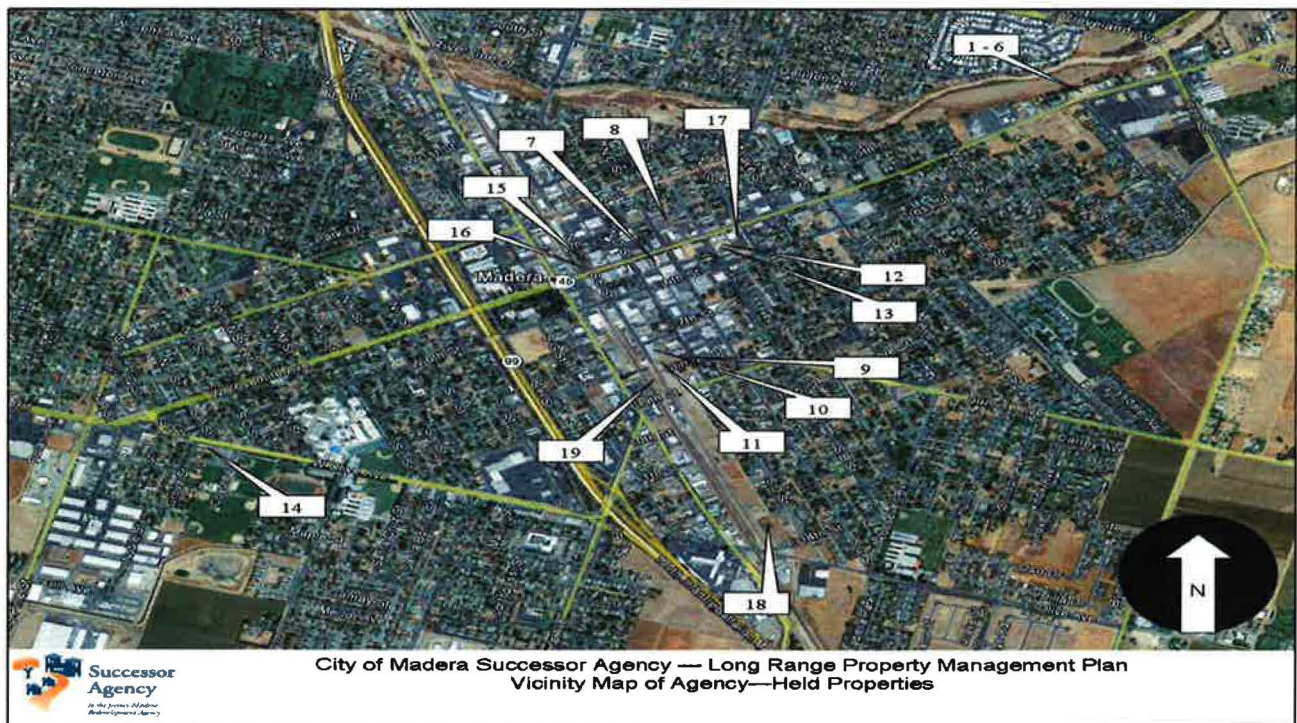
The former redevelopment agency conveyed twenty (20) properties. The properties at 1321 – 1407 East Yosemite Avenue are contiguous and should be treated as a single parcel. AB 1484 requires specific information on each property. This is outlined in the attached matrix.

Permitted uses under a property management plan include the following:

- Retention of the property for government use;
- Retention of the property for future development;
- Use of the property to fulfill an enforceable obligation; and
- Sale of property.

## **History of Previous Development Activities**

As noted in the map below, the properties tend to be concentrated in the central business district, South "E" Street corridor, and East Yosemite Avenue corridor.



1. **Central Business District**

Six (6) of the properties are located in the central business district. These would include:

- 5 East Yosemite Avenue
- 218 East Yosemite Avenue
- 428 East Yosemite Avenue
- 109/111 South "B" Street
- 121/125/129 North "C" Street
- 120 North "E" Street

Since its creation in 1991, the former RDA has spent millions of dollars in an effort to revitalize Downtown Madera. Activities have included the facade renovation program, streetscape improvements, construction of parking facilities, and the acquisition/demolition of substandard buildings. Many of the past acquisitions were done to facilitate the location of government offices or health services. This would include Social Security, First Five, Madera County Courthouse, Darin Camarena Health Center, Post Office, Police Station and RDA/Neighborhood Revitalization offices. Property at 109/111 South "B" Street has been sold to Darin Camarena Health Centers for the purpose of constructing administrative offices.

2. **South "E" Street Corridor**

In 2007, the former RDA contracted with TRIAD Architects and Planning, and Blair, Church and Flynn Consulting Engineers to develop a specific plan for the "E" Street commercial corridor. The Madera Tribune and Union Pacific Railroad properties were acquired in 2008. Escrows on the Boyle, Evan's and Holiday properties were canceled due to declining property tax revenues and the state take of redevelopment funds.

3. **East Yosemite Avenue Corridor**

In 2003, the former RDA initiated the acquisition of a number of properties in the East Yosemite Avenue corridor. The result was the development of the Crossroads Shopping Center (Q/S Tozer) and the Sugar Pine Village Subdivision (RDA). Other acquisitions included the Yosemite/Fig property and the properties included in this report, which were acquired in 2008. The Yosemite/Fig property was sold to Ironhorse Development in 2010. Additional acquisition activities ceased in 2008 due to declining property tax revenue and the state take of redevelopment funds. A portion of 1321/1399/1401/1403/1405/1407 East Yosemite Avenue will be retained for the future widening of Yosemite Avenue. This would be approximately 11,000± sf. The remainder of the parcels would be sold for fair market value.

4. **Miscellaneous**

In 2006, the former RDA acquired/demolished a substandard building at 103 Grove Street. Hardscape improvements were constructed in conjunction with the Olive Street Widening Project. The right-of-way was transferred to the City of Madera in October 2012.

## **Governmental Use Properties**

Among the properties transferred to the Successor Agency are several properties constructed, acquired or used for governmental purposes. Health and Safety Code Section 34181(a) includes examples such as "roads, school buildings, parks, police and fire stations, libraries and local agency administrative buildings." The properties that are determined to be governmental purpose properties that are proposed for retention by the City include the following:

1. **5 East Yosemite Avenue/120 North "E" Street**

The City originally acquired the property through a state grant as a part of the construction of the Intermodal Facility. Covenants restrict both the ownership and use of the property. The former RDA acquired the property in 2000. The property at 120 North "E" Street is occupied by the

Madera District Chamber of Commerce. They pay \$1,200 annually and are required to provide a number of services for the City. The property at 5 East Yosemite Avenue was occupied by the former RDA from 1991 to 2010. The current tenant is Two Monkey's Brewing Company; however, eviction proceedings are about to commence due to non-payment of rent. Fair market rent would be \$1,200 to \$1,400 monthly.

2. **428 East Yosemite Avenue**

The property originally contained five (5) parcels and two (2) substandard buildings and was acquired by the former RDA in 2008. The substandard buildings were demolished, and one of the five parcels located at 124 South "A" Street was sold to Darin Camarena Health Center. A vacant office building, now 428 East Yosemite Avenue, was remodeled to accommodate the employees of the City of Madera Neighborhood Revitalization Department and the former RDA.

3. **103 Grove Street**

The property was acquired in conjunction with the Olive Street Widening Project.

4. A portion of 1321/1399/1401/1403/1405/1407 East Yosemite Avenue will be retained for the future widening of Yosemite Avenue. This would be approximately 11,000± sf. The remainder of the parcels would be sold for fair market value.

5. **300 South G Street**

The property was acquired as the site for the future location of the Madera County District Attorney and Probation offices. To that end the property will be transferred to Madera County and used for governmental purposes.

A more detailed description of each property is included in Exhibit A.

Exhibit F includes fifteen (15) parcels that should have been transferred to the City upon completion of the projects. They include streets, rights-of-way, drainage ponds and landscaped medians. They will be transferred to the City upon the approval of the Long Range Property Management Plan.

### **Properties to be Sold for Fair Market Value**

The following properties will be sold for fair market value. Most of the properties are in areas where significant planning has occurred and all of the areas were identified in the 2008-2013 Five Year Implementation Plan. The properties proposed for immediate sale include the following:

1. **E Street Corridor**

- 100 East 7<sup>th</sup> Street (former Madera Tribune)
- 321 South "E" Street
- 320 South "D" Street
- APN: 011-011-005/006





In addition to the previous studies by TRIAD (planning) and Blair, Church & Flynn (infrastructure), the Successor Agency has a contract with Quad-Knopf to relocate an irrigation canal, which impacts future development on three (3) of the properties. Prior to dissolution, P. G. & E. contacted Agency staff regarding the donation of 43,000± sf at the SE corner of Clinton and "E" Street. Should this occur, the development potential of the area would be significantly enhanced.

### **Development Constraints**

"E" Street from Clinton to 9<sup>th</sup> Street, and Clinton from "D" to "E" Street, is characterized by the lack of curb and gutter and that is reflected in the quality of the streets. APN 011-011-004 lacks depth, is irregularly shaped and has an abandoned rail spur. 320 South "D" Street has an abandoned metal structure that needs to be demolished. The former Madera Tribune building needs a new roof but is well suited to handle multiple tenants. Parking is adequate. The relocation of the MID irrigation canal would significantly improve development opportunities.

### **Development Opportunities**

Interest in the Tribune property has been expressed by two (2) government agencies, motorcycle dealer, alarm company and feed store. Due to the fact we have been in "redevelopment purgatory," none of the projects were aggressively pursued. Evan's Feed has a strong interest in APN 011-011-005/006. The ideal scenario would be the following:

- Obtain title to P. G. & E. property
- Acquire four (4) small parcels on Clinton
- Abandon Clinton
- Relocate the MID irrigation canal

These activities would create a developable site of approximately 3.3± acres (143,748 sf).

A more detailed description of each property is included in Exhibit B.

## **2. Central Business District**



- 121/125/129 North "C" Street
- 218 East Yosemite Avenue
- 109/111 South "B" Street



Downtown Madera is a reflection of the adjacent neighborhoods it serves. Very low to moderate income Hispanics are the residents of these neighborhoods and are the primary customer base for downtown businesses. Agencies, such as the Department of Social Services, Workforce Development Office, First Five, Social Security Office and Darin Camarena Health Center are also located in the central business district. All provide services to low income residents.

Prior to dissolution, the former RDA had conducted pre-acquisition on 112/122/126 North "B" Street. When combined with the North "C" Street property, the former RDA would have controlled one-half of a city block.

#### **Development Constraints**

The property at 218 East Yosemite Avenue has size limitations as it is a 25' x 150' parcel.

#### **Development Opportunities**

The Buenrostro family had 218 East Yosemite Avenue property in escrow; however, they did not meet performance timelines. They still have a strong interest in the site to create an outdoor dining space for the Tijuana Bar and Grill, which is located on the adjacent parcel.

The Workforce Development Office is actively looking for a new office. The lack of suitable sites is causing them to look outside of the central business district. When combined, the "C" Street property and "B" Street lots would create a fully improved 50,250± sf parcel.

A more detailed description of each property is included in Exhibit C.



### 3. **East Yosemite Avenue Corridor**

- 1321 East Yosemite Avenue
- 1399 East Yosemite Avenue
- 1401 East Yosemite Avenue
- 1403 East Yosemite Avenue
- 1405 East Yosemite Avenue
- 1407 East Yosemite Avenue



Significant public and private investment has occurred in the area. The Crossroads Shopping Center is at 75% build-out and four (4) homes have been built at the Successor Housing Agency owned Sugar Pine Village Subdivision. The 40,000± sf Pavilion Shopping Center and a 65-unit apartment complex are in the preliminary planning stages. The initial plan called for the acquisition/demolition of all of the properties from Yosemite Christian Center to Tozer Street. The primary intent was to construct a second travel lane on westbound Yosemite Avenue (State Highway 145). Presently, the properties north of Yosemite Avenue are dominated by vacant buildings, substandard houses and incompatible land uses. They detract from the development occurring on the south side of Yosemite Avenue.

#### **Development Constraints**

Most of the properties lack curb, gutter and streetlights. Parcel depth varies from 100 to 230 feet. The properties are bordered by a state highway to the south and the Fresno River to the north. Development proposals will require approval from the City, Caltrans, MID, Bureau of Reclamation, Department of Fish and Game and possibly the Army Corps of Engineers.

#### **Development Opportunities**

Location, location, location!!! Yosemite Avenue is the eastern entrance to the City. In addition, recent developments have created a significant amount of vehicular traffic. Traveling eastbound, State Route 145/Yosemite Avenue is the primary route for access to eastern Madera County and Yosemite National Park.

A more detailed description of each property is included in Exhibit D.



4. **South “E” Street**

- APN 011-183-002; 004 (“E” and 14<sup>th</sup> Street)
- APN 011-152-009 (alley)



The properties were initially acquired from Union Pacific Railroad as part of the master planning for the “E” Street corridor. The anticipated use was light manufacturing. The second parcel is an alley.

**Development Constraints**

The property has an abandoned storm drainage pond, lacks curb and gutter and is 150 feet from the main line of the Union Pacific Railroad. The adjacent property is a former potato shed that has been 80% demolished.

**Development Opportunities**

At 77,400± sf, the site is large enough to accommodate a number of non-residential uses. The site has great visibility from vehicular traffic on Olive Avenue. The former potato shed closed escrow within the last 90 days. The buyer will be contacted upon approval of the LRPMP.

A more detailed description of each property is included in Attachment E.

**Use of Sale Proceeds**

Most of the properties in the LRPMP were acquired with proceeds from the 2003 or 2008 Tax Allocation Bonds. Per HSC 34177 (i)

Continue to oversee development of properties until the contracted work has been completed or the contractual obligations of the former redevelopment agency can be transferred to other parties. Bond proceeds shall be used for the purposes for which bonds were sold unless the purposes can no longer be achieved, in which case, the proceeds may be used to defease the bonds.

and HSC 34193.3(c)(1)

Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.

It is proposed that proceeds from land sales be utilized to fund enforceable obligations and tax exempt projects identified in the Five Year Implementation Plan. The properties at 320 South D Street, 100 East 7<sup>th</sup> Street and 321 South E Street were acquired with tax increment. The property at 100 East 7<sup>th</sup> Street is dissected by an underground MID Canal that places limitations on the development of the property. By previous action the Successor Agency, Oversight Board and Department of Finance have approved an enforceable obligation (Line 61) for the design of the relocation of this canal. The Oversight Board may determine that remaining bond proceeds would be used to fund the relocation of the canal. At the direction of the Oversight Board, land sale proceeds could either supplement this effort or be given to the County Auditor for distribution to taxing entities.

The properties at 109/111 South B Street were also acquired with tax increment. All remaining acquisitions were funded with bond proceeds.

JET:sb

Original 7/3/13; Revised 6/16/2014; 6/30/2014; 2/9/15





ORRICK, HERRINGTON & SUTCLIFFE LLP  
THE ORRICK BUILDING  
405 HOWARD STREET  
SAN FRANCISCO, CALIFORNIA 94105-2669  
tel +1-415-773-5700  
fax +1-415-773-5759  
WWW.ORRICK.COM

July 7, 2014

John H. Knox  
(415) 773-5626  
jknox@orrick.com

Brent Richardson  
City Attorney  
City of Madera  
205 W. 4th Street,  
Madera, CA 93637

Dear Brent:

You have asked for advice concerning the permitted disposition of proceeds of the sale of certain property (the "Property") by the Successor Agency to the Madera Redevelopment Agency (the "Agency") that was originally acquired with the proceeds of tax exempt bonds issued by the Agency. Specifically, we understand that the Property was acquired with proceeds of the Agency's Subordinate Tax Allocation Bonds, Series 2008A and/or Housing Set-Aside Tax Allocation Bonds, Series 2008B (collectively, the "Bonds"). The Bonds were issued as tax exempt governmental bonds, and as such the use of the proceeds of sale of any bond financed property is restricted by covenants in the Indentures pursuant to which the Bonds were issued (and the associated Tax Certificates) to purposes that will not cause interest on the Bonds to become subject to federal income taxes under the Internal Revenue Code (the "Code"). At the time of issuance, the Issuer certified in the Tax Certificate that it expected to use the projects financed with the proceeds of the Bonds for a governmental purpose for the entire life of the Bonds.

Generally, if property acquired with the proceeds of tax exempt bonds such as the Bonds is sold to a private party (i.e. not another governmental entity), that constitutes a "change in use" for purposes of the Code and requires that certain actions be taken by the issuer of the bonds in order to avoid violating the tax covenants associated with the bonds. Thus, according to the Code and the operative documents, if the Property is sold for all cash consideration, the proceeds of sale may be used for one or more of the following purposes:

1. Payment of the costs of tax exempt eligible items (generally governmental use capital assets) within 2 years of the receipt of the proceeds; or
2. Redemption of Bonds at the earliest possible redemption date (9/1/2019).

The amount of Bonds to be redeemed need not equal to the proportionate amount of Bonds the proceeds of which were used to acquire the Property, but rather all of the sale proceeds of the Property (except the amount, if any used to for another valid tax exempt expenditure within 2 years) must be used to redeem Bonds, even if that results in fewer Bonds being redeemed than were originally issued to finance the Property. However, since the Bonds are not subject to optional



205 W. 4th Street, Madera, California 93637  
July 7, 2014  
Page 2

redemption prior to September 1, 2019, using sale proceeds of the Property to redeem on that date would require setting up an irrevocable escrow with the sales proceeds within 90 days of the sale date, and filing a notice with the IRS. The escrow would likely incur significant negative arbitrage in the current market. Thus, a better alternative might be to expend the sale proceeds on eligible projects, assuming that is possible under the Dissolution Act and the current state of affairs of the Agency *vis a vis* the Department of Finance.

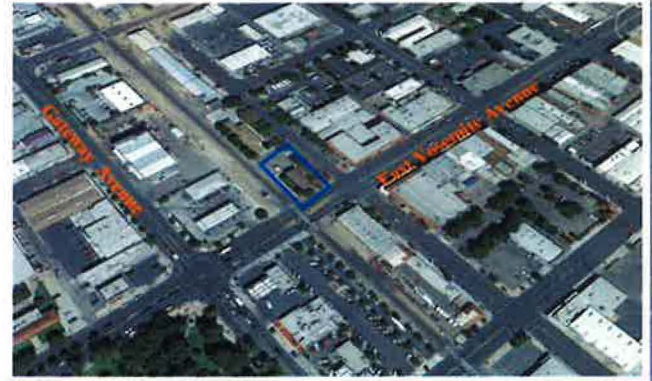
If you plan to sell the Property on any basis other than an all-cash sale, please let us know as this will change the analysis somewhat. Also, please note that transferring funds to the County for distribution as residual RPTTF to taxing agencies would not be an allowable use of the sale proceeds under the Code or the tax covenants in the bond documents.

I hope the foregoing is helpful to you in connection with this matter. Should you need further information, please contact us. I will be on vacation from the 7th through the 20th, but in my absence you can contact Larry Sobel of our tax department at (213) 612-2421 for assistance.

Best regards,

John H. Knox

cc: Bob Wilson



## Background Information

• Map Reference	#16
• Address	5 E. Yosemite Avenue
• Assessor Parcel Number(s)	007-101-017
• Current Zoning	C-1/C-2 (Heavy Commercial Zone - Central business district)
• Current Use	Microbrew house
• Original Seller	City of Madera
• Original Appraised Value	\$200,000
• Purchase Price	\$200,000
• Primary and Supplemental Funding Sources	Tax Allocation Bond
• <u>Property History</u>	In January 2000 the property was sold to the Madera Redevelopment Agency for \$200,000. The grant deed (attached) stipulates that the use of the property to its owner or tenants only whose primary focus is in providing those direct and incidental services traditionally focused on the needs of the (non-automotive) traveling public. The City has the right to take possession of the property if the Agency defaults.

## Parcel Information

• Land Description	
Lot Size	10,000 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	2,379 sf
Construction Type	Class "C", brick
Year Built	
Improvement Date	
Vehicle Parking	On and off site parking

## Agency Revenue

Is Agency receiving lease or rental income	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
--	------------------------------	--



for the private use of the property?	
If Yes, indicate amount of Agency's annual rent/lease income	N/A
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	N/A
<b>Environmental</b>	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Phase I/II EIR 9/7/1990 Asbestos Assessment 8/3/1990
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>
• Describe any remediation work performed on the property	
<b>Previous Development Proposals</b>	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Two Monkeys Brewing Co. was evicted for default on monthly payments.
<b>Estimate of Current Property Value</b>	
<b>• Fair Market Value Appraisal</b> No appraisal has been completed.  <u>Sales Comparison</u>  <u>Income Capitalization Analysis</u>	
<b>• Estimated Current Value</b>	
<b>Reuse Assessment and Recommended Plan</b>	
• Describe the property's potential transit-oriented development.	The use of the property required primary focus is in providing those direct and incidental services traditionally focused on the needs of the (non-automotive) traveling public.
• Describe the reuse potential of the	

property in terms of advancing the Successor Agency's planning objectives.	
• Recommended Action:	Governmental Purpose



Recorded in Official Records, Madera County

**REBECCA MARTINEZ**

Madera County Recorder

CIT Madera City

8/15/2011

2:43 PM

JG

RECORDING REQUESTED BY:  
City of Madera

AFTER RECORDING RETURN TO:

Office of the City Clerk  
City of Madera  
205 W. 4th Street  
Madera, CA 93637

Doc#: 2011020904



Titles: 1 Pages: 8

Fees 0.00

Taxes 0.00

Other 0.00

PAID \$0.00

Fee waived per Section 27383 of the Government Code

No Fee Due

No Doc. Tax Due

Deed # 1754


## GRANT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE CITY OF MADERA**, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA ("GRANTOR"), DOES HEREBY GRANT TO **MADERA REDEVELOPMENT AGENCY**, A PUBLIC BODY, CORPORATE AND POLITICAL ("GRANTEE") THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" AND SHOWN ON EXHIBIT "B", ATTACHED AND HEREBY MADE A PART HEREOF

CITY OF MADERA

Dated: August 10, 2011

By:

  
Robert L. Poythress, Mayor

*Attach Notary Acknowledgement*

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

That portion of land situate in Section 24, Township 11 South, Range 17 East, Mount Diablo Base and Meridian, County of Madera, State of California, being Parcel 1 and Parcel 2, of Parcel Map 90-P-12, recorded September 10, 1991 in Book 38, at Pages 94 and 95, records of said County. Said Parcel Map 90-P-12, sheet 2 of 2, is attached hereto as Exhibit "B"

Together with all rights, claim, title and interest, if any, excepting mineral rights as herein before reserved.

Also reserving unto the Southern Pacific Transportation Company its successors and assigns an easement for communication purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 10 feet wide lying 5.0 feet on each side of the center line of the existing fiber optics communication cable as delineated on said Parcel Map 90-P-12.

Also reserving unto the Southern Pacific Transportation Company, its successors and assigns an easement for power and communication purposes over, on, under and across said Parcel 1, said Parcel 2. Said easement being a strip of land 10.00 feet wide lying 5.0 feet on each side of the center line of existing pole lines as delineated on said Parcel Map 90-P-12.

Also reserving unto Southern Pacific Transportation Company all interests in land reserved to said Company in a deed Recorded September 12, 1991 as Document No. 9122929.

Also reserving unto the City of Madera, its successors and assigns, an easement for streetscape and landscape purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 16.00 feet wide lying adjacent to the easterly line of said Parcel 1 and said Parcel 2 and said line also being the westerly line of North "E" Street as delineated on said Parcel Map 90-P-12.

APN 007-101-016 and APN 007-101-017

EXHIBIT "B"



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

\*\*\*\*\*

State of California

County of Madera

On **August 10, 2011** before me, **Sandra Kay Brown**, Notary Public, personally appeared **Robert L. Poythress**

who proved to me on the basis of satisfactory evidence  
be the person(s) whose names(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of  
the State of California that the foregoing paragraph is true  
and correct.

WITNESS my hand and official seal.



Signature Sandra Kay Brown  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

The information below is not required by law

**Description of Attached Document**

Title or Type of Document: **Grant Deed (APN 007-101-016 and APN 007-101-017)**

Document Date: **August 10, 2011** Number of Pages: **3**

Signer(s) Other Than Named Above: **None**

**CERTIFICATE OF ACCEPTANCE**  
(Government Code 27281)

This is to certify that the interest in real property conveyed by the Grant Deed attached hereto and dated August 10, 2011 from the **City of Madera, a Municipal Corporation of the State of California**, (Grantor) to the **Madera Redevelopment Agency**, a public body, corporate and politic, (Grantee) is hereby accepted by the undersigned officer or agent on behalf of the **Madera Redevelopment Agency** pursuant to authority conferred by Resolution Number MRA-1487 of the Madera Redevelopment Agency adopted on August 10, 2011 and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: August 10, 2011

**Madera Redevelopment Agency**

By:   
Robert L. Poythress, Chairperson

ATTEST:

  
Sandi Brown, Agency Secretary



/sb

120 No E/5 E. Yosemite

APN: 007-101-016; 007-101-017



CERTIFIED

RESOLUTION No. MRA-1487

A RESOLUTION OF THE MADERA REDEVELOPMENT AGENCY, ACCEPTING PROPERTY LOCATED AT 428 EAST YOSEMITE AVENUE, 5 EAST YOSEMITE AVENUE AND 120 NORTH 'E' STREET TO BE CONVEYED FROM THE CITY OF MADERA AND AUTHORIZING THE CHAIRPERSON TO EXECUTE ALL AGREEMENTS AND DOCUMENTS RELATED THERETO AND ACCEPT THE PROPERTY ON BEHALF OF THE MADERA REDEVELOPMENT AGENCY

WHEREAS, the City of Madera ("City") is the owner of real property, generally located at 428 East Yosemite Avenue, 5 East Yosemite Avenue and 120 North 'E' Street and desires to convey such property to the Madera Redevelopment Agency ("Agency"); and

WHEREAS, there is no possibility that the conveyance of these properties will cause a significant environmental impact; and

WHEREAS, given the nature of the land use, Agency has a legal interest in the properties to be acquired; and

WHEREAS, a Grant Deed which is on file in the Office of the City Clerk and referred to for full particulars, has been prepared which includes a legal description of the Property and provides for the conveyance of the Properties; and

WHEREAS, the Madera Redevelopment Agency Board has reviewed the Grant Deed and determined that the Grant Deed will allow the Agency to acquire property currently owned by the City of Madera without cost to the Agency, and therefore the acceptance of the Grant Deed for the properties is in the best interest of the citizens of the City of Madera.

NOW, THEREFORE THE MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, hereby finds, determines, resolves and orders as follows:

1. The recitals listed above are true and correct.

2. The Properties offered to the Agency by the City are hereby accepted.
3. The Chairperson is authorized to accept the Properties on behalf of the Madera Redevelopment Agency.
4. This resolution is effective immediately upon adoption.

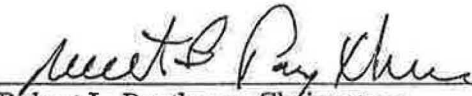
\*\*\*\*\*

PASSED AND ADOPTED by the Madera Redevelopment Agency this 10<sup>th</sup> day of August, 2011, by the following vote:

AYES: Agency Members Poythress, Frazier, Bomprezzi, Medellin and Svanda

NOES: None

ABSENT: None

  
Robert L. Poythress, Chairperson

ATTEST:

  
Sandi Brown, Agency Secretary

Approved as to Legal Form:

  
J. Brent Richardson, Interim General Counsel





# Madera Redevelopment Agency

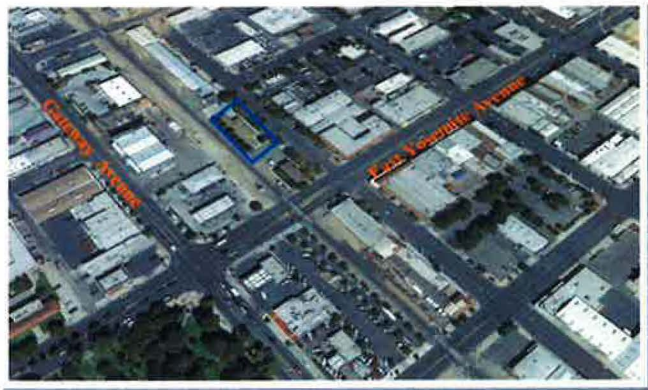
## CERTIFIED COPY

I hereby certify that the foregoing is a true and correct copy of Resolution MRA-1487 adopted by the Madera Redevelopment Agency Board at a regular meeting thereof held on August 10, 2011.

Date: August 15, 2011.



  
Sandi Brown, Agency Secretary



### Background Information

• Map Reference	#16
• Address	120 North E Street
• Assessor Parcel Number(s)	007-101-016
• Current Zoning	C-1/C-2 (Heavy Commercial Zone - Central business district)
• Current Use	Chamber of Commerce
• Original Seller	City of Madera
• Original Appraised Value	\$200,000
• Purchase Price	\$200,000
• Primary and Supplemental Funding Sources	Tax Allocation Bond
• <u>Property History</u>	In January 2000 the property was sold to the Madera Redevelopment Agency for \$200,000. The grant deed (attached) stipulates that the use of the property to its owner or tenants only whose primary focus is in providing those direct and incidental services traditionally focused on the needs of the (non-automotive) traveling public. The City has the right to take possession of the property if the Agency defaults.

### Parcel Information

• Land Description	
Lot Size	18,200 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	2,002 sf
Construction Type	Class "C", brick
Year Built	
Improvement Date	
Vehicle Parking	On and off site parking

### Agency Revenue

Is Agency receiving lease or rental income	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
--	---	-----------------------------



for the private use of the property?	
If Yes, indicate amount of Agency's annual rent/lease income	\$100/month
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	Renter: Chamber of Commerce Term: Renews Annually, \$1,200/month \$100 per month is paid in lieu of the remainder being in cash, the Lessee may pay for such remainder by providing services to the Lessor.

### Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Phase I/II EIR Testing 9/7/1990 Asbestos Testing 8/3/1990
• If Yes, describe the current environmental condition of the site	Asbestos removed when building was rehabbed in 2002
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>
• Describe any remediation work performed on the property	

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	It is anticipated that the Chamber of Commerce will continue to occupy 120 N. E Street.
--	---

### Estimate of Current Property Value

<b>• Fair Market Value Appraisal</b> No appraisal has been completed.  <u>Sales Comparison</u>  <u>Income Capitalization Analysis</u>	
<b>• Estimated Current Value</b>	

### Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.	The use of the property required primary focus is in providing those direct and incidental services traditionally focused on the needs of
---	---



	the (non-automotive) traveling public.
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	
• Recommended Action:	Governmental Purpose

Recorded In Official Records, Madera County

**REBECCA MARTINEZ**

Madera County Recorder

CIT Madera City

8/15/2011

2:43 PM

JG

RECORDING REQUESTED BY:  
City of Madera

AFTER RECORDING RETURN TO:  
Office of the City Clerk  
City of Madera  
205 W. 4th Street  
Madera, CA 93637

Doc#: 2011020904



Titles: 1 Pages: 8

Fees 0.00

Taxes 0.00

Other 0.00

PAID \$0.00

Fee waived per Section 27383 of the Government Code

No Fee Due

No Doc. Tax Due

Deed # 1754


## GRANT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY  
ACKNOWLEDGED, **THE CITY OF MADERA**, A MUNICIPAL CORPORATION OF  
THE STATE OF CALIFORNIA ("GRANTOR"), DOES HEREBY GRANT TO  
**MADERA REDEVELOPMENT AGENCY**, A PUBLIC BODY, CORPORATE AND  
POLITIC ("GRANTEE") THAT CERTAIN REAL PROPERTY SITUATED IN THE  
CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, AND  
MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" AND SHOWN ON  
EXHIBIT "B", ATTACHED AND HEREBY MADE A PART HEREOF

CITY OF MADERA

Dated: August 10, 2011

By:

  
Robert L. Poythress, Mayor

*Attach Notary Acknowledgement*

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

That portion of land situate in Section 24, Township 11 South, Range 17 East, Mount Diablo Base and Meridian, County of Madera, State of California, being Parcel 1 and Parcel 2, of Parcel Map 90-P-12, recorded September 10, 1991 in Book 38, at Pages 94 and 95, records of said County. Said Parcel Map 90-P-12, sheet 2 of 2, is attached hereto as Exhibit "B"

Together with all rights, claim, title and interest, if any, excepting mineral rights as herein before reserved.

Also reserving unto the Southern Pacific Transportation Company its successors and assigns an easement for communication purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 10 feet wide lying 5.0 feet on each side of the center line of the existing fiber optics communication cable as delineated on said Parcel Map 90-P-12.

Also reserving unto the Southern Pacific Transportation Company, its successors and assigns an easement for power and communication purposes over, on, under and across said Parcel 1, said Parcel 2. Said easement being a strip of land 10.00 feet wide lying 5.0 feet on each side of the center line of existing pole lines as delineated on said Parcel Map 90-P-12.

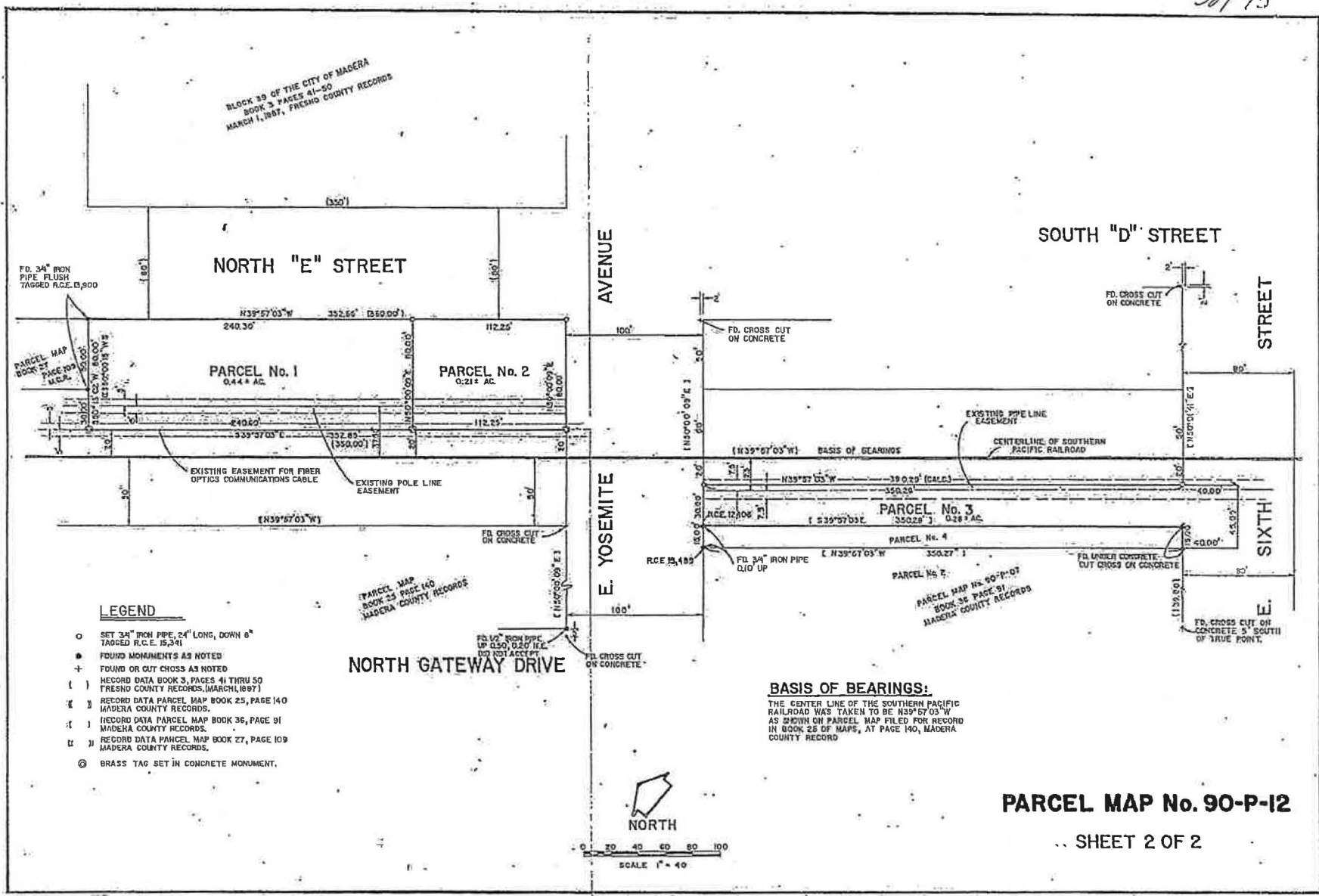
Also reserving unto Southern Pacific Transportation Company all interests in land reserved to said Company in a deed Recorded September 12, 1991 as Document No. 9122929.

Also reserving unto the City of Madera, its successors and assigns, an easement for streetscape and landscape purposes, over, on, under and across said Parcel 1 and said Parcel 2. Said easement being a strip of land 16.00 feet wide lying adjacent to the easterly line of said Parcel 1 and said Parcel 2 and said line also being the westerly line of North "E" Street as delineated on said Parcel Map 90-P-12.

APN 007-101-016 and APN 007-101-017

38/95

EXHIBIT "B"



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

\*\*\*\*\*

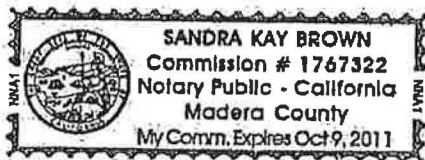
State of California

County of Madera

On **August 10, 2011** before me, **Sandra Kay Brown**, Notary Public, personally appeared **Robert L. Poythress**

who proved to me on the basis of satisfactory evidence  
be the person(~~s~~) whose names(~~s~~) is/~~are~~ subscribed to the  
within instrument and acknowledged to me that he/~~she~~/they  
executed the same in his/~~her~~/their authorized capacity(~~ies~~),  
and that by his/~~her~~/their signature(~~s~~) on the instrument the  
person(~~s~~), or the entity upon behalf of which the person(~~s~~)  
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of  
the State of California that the foregoing paragraph is true  
and correct.



WITNESS my hand and official seal.

Signature Sandra Kay Brown  
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

The information below is not required by law

**Description of Attached Document**

Title or Type of Document: **Grant Deed (APN 007-101-016 and APN 007-101-017)**

Document Date: **August 10, 2011** Number of Pages: **3**

Signer(s) Other Than Named Above: **None**



**CERTIFICATE OF ACCEPTANCE**  
(Government Code 27281)

This is to certify that the interest in real property conveyed by the Grant Deed attached hereto and dated August 10, 2011 from the **City of Madera, a Municipal Corporation of the State of California**, (Grantor) to the **Madera Redevelopment Agency**, a public body, corporate and politic, (Grantee) is hereby accepted by the undersigned officer or agent on behalf of the **Madera Redevelopment Agency** pursuant to authority conferred by Resolution Number MRA-1487 of the Madera Redevelopment Agency adopted on August 10, 2011 and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: August 10, 2011

**Madera Redevelopment Agency**

By:   
Robert L. Poythress, Chairperson

ATTEST:

  
Sandi Brown, Agency Secretary



/sb

120 No E/5 E. Yosemite

APN: 007-101-016; 007-101-017

CERTIFIED

RESOLUTION No. MRA-1487

A RESOLUTION OF THE MADERA REDEVELOPMENT AGENCY, ACCEPTING PROPERTY LOCATED AT 428 EAST YOSEMITE AVENUE, 5 EAST YOSEMITE AVENUE AND 120 NORTH 'E' STREET TO BE CONVEYED FROM THE CITY OF MADERA AND AUTHORIZING THE CHAIRPERSON TO EXECUTE ALL AGREEMENTS AND DOCUMENTS RELATED THERETO AND ACCEPT THE PROPERTY ON BEHALF OF THE MADERA REDEVELOPMENT AGENCY

WHEREAS, the City of Madera ("City") is the owner of real property, generally located at 428 East Yosemite Avenue, 5 East Yosemite Avenue and 120 North 'E' Street and desires to convey such property to the Madera Redevelopment Agency ("Agency"); and

WHEREAS, there is no possibility that the conveyance of these properties will cause a significant environmental impact; and

WHEREAS, given the nature of the land use, Agency has a legal interest in the properties to be acquired; and

WHEREAS, a Grant Deed which is on file in the Office of the City Clerk and referred to for full particulars, has been prepared which includes a legal description of the Property and provides for the conveyance of the Properties; and

WHEREAS, the Madera Redevelopment Agency Board has reviewed the Grant Deed and determined that the Grant Deed will allow the Agency to acquire property currently owned by the City of Madera without cost to the Agency, and therefore the acceptance of the Grant Deed for the properties is in the best interest of the citizens of the City of Madera.

NOW, THEREFORE THE MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, hereby finds, determines, resolves and orders as follows:

1. The recitals listed above are true and correct.

2. The Properties offered to the Agency by the City are hereby accepted.
3. The Chairperson is authorized to accept the Properties on behalf of the Madera Redevelopment Agency.
4. This resolution is effective immediately upon adoption.


\*\*\*\*\*

PASSED AND ADOPTED by the Madera Redevelopment Agency this 10<sup>th</sup> day of August, 2011, by the following vote:

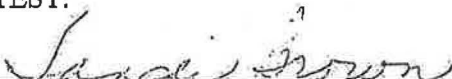
AYES: Agency Members Poythress, Frazier, Bompreszi, Medellin and Svanda

NOES: None

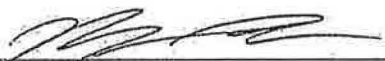
ABSENT: None

  
Robert L. Poythress, Chairperson

ATTEST:

  
Sandi Brown, Agency Secretary

Approved as to Legal Form:

  
J. Brent Richardson, Interim General Counsel





# Madera Redevelopment Agency

## CERTIFIED COPY

I hereby certify that the foregoing is a true and correct copy of Resolution MRA-1487 adopted by the Madera Redevelopment Agency Board at a regular meeting thereof held on August 10, 2011.

Date: August 15, 2011.



  
Sandi Brown, Agency Secretary



## Background Information

• Map Reference	#14
• Address	103 Grove Street
• Assessor Parcel Number(s)	012-015-001
• Current Zoning	R1
• Current Use	Open space on remnant lot
• Original Seller	Bradley W. Knisely
• Original Appraised Value	
• Purchase Price	\$20,000
• Primary and Supplemental Funding Sources	Tax Allocation Bond
• <u>Property History</u>	
The residential vacant lot was purchased by the Agency to acquire ROW for the widening of Olive Avenue. The resulting remnant lot was developed into an open community space. By request from DOF on May 13, 2013 the Agency Oversight Board reconsidered the the conveyed grant deed to City of Madera and made findings that the property is being used for a governmental purpose.	

## Parcel Information

• Land Description	
Lot Size	10,125
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	0
Building Area	Public Open Space
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	



### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

### Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input checked="" type="checkbox"/>
• Describe any remediation work performed on the property			

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	
--	--

### Estimate of Current Property Value

#### • Fair Market Value Appraisal

Sales Comparison

Income Capitalization Analysis

#### • Estimated Current Value

### Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.	None
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	
• Recommended Action:	Governmental Purpose



## Background Information

• Map Reference	#17 - Floor plan attached
• Address	428 E. Yosemite Avenue
• Assessor Parcel Number(s)	007-165-019
• Current Zoning	C1 Light Commercial(central business district)
• Current Use	Governmental Office - Code Enforcement & RDA
• Original Seller	Oberti-Alessini Investments
• Original Appraised Value	\$1,050,000
• Purchase Price	\$1,050,000
• Primary and Supplemental Funding Sources	Tax Allocation Bonds
• <u>Property History</u>	<p>The property was acquired by the Madera Redevelopment Agency on December 19, 2008 and improvements totaling \$1,600,000 were completed April 1, 2011. Prior to rehabilitation the on-site building was originally the Bank of America, then the State Employment Development Department, and later a church. Currently the building houses the City of Madera Neighborhood Revitalization Department and the City of Madera Successor Agency to the Former Redevelopment Agency. A use floor plan is attached which shows office space by department. The purchase and rehabilitation for governmental use was accomplished with public use non-taxable tax allocation bonds.</p>

## Parcel Information

• Land Description	
Lot Size	37,849 SF
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	8,685 SF
Construction Type	Concrete Building
Year Built	1968
Improvement Date	April 1, 2011
Vehicle Parking	On Site 56 Spaces



## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

## Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey Inspection
• If Yes, describe the current environmental condition of the site	Asbestos removed at renovation
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	

## Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Property to be transferred to City; Governmental use H&SC Section 34181(a)
--	--

## Estimate of Current Property Value

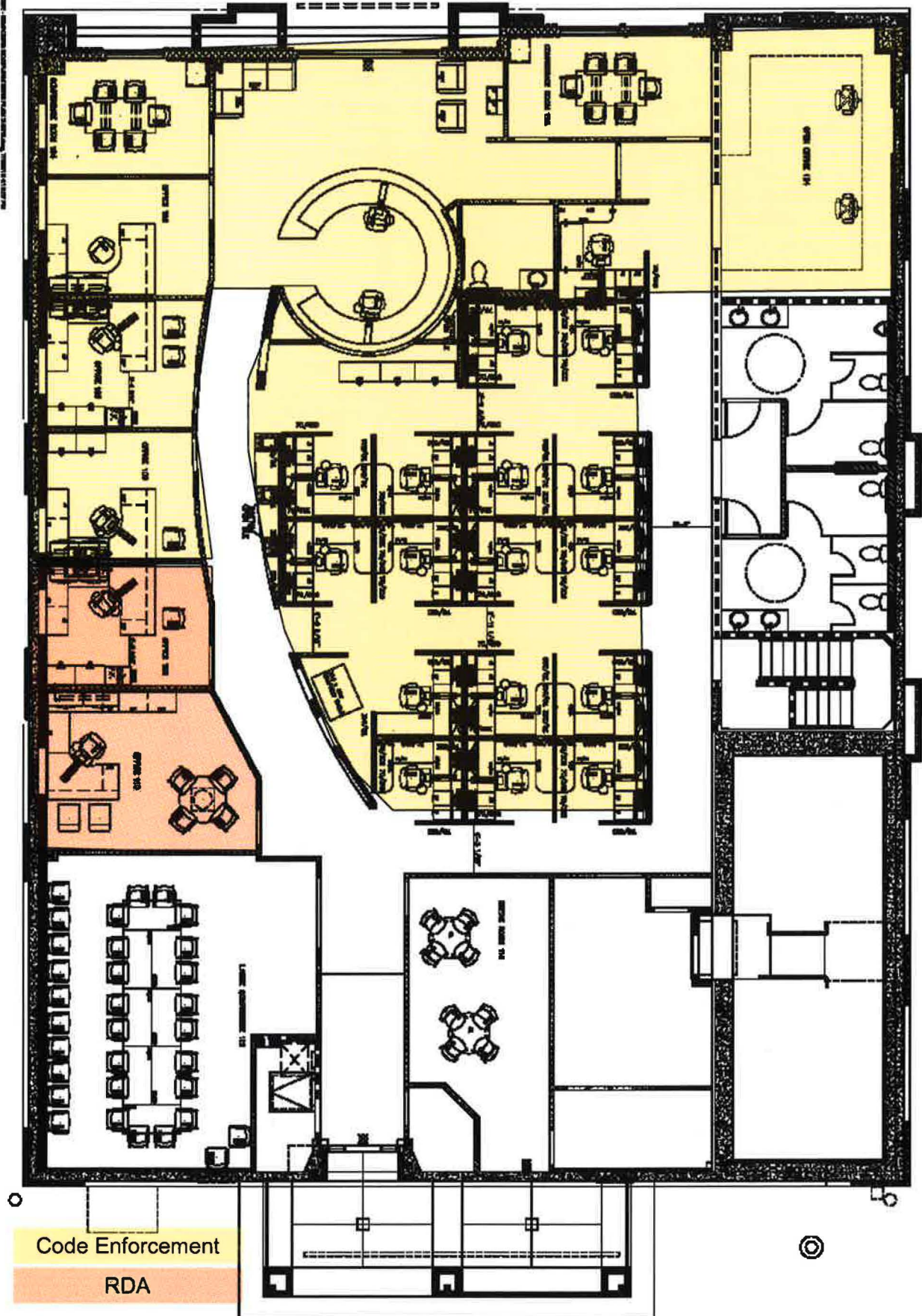
• <b>Fair Market Value Appraisal</b> \$1,700,000  <u>Sales Comparison</u>  <u>Income Capitalization Analysis</u>	
• <b>Estimated Current Value</b> \$1,700,000	



### Reuse Assessment and Recommended Plan

• Describe the property's potential transit-oriented development.	A bus stop is located in front of the building
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	
• Recommended Action:	Governmental Purpose

Code Enforcement and RDA Office  
428 East Yosemite Avenue  
Floor Plan Use







## Background Information

• Map Reference	
• Address	300 South G Street
• Assessor Parcel Number(s)	010-162-001
• Current Zoning	Religious Facility
• Current Use	Church
• Original Seller	Silviano Andrade & Celia Gonzales
• Original Appraised Value	\$265,000
• Purchase Price	\$312,520
• Primary and Supplemental Funding Sources	RPTTF
• <u>Property History</u>	
Formerly belonged to the Catholic Church	

## Parcel Information

• Land Description	
Lot Size	22,500 sf
Topography	Flat
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	3,124
Construction Type	Wood Frame / Stucco Exterior
Year Built	1978
Improvement Date	
Vehicle Parking	18 Spaces

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒ No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Asbestos Survey

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a "Brownfield" site?

Yes ☐ No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐ No ☒ Unknown ☐

- Describe any remediation work performed on the property

None

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

State Courthouse Contractor interested in short term lease for storage of materials.

### Estimate of Current Property Value

- **Fair Market Value Appraisal**

\$265,000.00

Sales Comparison

Income Capitalization Analysis

- **Estimated Current Value**

\$312,520.00

### Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

No

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

County Offices

- Recommended Action:

Transfer to County of Madera for future governmental use.





## Background Information

• Map Reference	#10
• Address	100 East 7 <sup>th</sup> Street
• Assessor Parcel Number(s)	007-184-023
• Current Zoning	C-2
• Current Use	Vacant building
• Original Seller	Madera Printing and Publishing Company
• Original Appraised Value	\$950,000
• Purchase Price	\$950,000
• Primary and Supplemental Funding Sources	Tax Increment
• <u>Property History</u>	
	1948-1953: Automotive Sales and Repair
	1963-2009: Madera Tribune

## Parcel Information

• Land Description	
Lot Size	28,000 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	One
Building Area	16,180 sf
Construction Type	Concrete block wall
Year Built	1948
Improvement Date	1948
Vehicle Parking	40±

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒

No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Phase I EIR and Asbestos Survey, 07/2008  
Phase II EIR, 01/2009

- If Yes, describe the current environmental condition of the site

Presence of asbestos

- Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

- Describe any remediation work performed on the property

None

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

Several prospective buyers have looked at the building, but none resulted in an offer to purchase.

### Estimate of Current Property Value

- **Fair Market Value Appraisal**

Sales Comparison

Income Capitalization Analysis

- **Estimated Current Value**

An appraisal conducted in April 2012 placed the value at \$245,000.

### Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

None

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

The first scenario would be to sell the property "as is" to Evan's Feed and Livestock Supply. They are a successful locally-owned business operating at capacity. To expand their

	<p>on-site storage they have strong interest in the railroad property at E and 9<sup>th</sup> Streets.</p> <p>The second scenario has the potential to generate a significant amount of property and sales tax revenue for local taxing entities. This scenario would require the expenditure of remaining bond proceeds on the following activities.</p> <ul style="list-style-type: none"><li>• Building Demolition - \$40,000</li><li>• Property Acquisition (Four(4) Parcels) - \$250,000</li><li>• Canal Relocation - \$780,000</li></ul> <p>This would ultimately create the opportunity for 40,000-50,000 sf in new construction; however, there would be a high element of risk.</p>
• Recommended Action:	Liquidate property at fair market value.





## Background Information

• Map Reference	#9
• Address	320 South D Street
• Assessor Parcel Number(s)	007-184-010
• Current Zoning	C-1
• Current Use	Vacant building and lot
• Original Seller	Madera Printing and Publishing Company
• Original Appraised Value	\$74,000
• Purchase Price	\$74,000
• Primary and Supplemental Funding Sources	Tax Increment
• <u>Property History</u> Storage	

## Parcel Information

• Land Description	
Lot Size	35,000 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	One
Building Area	3,750 sf
Construction Type	Steel
Year Built	Pre-1950
Improvement Date	Unknown
Vehicle Parking	None

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$



If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
<b>Environmental</b>	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Phase I EIR and Asbestos Survey, 07/2008 Phase II EIR, 01/2009
• If Yes, describe the current environmental condition of the site	Presense of asbestos
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	None
<b>Previous Development Proposals</b>	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
<b>Estimate of Current Property Value</b>	
• <b><u>Fair Market Value Appraisal</u></b>  <u>Sales Comparison</u>  <u>Income Capitalization Analysis</u>	
• <b><u>Estimated Current Value</u></b> \$44,703	
<b>Reuse Assessment and Recommended Plan</b>	
• Describe the property's potential transit-oriented development.	None
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	The reuse of this property will be influenced by what happens with the former Tribune. In any event, the vacant steel building on the parcel should be demolished. This could be accomplished in

	conjunction with the demolition project associated with the new DA/Probation office. On the plus side, a large parcel in the central business district offers great potential. On the negative side, the property has been in this condition for over forth (40) years.
• Recommended Action:	Liquidate property at fair market value.



## Background Information

• Map Reference	#10
• Address	321 South E Street
• Assessor Parcel Number(s)	007-184-024
• Current Zoning	C-2
• Current Use	Vacant lot
• Original Seller	Madera Printing and Publishing Company
• Original Appraised Value	\$74,000
• Purchase Price	\$74,000
• Primary and Supplemental Funding Sources	Tax Increment
• <u>Property History</u> Part of Tribune property	

## Parcel Information

• Land Description	
Lot Size	17,500 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	Vacant lot
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$



If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒ No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Phase I EIR and Asbestos Survey, 07/2008  
Phase II EIR, 01/2009

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a "Brownfield" site?

Yes ☐ No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐ No ☒ Unknown ☐

- Describe any remediation work performed on the property
- 

None

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

### Estimate of Current Property Value

- Fair Market Value Appraisal

Sales Comparison

Income Capitalization Analysis

- Estimated Current Value

\$44,703

### Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

None

• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	The reuse of this property will be influenced by what happens with the former Tribune building on the adjacent parcel. A large parcel in the central business district offers great potential.
• Recommended Action:	Liquidate property at fair market value.





# City of Madera Successor Agency Long Range Property Management Plan

Exhibit B

Page 1 of 3



## Background Information

• Map Reference	#19
• Address	(no street address)
• Assessor Parcel Number(s)	011-011-005 and 011-011-006
• Current Zoning	Industrial
• Current Use	Vacant lot
• Original Seller	Union Pacific Railroad Company
• Original Appraised Value	\$118,722
• Purchase Price	\$118,722
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u>	The property has been under successive railroad ownership for many decades.

## Parcel Information

• Land Description	
Lot Size	21,287± sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

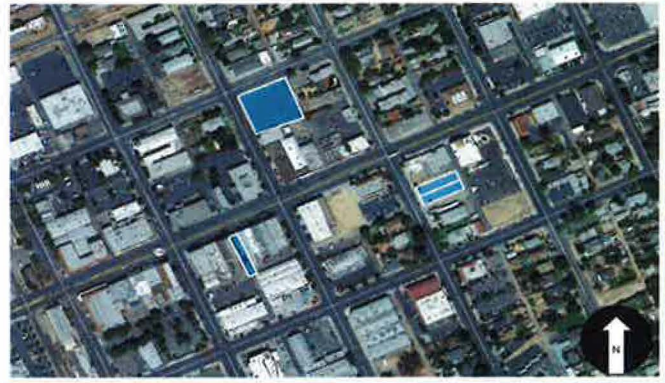
## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	

rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
<b>Environmental</b>	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Phase I and Phase II EIR/Borings-Soil Sampling, 2/2008
• If Yes, describe the current environmental condition of the site	Clean
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	None
<b>Previous Development Proposals</b>	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
<b>Estimate of Current Property Value</b>	
<p>• <b><u>Fair Market Value Appraisal</u></b></p> <p><u>Sales Comparison</u></p> <p><u>Income Capitalization Analysis</u></p>	
<p>• <b><u>Estimated Current Value</u></b>                  Based on October 3, 2012 appraisal, the property is valued at \$36,250.</p>	
<b>Reuse Assessment and Recommended Plan</b>	
• Describe the property's potential transit-oriented development.	NA
• Describe the reuse potential of the	The property is adjacent to the storage yard of Evan's Feed

property in terms of advancing the Successor Agency's planning objectives.	and Livestock Supply. They have expressed preliminary interest in the site and will be contacted upon approval of the LRPMP. Absent a deal with Evans, the reuse of the property will be impacted by what happens with the former Tribune building.
• Recommended Action:	Liquidate property at fair market value.





### Background Information

• Map Reference	#7
• Address	218 East Yosemite Avenue
• Assessor Parcel Number(s)	007-161-006
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Fleming/Salter
• Original Appraised Value	\$113,000
• Purchase Price	\$113,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u>	
Bar	

### Parcel Information

• Land Description	
Lot Size	3,750 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	Vacant lot
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$



If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
<b>Environmental</b>	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey, 5/2001
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos removed
<b>Previous Development Proposals</b>	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Approved sales agreement with Buenrostro family.
<b>Estimate of Current Property Value</b>	
<ul style="list-style-type: none"> <li>• <b><u>Fair Market Value Appraisal</u></b> \$18,750  <u>Sales Comparison</u>  <u>Income Capitalization Analysis</u></li> </ul>	
<ul style="list-style-type: none"> <li>• <b><u>Estimated Current Value</u></b> \$18,750</li> </ul>	
<b>Reuse Assessment and Recommended Plan</b>	
• Describe the property's potential transit-oriented development.	None
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	The Successor Agency/Oversight Board approved the sale of the property to the Buenrostro family in August 2012. The owners desired to expand the restaurant component of their

	<p>business. The agreement required that within 90 days they had to obtain construction financing and building permits. They failed to meet these requirements and the agreement has terminated.</p> <p>Given the irregular shape and small size, the property would be difficult to develop by anybody other than adjacent property owners (Buenrostro or Perez). Buenrostro is the most obvious as the restaurant is experiencing some growth. He will be contacted following approval of the LRPMP.</p>
• Recommended Action:	Liquidate property at fair market value.



### Background Information

• Map Reference	#8
• Address	121/125/129 North C Street
• Assessor Parcel Number(s)	007-112-015 and 007-112-014
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Marathon Properties
• Original Appraised Value	\$225,000
• Purchase Price	\$225,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u>	
The property was a parking lot for activities held at Griffin Hall.	

### Parcel Information

• Land Description	
Lot Size	22,500 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	Vacant lot
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$



If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)			
<b>Environmental</b>			
• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	None		
<b>Previous Development Proposals</b>			
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	A private developer submitted plans for a ten (10) unit apartment complex that never went through the planning process.		
<b>Estimate of Current Property Value</b>			
• <b><u>Fair Market Value Appraisal</u></b>  <u>Sales Comparison</u>  <u>Income Capitalization Analysis</u>			
• <b><u>Estimated Current Value</u></b> \$112,500 (\$5.00 psf)			
<b>Reuse Assessment and Recommended Plan</b>			
• Describe the property's potential transit-oriented development.	None		
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	The property has been in its current state for over forty (40) years. During a majority of that time there was a covenant that prevented the sale or development of the		



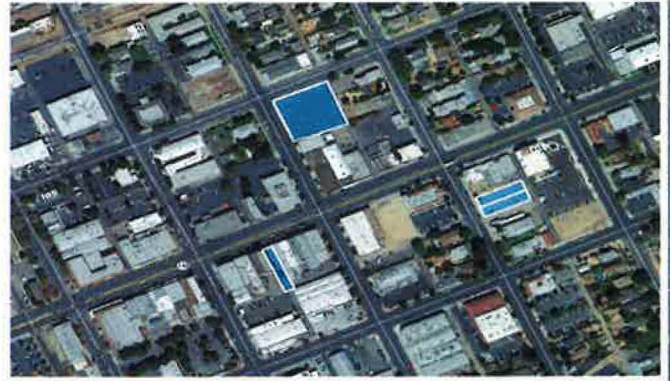
property. That covenant is no longer in place.

The acquisition of 112/122/126 North B Street would have increased the size of the property to 48,750 sf. This would require the expenditure of remaining bond proceeds. The problem is that the B Street properties were appraised in 2007 at the height of the real estate boom. Values have probably declined by 30-40%; however, the property owners will be fixed on the 2007 values.

Over the past ten (10) years most of the new construction in the "central business district" has been driven by the public sector or the Darin Camarena Health Centers. This is in spite of the fact the vacancy rate is lower than other areas of the City. The tenants tend to be small, family-owned businesses and Sears is the only national chain located in the downtown area. This creates a scenario whereby the City/taxing entities may not realize an immediate return on investment.

• Recommended Action:

Liquidate property at fair market value.



### Background Information

• Map Reference	#12 and #13
• Address	109/111 South B Street
• Assessor Parcel Number(s)	007-165-011 and 007-165-010
• Current Zoning	C-1
• Current Use	Parking lot
• Original Seller	Hernandez/Kyoji and Kiyoko Michioka
• Original Appraised Value	\$220,000/\$172,000
• Purchase Price	\$220,000/\$172,000
• Primary and Supplemental Funding Sources	Tax Increment
• <u>Property History</u>	
	Foster Parker Insurance/Dale's Camera
	County Mental Health/Darin Camarena Family Health

### Parcel Information

• Land Description	
Lot Size	11,700 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	Vacant lot
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒ No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

109 South B - Asbestos Survey, 4/2009  
111 South B - Asbestos Survey, 3/2010

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a "Brownfield" site?

Yes ☐ No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐ No ☒ Unknown ☐

- Describe any remediation work performed on the property

Asbestos removed

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

Sale of property to Darin Camarena approved on September 1, 2012

### Estimate of Current Property Value

- **Fair Market Value Appraisal**

\$67,500

Sales Comparison

Income Capitalization Analysis

- **Estimated Current Value**

\$67,500

### Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

None

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

By previous action, the Successor Agency and Oversight Board approved the sale of 109/111 South B Street to Darin Camarena Family Health Centers. They intend to construct

	4,500± sf of administrative offices.
• Recommended Action:	The property was sold to Darin Camarena Health Center. A parking lot was constructed on a portion of the property.





## Background Information

• Map Reference	#3
• Address	1321 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	007-142-001
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Isidrio and Alicia Sandoval
• Original Appraised Value	\$180,000
• Purchase Price	\$205,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

## Parcel Information

• Land Description	
Lot Size	4,138 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒

No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Asbestos Survey, 12/007

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

- Describe any remediation work performed on the property

Asbestos survey performed prior to demolition; no asbestos was detected.

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

### Estimate of Current Property Value

- **Fair Market Value Appraisal**

Sales Comparison

Income Capitalization Analysis

- **Estimated Current Value**

\$20,690 (\$5.00 psf)

### Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

N/A

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite

	Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.





# City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

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## Background Information

• Map Reference	#5
• Address	1399 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-018
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Alice G. Lovine
• Original Appraised Value	\$174,000
• Purchase Price	\$174,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

## Parcel Information

• Land Description	
Lot Size	6,120 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	



rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
<b>Environmental</b>	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey, 7/2008
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos survey conducted prior to demolition detected amounts of asbestos that was removed when the substandard building was demolished.
<b>Previous Development Proposals</b>	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
<b>Estimate of Current Property Value</b>	
<ul style="list-style-type: none"> <li>• <b><u>Fair Market Value Appraisal</u></b> <p><u>Sales Comparison</u></p> <p><u>Income Capitalization Analysis</u></p> </li> </ul>	
<ul style="list-style-type: none"> <li>• <b><u>Estimated Current Value</u></b> \$30,600 (\$5.00 psf)</li> </ul>	
<b>Reuse Assessment and Recommended Plan</b>	
• Describe the property's potential transit-oriented development.	N/A
• Describe the reuse potential of the property in terms of advancing the	Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are

Successor Agency's planning objectives.	primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.



# City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

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## Background Information

• Map Reference	#1
• Address	1401 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-019
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Rosalva Arteaga
• Original Appraised Value	\$200,000
• Purchase Price	\$200,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

## Parcel Information

• Land Description	
Lot Size	5,250 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	



rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
<b>Environmental</b>	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey, 12/2007
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos survey conducted prior to demolition detected amounts of asbestos that was removed when the substandard building was demolished.
<b>Previous Development Proposals</b>	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
<b>Estimate of Current Property Value</b>	
<ul style="list-style-type: none"> <li>• <b><u>Fair Market Value Appraisal</u></b> <p><u>Sales Comparison</u></p> <p><u>Income Capitalization Analysis</u></p> </li> </ul>	
<ul style="list-style-type: none"> <li>• <b><u>Estimated Current Value</u></b> \$26,250 (\$5.00 psf)</li> </ul>	
<b>Reuse Assessment and Recommended Plan</b>	
• Describe the property's potential transit-oriented development.	N/A
• Describe the reuse potential of the property in terms of advancing the	Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are



Successor Agency's planning objectives.	primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.



# City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

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## Background Information

• Map Reference	#2
• Address	1403 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-020
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Christobal and Rosalva Arteaga
• Original Appraised Value	\$52,500
• Purchase Price	\$52,500
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

## Parcel Information

• Land Description	
Lot Size	5,244 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	

rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
<b>Environmental</b>	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey, 12/2007
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos survey performed prior to demolition; no asbestos was detected.
<b>Previous Development Proposals</b>	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
<b>Estimate of Current Property Value</b>	
<b>• Fair Market Value Appraisal</b>  <u>Sales Comparison</u>  <u>Income Capitalization Analysis</u>	
<b>• Estimated Current Value</b> \$26,250 (\$5.00 psf)	
<b>Reuse Assessment and Recommended Plan</b>	
• Describe the property's potential transit-oriented development.	N/A
• Describe the reuse potential of the property in terms of advancing the	Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and

Successor Agency's planning objectives.	incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.



# City of Madera Successor Agency

## Long Range Property Management Plan



### Background Information

• Map Reference	#6
• Address	1405 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-021
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Francisco Candido
• Original Appraised Value	\$32,000
• Purchase Price	\$42,640
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

### Parcel Information

• Land Description	
Lot Size	5,310 sf
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)

### Environmental

- Have any environmental tests or assessments been performed on the property?

Yes ☒

No ☐

- If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

Asbestos Survey, 6/2010

- If Yes, describe the current environmental condition of the site

- Has the property been designated as a "Brownfield" site?

Yes ☐

No ☒

- If No, would the property qualify for such a Brownfield designation?

Yes ☐

No ☒

Unknown ☐

- Describe any remediation work performed on the property

Asbestos survey performed prior to demolition; no asbestos was detected.

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

None

### Estimate of Current Property Value

- Fair Market Value Appraisal

Sales Comparison

Income Capitalization Analysis

- Estimated Current Value

\$26,550

### Reuse Assessment and Recommended Plan

- Describe the property's potential transit-oriented development.

N/A

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and incompatible land uses. New developments south of Yosemite

	Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.





# City of Madera Successor Agency Long Range Property Management Plan

Exhibit D

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## Background Information

• Map Reference	#4
• Address	1407 East Yosemite Avenue, Madera, CA 93638
• Assessor Parcel Number(s)	008-143-003
• Current Zoning	C-1
• Current Use	Vacant lot
• Original Seller	Jesus and Martha Saucedo
• Original Appraised Value	\$100,000
• Purchase Price	\$100,000
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> Single-family residence	

## Parcel Information

• Land Description	
Lot Size	5,377 sf
Topography	Slightly below grade
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	



rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
<b>Environmental</b>	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Asbestos Survey, 2/2007
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	Asbestos survey performed prior to demolition; no asbestos was detected.
<b>Previous Development Proposals</b>	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None
<b>Estimate of Current Property Value</b>	
<b>• Fair Market Value Appraisal</b>  <u>Sales Comparison</u>  <u>Income Capitalization Analysis</u>	
<b>• Estimated Current Value</b> \$26,885 (\$5.00 psf)	
<b>Reuse Assessment and Recommended Plan</b>	
• Describe the property's potential transit-oriented development.	N/A
• Describe the reuse potential of the property in terms of advancing the	Combining with adjacent properties creates a parcel of approximately 32,000 sf. Land uses to the east and west are primarily substandard structures, abandoned buildings and

Successor Agency's planning objectives.	incompatible land uses. New developments south of Yosemite Avenue significantly enhances the reuse potential of the site. To maximize the sales and property tax potential may require acquisition of adjacent sites. This, and adjacent properties were acquired to add an additional travel lane on westbound Yosemite Avenue and to eliminate uses not considered compatible with new development south of Yosemite Avenue. The project was a major goal identified in the 2008-2013 Five Year Implementation Plan.
• Recommended Action:	A portion of the property will be used for the future widening of Yosemite Avenue. The remainder will be sold at fair market value.



# City of Madera Successor Agency Long Range Property Management Plan

Exhibit E

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## Background Information

• Map Reference	#18
• Address	(no street address)
• Assessor Parcel Number(s)	011-183-002 and 004, 011-152-009
• Current Zoning	Industrial
• Current Use	Vacant lot/Abandoned Storm Drainage Pond
• Original Seller	Union Pacific Railroad Company
• Original Appraised Value	\$435,021
• Purchase Price	\$435,021
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u>	Temporary storm drainage pond (privately owned).

## Parcel Information

• Land Description	
Lot Size	78,000 sf
Topography	Mostly level
Known Drainage Issues	Basin needs fill
Known Ground Stability Issues	
• Building Description	
No. of Buildings	None
Building Area	
Construction Type	
Year Built	
Improvement Date	
Vehicle Parking	

## Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual	\$	



rent/lease income	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	
<b>Environmental</b>	
• Have any environmental tests or assessments been performed on the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	Phase I and Phase II EIR/Borings-Soil Sampling, 2/2008
• If Yes, describe the current environmental condition of the site	Clean
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property	None
<b>Previous Development Proposals</b>	
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	E Street Master Plan
<b>Estimate of Current Property Value</b>	
<b>• Fair Market Value Appraisal</b>  <u>Sales Comparison</u>  <u>Income Capitalization Analysis</u>	
<b>• Estimated Current Value</b> \$120,000	
<b>Reuse Assessment and Recommended Plan</b>	
• Describe the property's potential transit-oriented development.	None
• Describe the reuse potential of the	These properties were originally acquired as part of a plan to



property in terms of advancing the Successor Agency's planning objectives.	realign E Street sixty to sixty-five feet to the west. This would create an opportunity to construct a linear park from 9 <sup>th</sup> Street to Olive Avenue and create more developable interior lots. The re-opening of the Pitman Grain Mill and the dissolution of redevelopment means this plan is no longer feasible. The nearby former Potato Shed was recently sold. The buyer will be contacted upon the approval of the LRPMP.
• Recommended Action:	Liquidate property at fair market value.



# City of Madera Successor Agency Long Range Property Management Plan

Exhibit F

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## Background Information

• Map Reference	See Parcel Maps attached
• Address	N/A
• Assessor Parcel Number(s) • Parcel Maps Attached	008-093-026 Median Island – see map 08-09 008-093-027 Median Island – see map 08-09 008-093-028 Sawmill Street – see map 08-09 008-120-051 Storm Pond – see map 08-12 008-120-052 Drysdale Way see map 08-12 008-022-036 Street or ROW – see map 08-02 008-023-012 Street or ROW – see map 08-02 008-142-037 Street or ROW see map 08-14 sheet 3 of 3 008-142-041 Street or ROW see map 08-14 sheet 3 of 3 008-142-067 Percy Street see map 08-14 sheet 3 of 3 008-143-001 Street or ROW see map 08-14 Sheet 2 of 3 008-043-022 Santa Fe Street see map 08-04 008-082-056 Street see map 08-08 008-082-057 Street see map 08-08 008-082-069 Street see map 08-08
• Current Zoning	N/A
• Current Use	City Infrastructure – parcel maps attached
• Original Seller	
• Original Appraised Value	
• Purchase Price	
• Primary and Supplemental Funding Sources	Bond Proceeds
• <u>Property History</u> All these parcels represent streets, ROW, storm ponds and median islands that need to be deeded to the city. Maps are attached for all parcels.	

## Parcel Information

• Land Description	
Lot Size	N/A
Topography	N/A

Known Drainage Issues	N/A
Known Ground Stability Issues	N/A
• Building Description	
No. of Buildings	N/A
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Date	N/A
Vehicle Parking	N/A

### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

### Environmental

• Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>
• Describe any remediation work performed on the property	N/A

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	N/A
--	-----

### Estimate of Current Property Value

<p>• <b>Fair Market Value Appraisal</b>  No appraisals have been completed on these parcels.</p> <p><u>Sales Comparison</u>  N/A</p>
--

Income Capitalization Analysis

N/A

• **Estimated Current Value**

N/A

**Reuse Assessment and Recommended Plan**

- Describe the property's potential transit-oriented development.

N/A

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

N/A

- Recommended Action:

Governmental Purpose



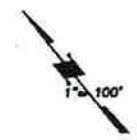
EXH F, pg 1 of 7

# SUGAR PINE ESTATES

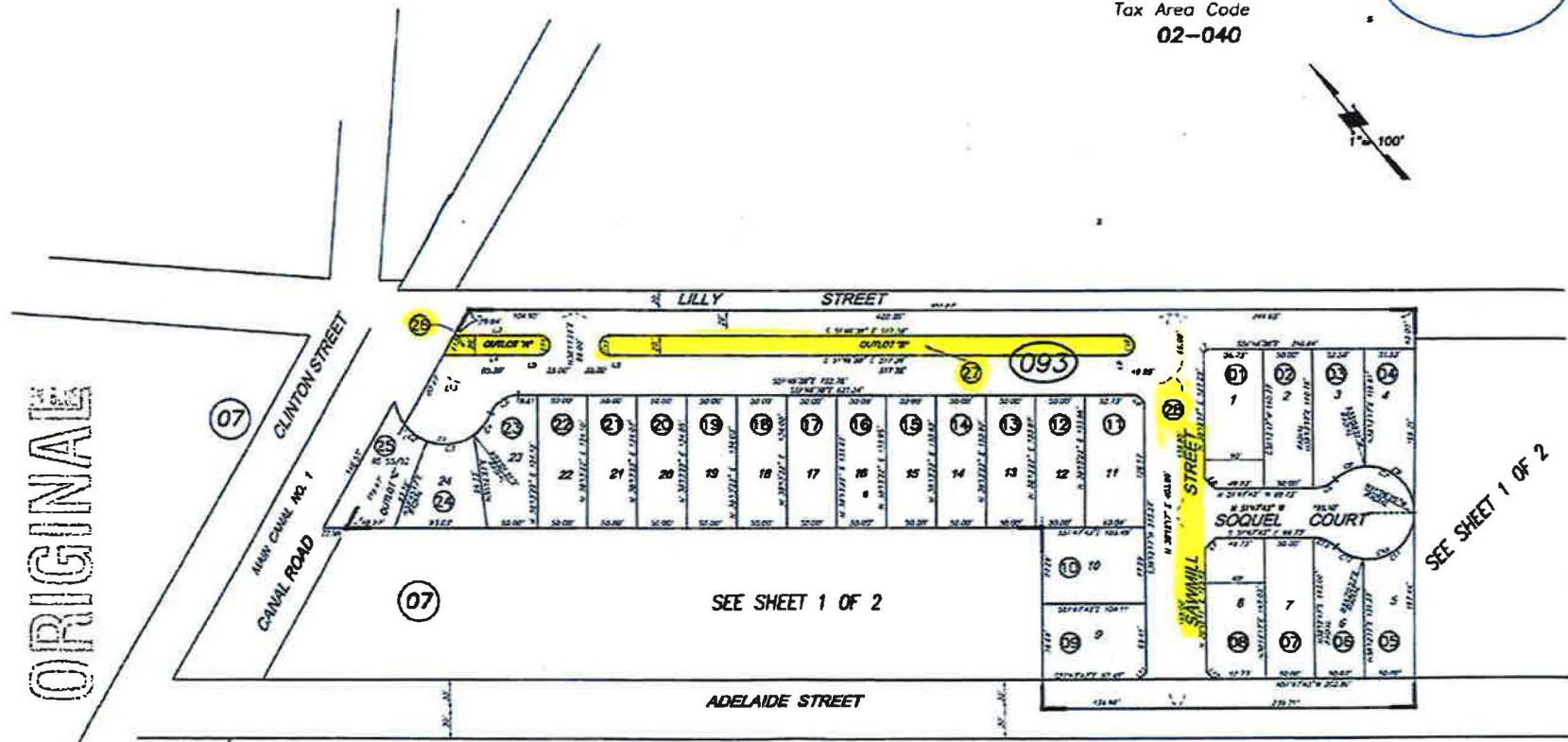
N.B. VOL. 49 PGS. 64-65

Tax Area Code  
02-040

08-09  
SHEET 2 of 2



ORIGINAL



SEE SHEET 1 OF 2

SEE SHEET 1 OF 2

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

CURVE TABLE			LINE TABLE		
CURVE	LENGTH	RADIUS	LINE	LENGTH	BEARING
C1	155.54	36.00	1	84.36	S 89° 58' 10" W
C2	18.20	30.00	2	35.87	S 71° 42' 50" W
C3	44.80	50.00	3	40.60	S 69° 12' 24" W
C4	27.29	30.00	4	33.34	S 60° 27' 31" W
C5	10.38	25.00	5	4.67	S 55° 52' 58" W
C6	23.67	33.00	6	14.53	S 55° 22' 47" W
C7	140.77	27.00	7	14.53	S 55° 22' 47" W
C8	13.78	47.00	8	10.28	S 55° 22' 47" W
C9	25.91	27.00	9	10.28	S 55° 22' 47" W
C10	358.97	47.00	10	27.29	N 60° 27' 31" W
C11	22.26	47.00	11	30.20	N 60° 27' 31" W
C12	30.67	47.00	12	30.20	N 60° 27' 31" W
C13	25.87	25.00	13	30.20	N 60° 27' 31" W
C14	27.42	50.00	14	30.20	N 60° 27' 31" W
C15	37.42	50.00	15	30.20	N 60° 27' 31" W
C16	37.42	50.00	16	30.20	N 60° 27' 31" W

Assessor's Map No. 08-09  
Sheet 2 of 2  
Madera Unified  
City of Madera  
County of Madera, Calif.  
2001

MAP FOR:

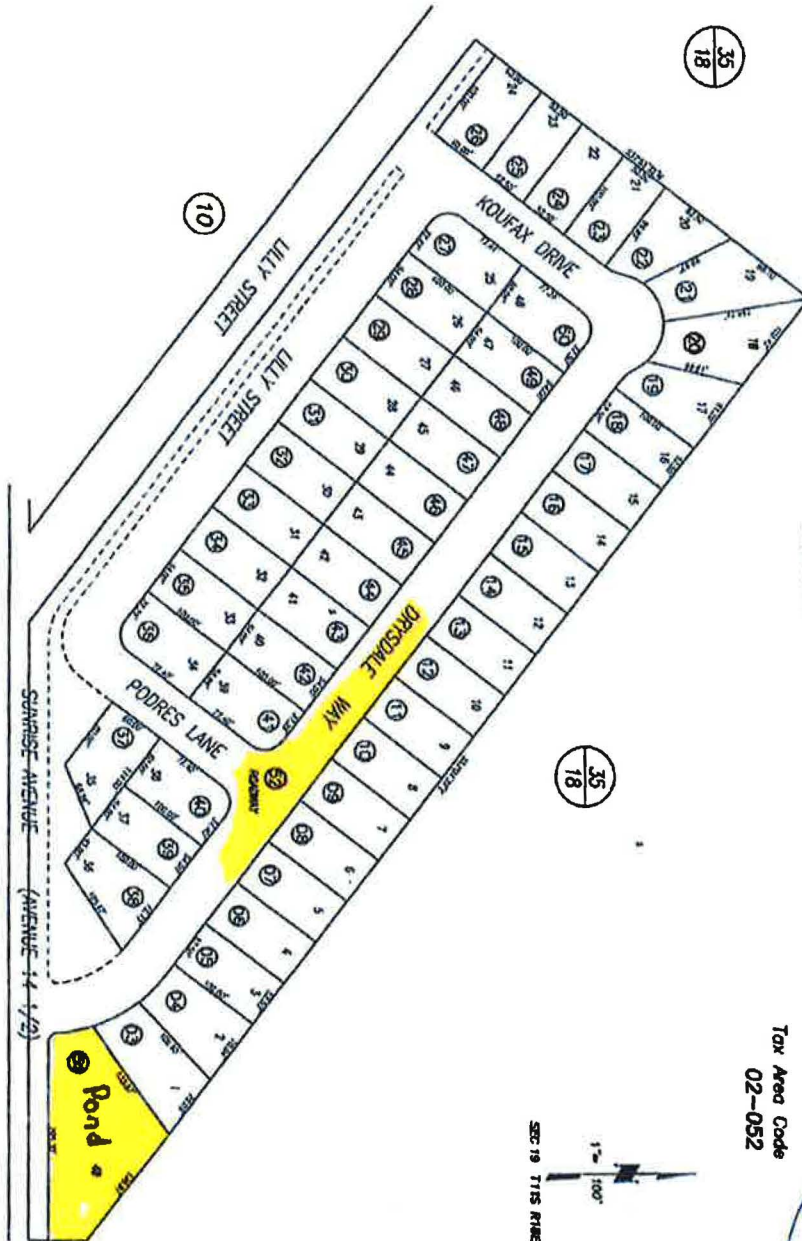
008-093-026  
008-093-027  
008-093-028

ORIGINAL

NE 1/4 SEC. 19 T.11S. R.18E. M.D.B.&M.  
VISTA DEL SIERRA  
M.D.B. & M.

Tax Area Code  
02-052

08-12



NOTE: This map is for assessment purposes only and is not for the purpose of establishing legal boundaries. It is subject to change without notice. The assessor is not responsible for any errors or omissions on this map.

Assessor's Map No. 08-12

Assessor's Map No. 08-12  
Madera United  
City of Madera  
County of Madera, Calif.  
1990

MAP FOR:

008-120-051  
008-120-052

Exh F, pg 3 of 7

08-02

PEARL ADDN.  
M.R. 4-111

YOSEMITE ADDN.  
M.R. 2-27

07  
14

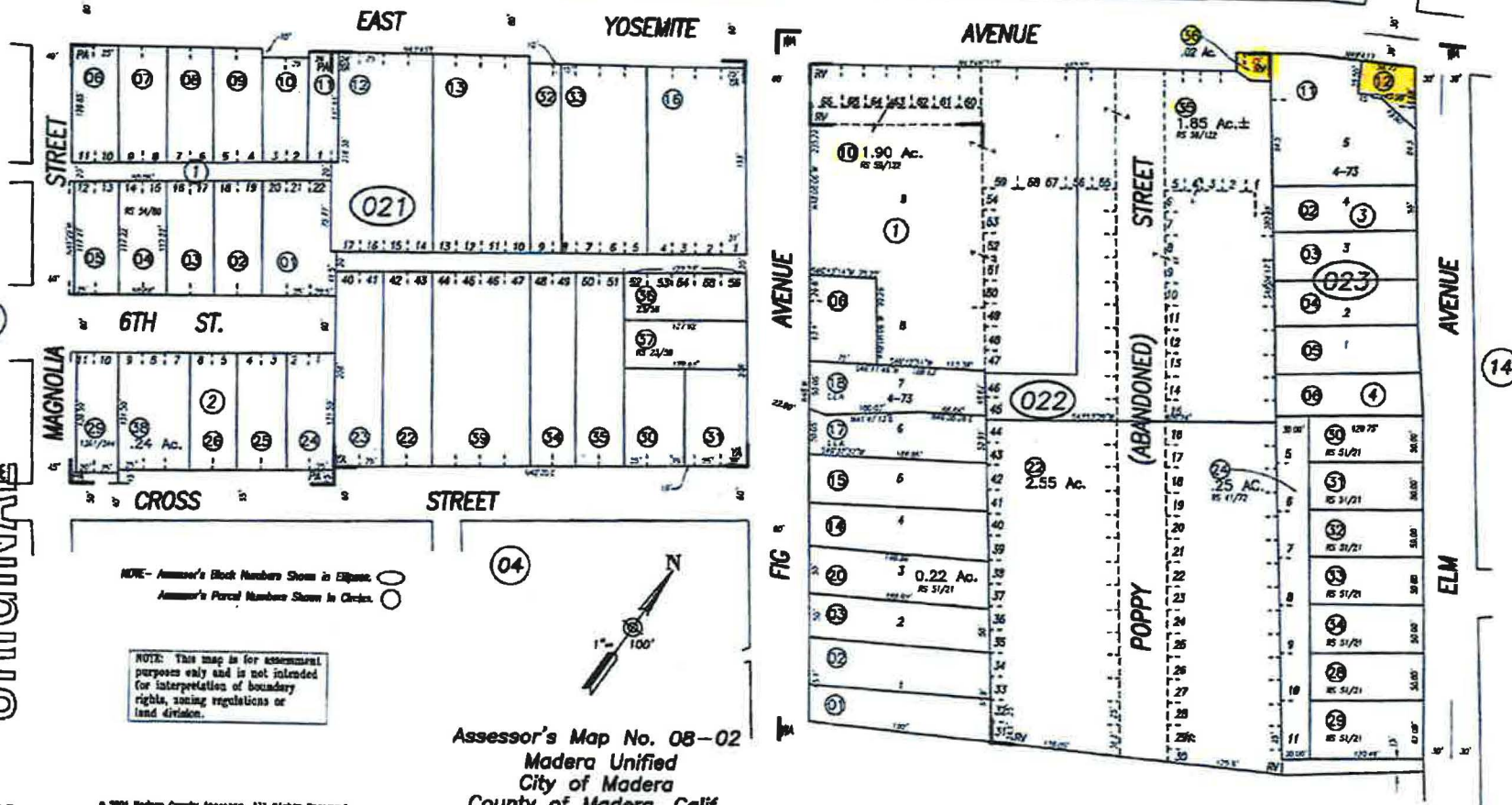
RIO VISTA ADDN.  
M.R. 5-12

WOOLLEY ADDN.

M.R. 4-70 F.C.R.  
AND SUBDIVISION OF BLOCKS 1, 3, 33, 34, 44 & 45  
M.R. 4-73 F.C.R.

Tax Area Code  
02-040

ORIGINAL



NOTE: Assessor's Block Numbers Shown in Ellipse.  
Assessor's Parcel Numbers Shown in Circles.

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

Assessor's Map No. 08-02  
Madera Unified  
City of Madera  
County of Madera, Calif.  
1956

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MAP FOR:  
008-022-036  
008-023-012



Exh F, pg 4 of 7

ORIGINAL

SEC. 18 T.11S. 3E. M.D.B.&M.

SEE SHEET 2 OF 3

Tax Area Code  
02-038  
02-040

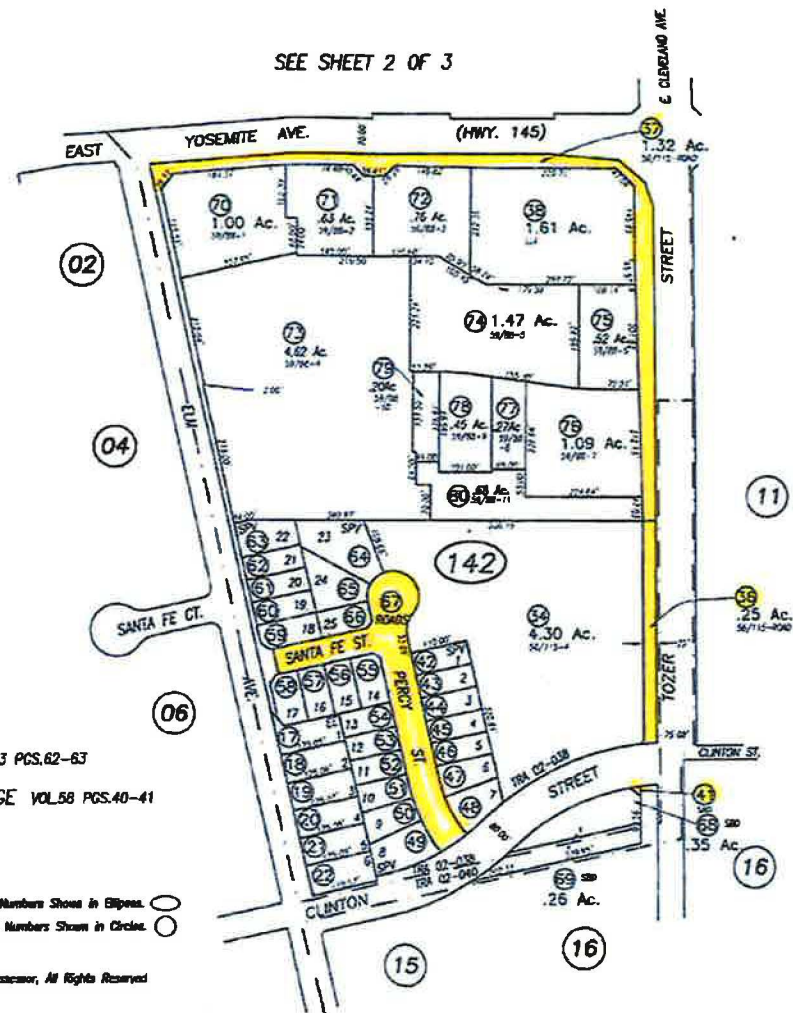
08-14  
Sheet 3 of 3

ELM ESTATES VOL.43 PGS.62-63  
SUGAR PINE VILLAGE VOL.58 PGS.40-41

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land divisions.

NOTE- Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

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MAP FOR  
008-142-037  
008-142-041  
008-142-067

Assessor's Map No. 08-14  
Sheet 3 of 3  
Madera Unified School Dist.  
City of Madera  
County of Madera, Calif.  
1990



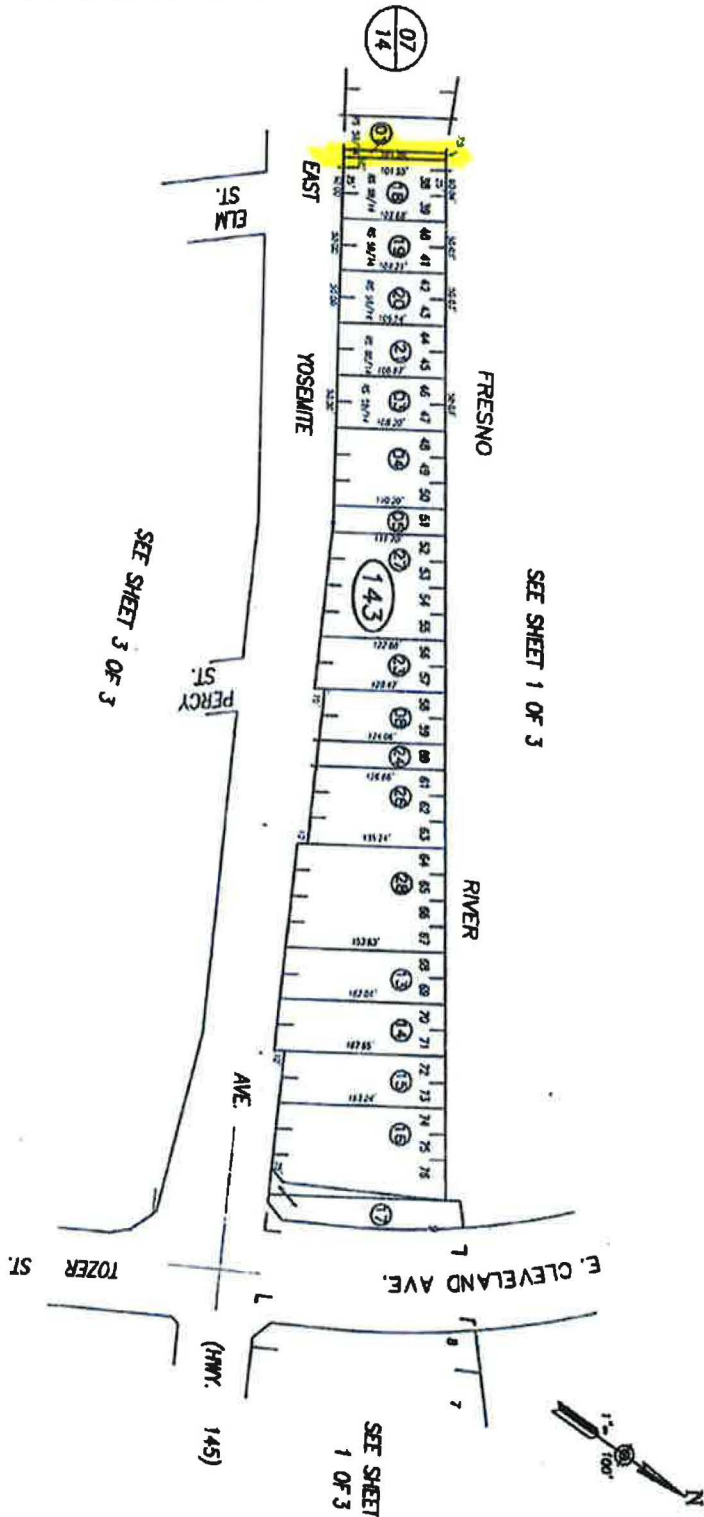
ORIGINAL

VESTA ADDITION  
K&S R&S

RIVERSIDE ADDITION  
LOT 9  
K&S R&S

Tax Area Code  
02-038

08-14  
SHEET 2 of 3



MAP FOR:  
008-143-001

Assessor's Map No. 08-14  
Sheet 2 of 3  
Madera Unified  
City of Madera  
County of Madera, Calif.  
1990

NOTE: Assessor's Block Number Shown in Square  
Assessor's Parcel Number Shown in Circle

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100-1-10  
3-20-04

Exh F, pg 6 of 7

ORIGINAL

MADERA HOME TRACT  
M.B. 2-11

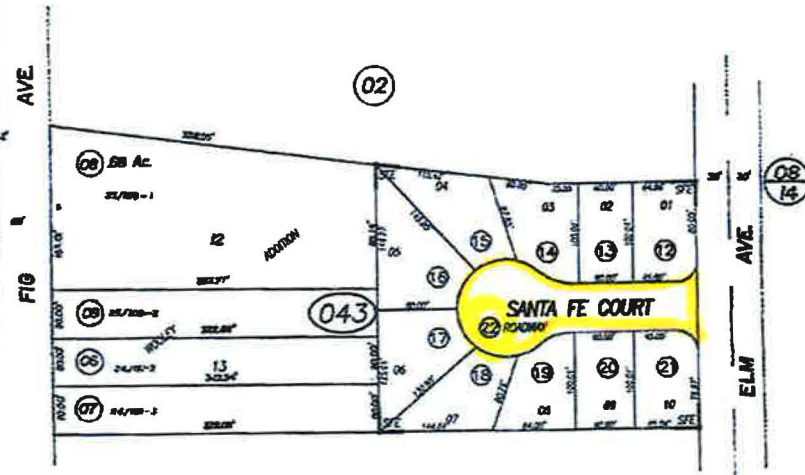
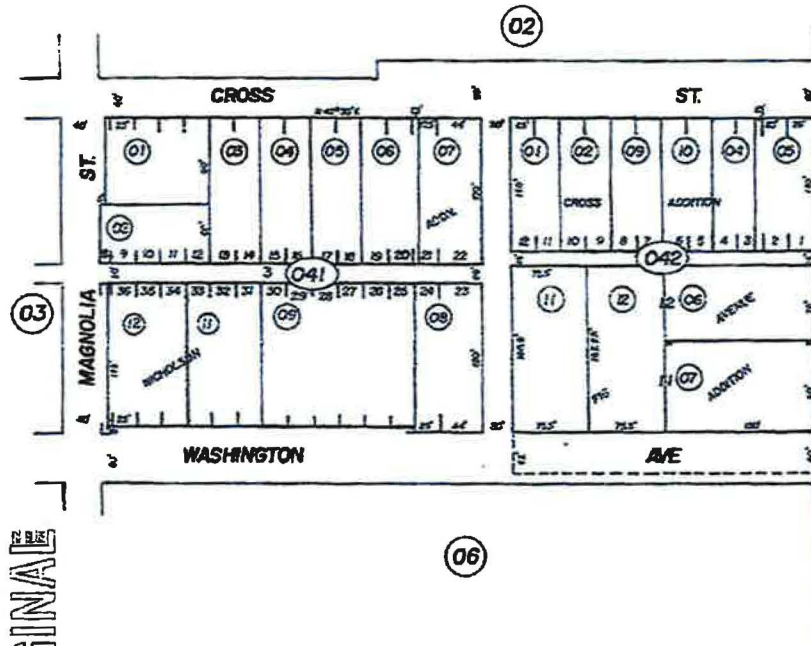
CROSS ADDN  
M.B. 6-28

SEC. 18, T.11S. R.18E. M.D.B.&M.  
FIG AVE. WOOLEY ADDN.  
M.B. 2-15 FRESNO CO.

SANTA FE ESTATES  
VOL. 50 PAGE 71

Tax Area Code  
02-040

08-04



NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

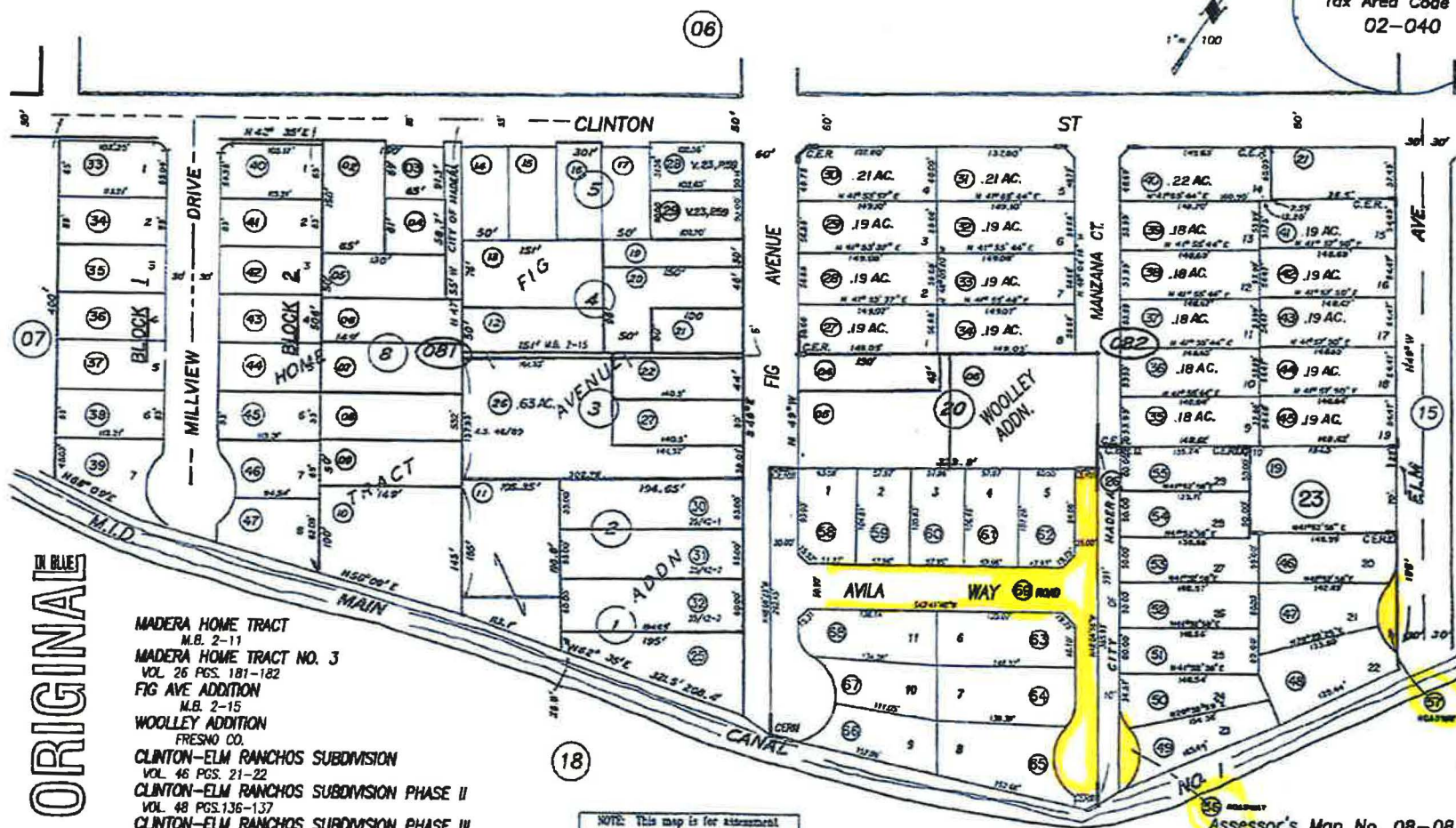
Assessor's Map No. 08-04  
Madera Unified  
City of Madera  
County of Madera, Calif.

MAP FOR  
008-043-022

Exh F, pg 7 of 7

SEC. 18 & 19 T11S. R18E.

08-08  
Tax Area Code  
02-040



ORIGINAL

MADERA HOME TRACT  
M.B. 2-11  
MADERA HOME TRACT NO. 3  
VOL. 26 PGS. 181-182  
FIG AVE ADDITION  
M.B. 2-15  
WOOLLEY ADDITION  
FRESNO CO.  
CLINTON-ELM RANCHOS SUBDIVISION  
VOL. 46 PGS. 21-22  
CLINTON-ELM RANCHOS SUBDIVISION PHASE II  
VOL. 48 PGS. 136-137  
CLINTON-ELM RANCHOS SUBDIVISION PHASE III  
VOL. 51 PGS. 62-63

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

Assessor's Map No. 08-08  
Madera Unified  
City of Madera  
County of Madera, Calif.  
1956

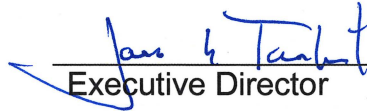
MAP FOR:  
008-082-056  
008-082-057  
008-082-069



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

BOARD MEETING OF: February 17, 2015  
AGENDA ITEM NUMBER: 4.1

APPROVED BY:

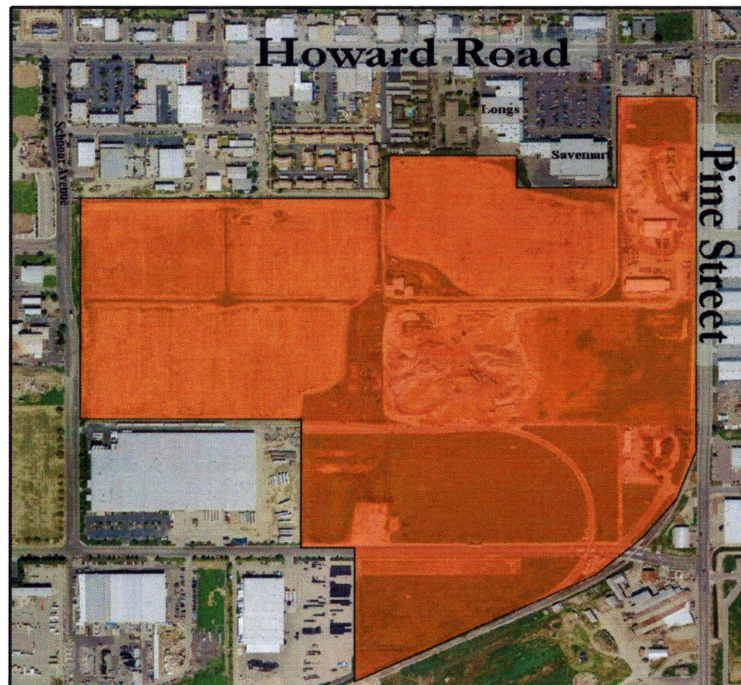
  
Executive Director

**Subject:** Consideration of a Resolution Approving an Agreement Between NorthStar Engineering Group Inc., and The Successor Agency of The Former Madera Redevelopment Agency For Engineering Services Related to the Southwest Industrial Park Project Infrastructure Master Plan

**Summary:** The Oversight Board will consider a resolution approving an Agreement with NorthStar Engineering Group, Inc. in an amount not to exceed \$68,571.05

## HISTORY/BACKGROUND

The Infrastructure Master Plan for the Southwest Industrial Park was initiated in 2009. The specific elements included an analysis of sewer, water, storm drainage and a traffic and circulation study. The intent was to identify deficiencies and develop a plan for the future development of the area. The 112 acre site is illustrated below:



The project was initially delayed by the dissolution of redevelopment. More recently, the project was impacted by discussions with Union Pacific regarding the addition of a railroad



crossing at Massetti Drive. We have not been given a definitive answer as to the number of existing crossings we would have to give up in exchange for a new crossing. As a result we have requested NorthStar to prepare a circulation plan that doesn't add a new crossing.

### **SITUATION**

During the review of the 14-15B ROPS the expenditure was denied by DOF. Following our "Meet and Confer" discussion the decision was reversed as follows:

- Item No. 48 – Bond funded project totaling \$140,000. Finance no longer denies this item; however, with the Agency's concurrence, this item is reduced to \$70,000. During the meet and confer the Agency provided additional documentation to support that \$70,000 would be expended within the ROPS 14-15B period. We note the bond proceeds requested are derived from bonds issued in 2003 and 2008.

Any future amendments will depend on the City's final selection of a traffic circulation plan.

**This action is subject to approval of the Oversight Board and Department of Finance.**

### **RECOMMENDATION**

Staff recommends the Oversight Board adopt the resolution approving the Agreement with NorthStar Engineering Group, Inc. in an amount not to exceed \$68,571.05

JET:cm

Attachments:

- Resolution (Agency)
- Agreement
- NorthStar Contract Exhibit

RESOLUTION NO. OB 15-

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, CALIFORNIA, APPROVING AGREEMENT WITH NORTHSTAR ENGINEERING GROUP, INC., FOR ENGINEERING SERVICES RELATED TO THE SOUTHWEST INDUSTRIAL PARK PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY

WHEREAS, the Oversight Board to the Successor Agency to the former Madera Redevelopment Agency has been appointed pursuant to the provision of Health and Safety Code Section 34179; and

WHEREAS, pursuant to the CRL, the Agency is a body corporate and politic; and

WHEREAS, the CRL authorizes the Agency to assist in the elimination of blight within the Madera Redevelopment Project Area; and

WHEREAS, the Agency is in need of engineering and consulting services ("Services") for the preparation of a Phase II Utility Master Plan for the 112 acre Industrial Site in the Redevelopment Project Area; and

WHEREAS, NorthStar Engineering Group Inc., ("NorthStar") is an organization that is qualified to provide such services; and

WHEREAS, the Agency has prepared an agreement with NorthStar for Services ("the "Agreement") and such Agreement is on file in the office of the Executive Director of the Agency and referred to for more particulars.

WHEREAS, on February 11, 2015 the Successor Agency to the former Madera Redevelopment Agency approved agreement between NorthStar and the Successor Agency to the Former Madera Redevelopment Agency

NOW, THEREFORE, the Oversight Board of the Successor Agency to the former Madera Redevelopment Agency hereby finds, orders, and resolves:

1. The above recitals are true and correct.
2. The Oversight Board has reviewed and considered the proposed Agreement as presented by the Successor Agency to the former Madera Redevelopment Agency.
3. The proposed Agreement as presented by the Successor Agency to the former Madera Redevelopment Agency is hereby approved.
4. This resolution is effective immediately upon adoption.

\* \* \* \* \*

**AGREEMENT BETWEEN NORTHSTAR  
ENGINEERING GROUP, INC., AND THE  
SUCCESSOR AGENCY TO THE FORMER  
MADERA REDEVELOPMENT AGENCY FOR  
ENGINEERING SERVICES RELATED TO  
THE SOUTHWEST INDUSTRIAL PARK  
PROJECT**

This Agreement made and entered into this 11 day of February, 2015, between the Successor Agency to the Former Madera Redevelopment Agency, hereinafter called "Agency," and NorthStar Engineering Group, Inc., 620 12<sup>th</sup> Street, Modesto, California 95354, hereinafter called "NorthStar."

**RECITALS**

a. In an effort to improve the safety, function and aesthetic quality of the Redevelopment Project Area for future development, the Agency has requested a proposal for engineering services for the preparation of a Phase II Utility Master Plan for the 112 acre Industrial Park site (the "Project").

b. Agency requires engineering services of a qualified specialist for Design and Consulting related to the Southwest Industrial Park Project.

c. Agency has determined that NorthStar is a firm having the necessary experience and qualifications to provide relocation services for such project.

**AGREEMENT**

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants and agreements herein contained, it is agreed by and between the Agency and NorthStar as follows:

1.0 Services. The Agency hereby employs NorthStar to perform the consulting services herein set forth at the compensation and upon the terms and conditions herein expressed, and

NorthStar hereby agrees to perform such services for said compensation, and upon said terms and conditions. Said services to be performed pursuant to this Agreement are more particularly described in Section 2.0.

2.0 Obligations, Duties and Responsibilities of NorthStar. It shall be the duty, obligation and responsibility of NorthStar, in a skilled and professional manner, to perform, furnish and supply to the Agency the engineering and consulting services ("Services") required pertaining to the preparation of a Phase II Utility Master Plan for 112 Acre Industrial Park site, as further described in the "Madera Southwest industrial Park Scope of Work", on Task 1 thru 7 of the "Phase II Utility Master Plan Traffic and Circulation for 112 Acre Industrial Site, Madera CA", dated February 4, 2015, from NorthStar to Agency, attached hereto as "Exhibit A" and incorporated herein as though fully set forth. This Agreement shall prevail should there be any discrepancies between "Exhibit A" and this Agreement.

2.1 Progress Reports. NorthStar shall communicate and meet with Agency staff at Project progress meetings at intervals mutually agreed to between Agency and NorthStar to verify, refine and complete Project requirements, and review the progress of the Project. NorthStar shall meet with Agency staff at the request of the Agency.

2.2 Use of Project Plans and Reports. All plans, specifications and reports prepared by NorthStar, whether written or oral, and all opinions rendered by NorthStar, are for the sole use of Agency. They are not to be provided to any other person or entity without the express written consent and authorization of Agency.

2.3 Confidentiality. Documents, plans, disclosures and other information of any nature and description, which Agency supplies or makes available to NorthStar or which NorthStar discovers or develops in performance of the Services under this Agreement, shall be deemed



confidential. NorthStar shall not disclose same without Agency's written authorization, except to the extent that information is in the public domain, or is required by law or under NorthStar's professional obligations to be disclosed.

3.0 NorthStar's Fees and Compensation: Amount: How and When Payable.

3.1 Fees - For all the work and services, including supplies and equipment, pertaining to the Project and required to be furnished by NorthStar to the Agency, Agency agrees to pay to NorthStar, and NorthStar agrees to accept as payment in full, compensation on a lump sum fee basis as indicated in "Exhibit A" in an amount not to exceed a total of \$68,571.05. It is understood and agreed to by both parties that all expenses incidental to NorthStar's performance of services pursuant to this agreement will be actual cost reimbursement, and are included in the basic fee.

3.2 Monthly Progress Billings - NorthStar shall furnish Agency with itemized monthly progress billings for all services rendered and supplies furnished under Paragraph 2 hereof pertaining to services on a lump sum fee basis as the work is completed. Such payments shall be due and payable by Agency to NorthStar within thirty (30) days after presentation of approved invoices to Agency.

4.0 Audits and Inspections Access. NorthStar shall, upon reasonable notice and at any time during regular business hours, and as often as Agency may deem necessary, make available to Agency or its authorized representative for examination, all of NorthStar's records and data with respect to matters covered by this Agreement. NorthStar shall permit Agency to audit and inspect all invoices, materials, payrolls, records of personnel, conditions of employment, and other data relating to matters pertaining to this Agreement.

5.0 Time of Completion. Agency and NorthStar agree that time is of the essence in each

and every term of this Agreement, and that the Project will be completed within a reasonably expeditious time period, but in no event to exceed 365 days from the date of this Agreement.

6.0 Compliance With Laws. NorthStar shall comply with all Federal, State and local laws, ordinances, regulations and provisions applicable in the performance of NorthStar's services. Wherever reference is made in this Agreement to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards or codes current on the effective date of this Agreement shall apply, unless otherwise expressly stated herein.

7.0 Ownership of Documents.

A. All documents, including calculations, required in performing services under this Agreement shall be submitted to, and remain the sole property of, Agency.

B. Reuse of documents by Agency for any purpose other than as intended under this Agreement, shall be at Agency's sole risk. Agency shall indemnify NorthStar for any damages incurred by NorthStar as a result of such reuse, including use of incomplete documents.

8.0 Liability Insurance. During the term of this Agreement, NorthStar shall pay for and maintain insurance as listed below:

A. Errors and Omissions Insurance of not less than \$250,000.00 limit of liability with a 30-day written Notice of Cancellation in favor of the Agency;

B. Comprehensive General Liability Insurance of not less than \$1,000,000.00 limit of liability with a 30-day written Notice of Cancellation in favor of the Agency.

C. Worker's Compensation Insurance with a 10-day written Notice of Cancellation in favor of the Agency.

8.1 Insurance Certificate. NorthStar will provide current certification of said insurance

to the Agency concurrent with execution of this Agreement. NorthStar agrees to provide Agency with any and all updates of said insurance certificates upon request of Agency.

8.2 Agency Provided Information. NorthStar shall not be liable for any incorrect advice, judgment or decision based on any inaccurate information furnished by Agency, to the extent that such inaccurate information contributed to the rendering of such incorrect advice, judgment or decision.

8.3 Indemnification Agency waives any claim against NorthStar and NorthStar waives any claim against Agency for injury, loss or costs created by delay of the Project and any consequential damages of whatever nature, which may arise directly or indirectly as a result of the services provided by NorthStar under this Agreement, unless such claim or liability is caused by the contributory negligence or willful misconduct of NorthStar in the case of waiver by the Agency, and except in the case such claim or liability is caused by the contributory negligence or willful misconduct of Agency in the case of waiver by the NorthStar.

9.0 Independent Contractor. In performance of the work, duties, and obligations assumed by NorthStar under this Agreement, it is mutually understood and agreed that NorthStar, including any and all of NorthStar's officers, agents and employees will, at all times, be acting and performing as an independent contractor, and shall act in an independent capacity and not as an officer, agent, servant, employee, joint venturer, partner, or associate of Agency. Furthermore, Agency shall have no right to control or supervise or direct the manner or method by which NorthStar shall perform its work and functions. However, Agency shall retain the right to administer this Agreement so as to verify that NorthStar is performing its obligations in accordance with the terms and conditions hereof. Engineer and Agency shall comply with all applicable provisions of law and the rules and regulations, if any, of governmental authorities

having jurisdiction over the subject matter hereof.

Because of its status as an independent contractor, NorthStar shall have absolutely no right to employment rights and benefits available to Agency employees. NorthStar shall be solely liable and responsible for providing to, or on behalf of, its employees all legally required employee benefits. In addition, NorthStar shall be solely responsible, and shall hold Agency harmless from all matters relating to payment of NorthStar's employees, including compliance with Social Security, withholding and all other regulations governing such matters. It is acknowledged that during the term of this Agreement, NorthStar may be providing services to others unrelated to Agency or to this Agreement.

10.0 Hold Harmless. NorthStar shall hold harmless Agency, its Board, officers, volunteers, and employees, and shall indemnify and defend such Boards, officers, volunteers, and employees, from any and all costs, expenses (including reasonable attorney's fees and court costs), damages, claims, causes of action, losses or any other liabilities arising out of the negligent or wrongful acts, errors or omissions of NorthStar, its officers, subconsultants, agents, employees or contractors in performing or failing to perform any work, services, or functions under this Agreement.

11.0 Attorney's Fees/Venue. In the event that any action is brought to enforce the terms of this Agreement, the non-prevailing party agrees to pay reasonable attorney's fees to the prevailing party in an amount to be fixed by the Court. The venue for any claim being brought for breach of this Agreement shall be in Madera County, California, or as appropriate, in the U.S. District Court for the Eastern District of California, located in Fresno County California.

12.0 Governing Law. The laws of the State of California shall govern the rights and obligations of the parties under this Agreement, including the interpretation of this Agreement.



If any part of this Agreement is adjudged to be invalid or unenforceable, such invalidity shall not affect the full force and effect of the remainder of the Agreement.

13.0 Amendments. Any changes to this Agreement requested by either Agency or NorthStar may only be effected if mutually agreed upon in writing by duly authorized representatives of the parties hereto. This Agreement shall not be modified or amended, or any rights of a party to it waived, except by such a writing.

14.0 Termination. This Agreement may be terminated by mutual agreement or it may be terminated by the Agency upon giving fifteen (15) days written notice of intent to terminate the Agreement. If, in the opinion of the NorthStar, any requirement of the Agency under the terms of this Agreement is unsound from a planning standpoint, NorthStar may terminate this Agreement upon fifteen (15) days written notice to the Agency.

Notice of termination shall be mailed to the Agency:

Successor Agency to the Former Madera Redevelopment  
Agency  
c/o Jim Taubert, Executive Director  
428 East Yosemite Avenue  
Madera, CA 93638

To the Consultant:  
NorthStar Engineering Group, Inc.  
c/o Tony de Melo, PE  
620 12<sup>th</sup> Street, Modesto, CA 95354

In the event of such termination, NorthStar shall be paid for work completed through the date of termination, and any such work shall become the property of the Agency and the amount of final fee due and payable by Agency to NorthStar will be subject to negotiation.

15.0 Assignment. Neither the Agency nor NorthStar will assign its interest in this Agreement without the written consent of the other.

16.0 Notices. All notices and communications from the Agency shall be to NorthStar's designated Project Manager or Principal-In-Charge. Verbal communications shall be confirmed in writing. All written notices shall be provided and addressed as indicated in Paragraph 14.0 hereof.

17.0 Complete Agreement of Parties. This Agreement, including "Exhibit A" incorporated herein by reference, represents the entire agreement and understanding between the parties. Any modifications to this Agreement shall be in writing and signed by authorized representatives of the parties. One or more waivers of any term, condition or covenant by either party shall not be construed as a waiver of any other term, condition or covenant.

18.0 NorthStar's Authority. Each individual executing or attesting to this Agreement on behalf of NorthStar hereby covenants and represents: (i) that he or she is duly authorized to execute or attest and deliver this Agreement on behalf of such corporation in accordance with a duly adopted resolution or the corporation's articles of incorporation or charter and bylaws; (ii) that this Agreement is binding upon such corporation; and (iii) that NorthStar is a duly organized and legally existing corporation in good standing in the State of California.

19.0 Sole Agreement. This instrument constitutes the sole and only agreement between NorthStar and Agency respecting engineering services, and correctly sets forth the obligations of NorthStar and Agency to each other as of its date. Any Agreements or representations respecting the Project, not expressly set forth in this instrument are null and void.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

\* \* \* \* \*

SUCCESSOR AGENCY to the former  
Madera Redevelopment Agency

NORTHSTAR ENGINEERING GROUP, INC.

By: \_\_\_\_\_  
Robert Poythress, Mayor

By: \_\_\_\_\_  
Tony de Melo, PE., Director of Engineering

APPROVED AS TO FORM:

ATTEST:

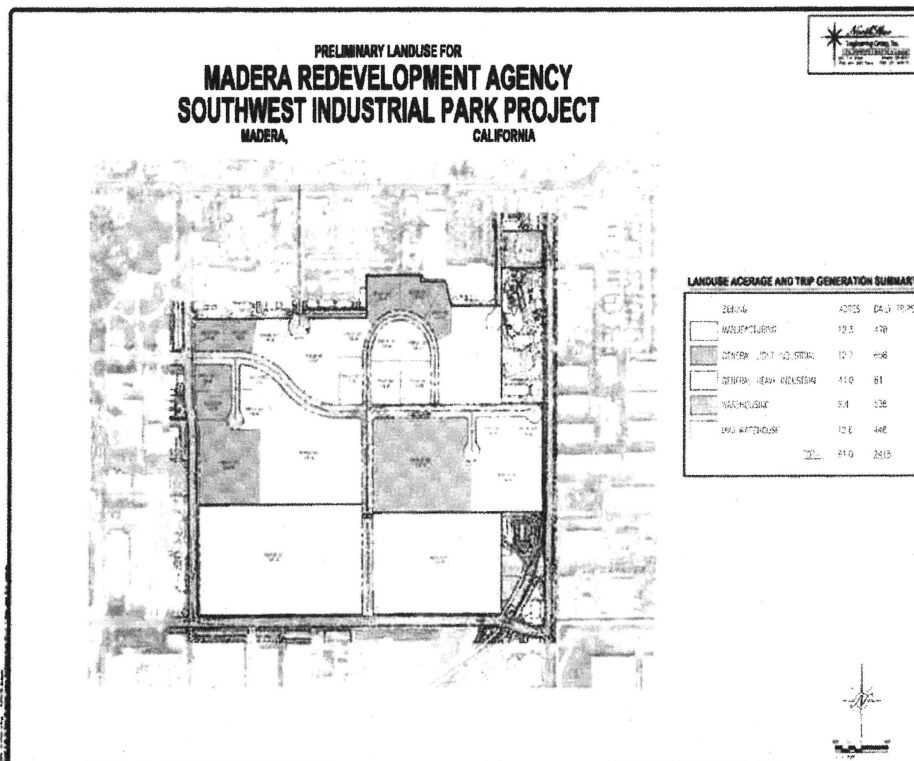
By: \_\_\_\_\_  
Brent Richardson, General Counsel

By: \_\_\_\_\_  
Claudia Mendoza, Recording Secretary

EXHIBIT A

*North Star*  
Engineering Group, Inc.

Phase II Utility Master Plan Traffic and Circulation  
For 112 Acre Industrial Site  
Madera, CA



620 12th Street  
Modesto, CA 95354  
(209) 524-3525

Prepared For: Successor Agency to the Former  
Madera Redevelopment Agency  
428 East Yosemite Avenue  
Madera, CA 93638

February 4, 2015



## **MADERA SOUTHWEST INDUSTRIAL PARK SCOPE OF WORK**

### **Task 1.0 - Review Existing Studies Relevant Project Information and Meetings**

- 1.1 *Information Collection* – Existing project information, designs, details, maps, calculations, master plans, and reports that are available will be reviewed. A project kickoff meeting that includes the Madera RDA and key City Staff is included in this Task to identify the capabilities and procedures for utilizing and extending utility services. The meeting will also be a forum to establish consensus for the project goals and objectives that will be used as a basis for the Utilities Master Plan.
- 1.2 *Meetings* – Meet with key project participants from the City, utility companies, and agencies to develop and establish capacity/demand conditions, design constraints as they relate to circulation and land use planning, and growth scenarios. This task also includes progress meetings in order to maintain production and budget accountability and a project schedule that meets the needs of the project stakeholders. Eight (8) meetings are estimated for this task.
- 1.3 *Circulation and Alignment Workshop* – NorthStar will prepare a Concept Plan and meet with the City and project stakeholders to review and confirm master planning level alignments of roadways and traffic points of connection. This meeting will result in the acceptance of conceptual right-of-ways and allow the analyses to proceed for the water, sewer, and storm drain utilities that will be located in the planned right-of-ways.
- 1.4 *Railroad Coordination* – Meet with personnel from Union Pacific Railroad to coordinate the potential and requirements for additional railroad crossings as well as the extension of Almond Street across the railroad tracks.

### **Task 2.0 - Ortho-Rectified Aerial Photo and Topographic Field Surveys**

- 2.1 *Research and Coordination* – Perform research to locate horizontal survey control points based on the California State Plane Coordinate System, and to locate vertical bench mark on the NAVD 88 elevation datum. Coordinate with Aerial Photography Consultant to provide appropriate control network and to integrate aerial information into survey and design exhibits.
- 2.2 *Field Survey* – Perform a Field Survey to set aerial photo control targets, in accordance with Aerial Photography Consultant's spacing and location requirements. Perform a supplemental Field Survey at preliminary design level accuracy for preliminary facilities master planning purposes to locate existing water, sewer, and storm drain improvements, as necessary to perform the preliminary master planning. The survey will not include Boundary Survey services. Madera County G.I.S. base mapping (parcel shape files to be provided by the City) will be utilized to define the approximate project limits. The Survey will be performed utilizing GPS RTK survey equipment and elevation tolerance will be within approximately  $\pm 0.10'$ . The survey will not provide final design level accuracy with regard to density of shots and location of shots.
- 2.3 *Aerial Survey/ Orthorectified Photo* – Perform photogrammetric services utilizing aerial photo control targets established in Task 2.2 to establish horizontal and vertical mapping control. Provide 1"=50' mapping with 1' contours. Mapping will include all visible plan features as well as elevation grid spots and break line data. Provide colored digital orthorectified photo and an AutoCAD drawing. See attached Scope of Work provided by NorthStar's Sub-Consultant Aero-Graphics for more Aerial Survey detail.

- 2.4 *Topographic Exhibit* – Deliver a signed and stamped hard copy of the Preliminary Design Level Topographic Survey and a copy of the AutoCAD files for utilization by the Client. Appropriate drawing scales will be determined based on review of final topographic data.

### **Task 3.0 - Utility Demand and Capacity Analyses**

- 3.1 *Hydraulic Calculations and Modeling* – Prepare preliminary calculations and hydraulic models to confirm conveyance capacities and system demands to identify:
- Existing deficiencies;
  - Short-term growth (out 5-7 years);
  - Long-term future growth;
  - Basis for preliminary cost estimates;
  - Development phasing and scheduling scenarios.
- 3.2 *Sewer Analysis* – Establish needed sewer trunk line sizes and configuration within the limits of the industrial site, including points of connection to existing adjacent off-site facilities of master planned improvements.
- 3.3 *Domestic Water Analysis* – Develop and analyze a model of the planned water system utilizing the boundary conditions set by existing adjacent water system components. The analysis will identify the need for additional source capacity or storage based on demand factors and exiting conditions provided by the City. A looped water system, including recommended pipe sizes, will be provided with the analysis.
- 3.4 *Storm Drain Analysis* – Identify preferred pathways for on-site storm drainage conveyance and analyze the size of the needed pipe lines. Identify the preferred location(s) and size of detention basins and the potential for dual use of facilities. Analyze capacities of off-site retention basin and conveyance piping. Provide water quality treatment recommendations for storm drainage discharge in compliance with NPDES requirements.
- 3.5 *Traffic and Circulation Study* – See attached Scope of Work provided by NorthStar's Sub-Consultant KD Anderson and Associates.
- 3.6 *Evaluation of Analyses* – Evaluate design requirements for planning and phasing of utilities for the site. The evaluation will combine the criteria with the results of the hydraulic analyses for each utility. Prepare planning level project cost estimates.

### **Task 4.0 - Circulation Layout and Land Use Planning Options**

- 4.1 *Circulation and Alignment Layout* – NorthStar will prepare a Concept Plan and meet with the City and project stakeholders to review and confirm master planning level alignments of roadways and traffic points of connection. This meeting will result in the acceptance of conceptual right-of-ways and allow the land use planning options to move forward.
- 4.2 *Land Use Planning Options* – Based on information gleaned from above and analysis provided by the Traffic Consultant, prepare up to three (3) land use planning options for development of property. The final and best use as chosen by the City will be used by the Landscape Architect to prepare a colored rendering for presentation purposes.

### **Task 5.0 - Preliminary Design Report**

- 5.1 *Preliminary Design Report* – NorthStar will prepare and submit a draft summary report, including exhibits for review and comment by the Client. The Preliminary Design Report (PDR) will include the following components:

- Background summary;
- Existing deficiencies;
- Growth projections;
- Descriptions of proposed infrastructure;
- Supporting calculations and exhibits;
- Basis for preliminary cost estimates;
- Development phasing and scheduling scenarios.

Upon review of the draft PDR, comments received from the City will be incorporated into the final document that will be submitted for approval by the City and acceptance by Council.

- 5.2 *Engineering Support* – NorthStar will provide engineering support and exhibits for presentation of this work to the City Council under the guidance of City Staff.

### **Task 6.0 - Railroad Crossing Pre- Application Submittal Package**

- 6.1 *Project Management* – Provide coordination with the City of Madera, Union Pacific Railroad Company (UPRR), and team consultants regarding design requirements and coordination efforts anticipated for the proposed crossing. Coordination efforts will include meetings, review of findings, and conference calls. Prepare applications including, but not limited to, UPRR Preliminary Engineering Agreement, UPRR Road Crossing Checklist, UPRR Crossing or Encroachment Application, and Permit for Survey Work.
- 6.1b *Pre-Application Letter* – Prepare a pre-application letter describing the City of Madera's interest to create the new crossing and willingness to close an existing crossing. The letter will detail the existing traffic conditions and the proposed traffic conditions based on the findings of the pre-application analyses performed in Tasks 1.3 - 1.5, and will emphasize the importance to the City's development needs.
- 6.1c *Conduct Traffic Counts and Determine Change in Traffic Volumes at Grade Crossings* – Daily traffic counts will be conducted over three days along 4<sup>th</sup> Street west of the Pine Street/4<sup>th</sup> Street intersection to determine 'typical' mid-week traffic volumes currently crossing the railroad tracks. A trip generation analysis will be conducted for the expected uses of the Southwest Industrial Park. A memo will be prepared contrasting the expected trips generated by the industrial park that will cross the UPRR tracks at the proposed Pine Street/Masseti Drive intersection and the traffic currently traveling across the 4<sup>th</sup> Street railroad crossing.
- 6.1d *Conduct Traffic Diagnostic* – A traffic diagnostic will be completed to determine whether additional time (advance preemption) is required beyond the simultaneous time provided for the clearance interval of the proposed traffic signal. The purpose of this analysis is to determine if advance preemption is required to move stationary vehicles out of the crossing before the arrival of the train. The Texas Department of Transportation Guide will be utilized as the basis for signal preemption requirements.

- 6.1e *Prepare Pre-Design Traffic Exhibits/Geometrics* – Intersection layouts identifying the proposed street alignments will be prepared in conjunction with Civil Plans. Prepare pre-design level signing/stripping exhibits for the closure of 4<sup>th</sup> Street. Prepare preliminary lane geometry including signing and striping and preliminary signal equipment types and locations for the proposed Massetti Drive crossing.
- 6.1f *Prepare Pre-Design Civil Exhibits/Geometrics* – Perform record right-of-way calculations in accordance with official maps of record at 4<sup>th</sup> Street crossing. Perform Preliminary Topographic Survey at the existing 4<sup>th</sup> Street crossing. Compile existing right-of-way and topographic information for the proposed Massetti Crossing as required to complete the Concept Plan showing plan view and profile view in accordance with UPRR Engineering Standards. Prepare intersection layouts identifying the proposed street alignments in conjunction with Traffic Plans. The Massetti Street Concept Plan will depict proposed roadway geometrics, utility crossings and grades, and supplemental information specified in the UPRR “Road Crossing Checklist” for the proposed Massetti Road crossing. Prepare pre-design level civil improvement exhibits depicting proposed roadway geometrics, utilities, and grades for the closure of 4<sup>th</sup> Street. Prepare and submit UPRR “Road Crossing Checklist” along with the “Preliminary Engineering Agreement”, location map, and concept plan. Concept plan will be submitted on 11 x 17 inch paper with a scale of 1 inch to 20 feet as specified in the “Road Crossing Checklist”.

#### **Task 7.0 – Updated and Additional Traffic Report**

- Task 7.1a *Conduct Traffic Counts and Determine Change in Traffic Volumes at Grade Crossings* - Daily traffic counts will be conducted over three days along Jennings Street, O Street, N Street, and O-N Alley intersections to determine ‘typical’ mid-week traffic volumes currently crossing the railroad tracks. A trip generation analysis will be revised for the expected uses of the Southwest Industrial Park.
- Task 7.1b *Conduct Traffic Diagnostic* - A traffic diagnostic will be completed to determine whether additional time (advance preemption) is required beyond the simultaneous time provided for the clearance interval of the proposed traffic signal. The purpose of this analysis is to determine if advance preemption is required to move stationary vehicles out of the crossing before the arrival of the train. The Texas Department of Transportation Guide will be utilized as the basis for signal preemption requirements.
- Task 7.1c *Prepare Pre-Design Traffic Exhibits / Geometrics* - Intersection layouts identifying the proposed street alignments will be prepared in conjunction with Civil Plans. Prepare pre-design level signing / striping exhibits for the closure. Prepare preliminary lane geometry including signing and striping and preliminary signal equipment types and locations for the proposed Massetti Drive crossing.





**NORTHSTAR ENGINEERING GROUP, INC.**

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Modesto, CA 95354  
(209) 524-3525  
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**MADERA RDA 112 ACRE INDUSTRIAL PROJECT**

**Job # 09-739**

**Estimate of Consulting Fees - Budget Remaining**

<b>Task</b>	<b>Item Description [a]</b>	<b>Proposal</b>
1.1	Information Collection	\$0.00
1.2	Meetings	\$5,624.50
1.3	Circulation and Alignment Workshop	\$2,870.00
1.4	Railroad Coordination	\$0.00
2.1	Research and Coordination	\$0.00
2.2	Field Survey	\$0.00
2.3	Aerial Survey/Orthorectified Photo	\$0.00
2.4	Topographic Exhibit	\$0.00
3.1	Hydraulic Calculations and Modeling	\$5,508.00
3.2	Sewer Analysis	\$5,364.00
3.3	Domestic Water Analysis	\$2,980.00
3.4	Storm Drain Analysis	\$9,468.00
3.5	Traffic and Circulations Study	\$8,045.25
3.6	Evaluation of Analysis	\$1,365.00
4.1	Circulation and Alignment Layout	\$380.00
4.2	Land Use Planning Options	\$0.00
5.1	Preliminary Design Report	\$17,144.30
5.2	Engineering Support	\$0.00
5.3	Land Use Graphics and Exhibits	\$0.00
6.1	Railroad Crossing Pre-App Submittal Process	\$3,412.00
7.1	Updated and Additional Traffic Report	\$6,410.00
<b>Totals ==&gt;</b>		<b>\$68,571.05</b>

[a] All task items are Time and Materials - Not to Exceed amounts