

**REGULAR MEETING OF THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY**
Monday, October 19, 2015 at 9:00 a.m. – Regular Session
City of Madera City Hall – Council Chambers, 205 West Fourth Street, Madera, California

Action/Summary Minutes

1. CALL TO ORDER – REGULAR SESSION

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

ROLL CALL

Board Members Present:

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

Board Members Absent:

Donald Horal, Board Member
Bobby Kahn, Board Member

Successor Agency Staff Members Present:

Brent Richardson, General Counsel and Recording Secretary Claudia Mendoza

The Pledge of Allegiance was led by Board Member Manfredi.

Chairperson Manfredi confirmed with Recording Secretary Mendoza that Election of Officers was erroneously placed on the agenda.

PUBLIC COMMENT

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

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

2. CONSENT CALENDAR

2.1 Minutes of the Regular Meeting of the Oversight Board for August 17, 2015

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

Action: Approval of the Consent Calendar item as presented.

Moved by: Board Member Wilson; seconded by Board Member Robinson.

Vote: 5/0. Ayes: Board Members Manfredi, Farinelli, Wilson, Massetti and Robinson.

Noes: None.

Absent: Board Members Horal and Kahn

3. PRESENTATIONS/ADMINISTRATIVE REPORTS

3.1 Update on Legislative Activities Related to Redevelopment, Senate Bill No. 107 and Assembly Bill No. 2

Summary of staff report: General Counsel Richardson reported that SB 107 is a cleanup bill on the dissolution act. ROPs will be done on an annual basis and we do not have submit certain documents (such as meeting minutes, administrative budges and changes in Oversight Board) for Department of Finance approval. AB 2 is referred to as RDA light. It forms a Community Investment Authority, a tax increment tool for the purposes of infrastructure. There will be certain requirements indentified in the staff report. Business Manager Wilson stated that AB 2 will require 25 percent to be set aside for affordable housing. Discussion followed.

Information staff report only – no formal action required.

4. **NEW BUSINESS**

4.1 **Reconsideration of a Resolution Approving Termination of Easement with Ji-eun Hsu for Improvements at the Bethard Square**

Summary of staff report: General Counsel Richardson reported that this item was approved previously. We would like for the façade maintenance easement to be removed so a developer can revitalize the shopping center. Their financing was getting hung-up on the recorded easement. The Department of Finance had issues because certain findings that were not made in the resolution and rejected this item. We amended the resolution to make those findings, the Successor Agency approved this and now it is back for your consideration with the proper findings. Discussion followed.

Action: **Adopted Resolution Number OB 15-11 Approving a Termination of Easement for Bethard Square.**

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

Vote: **5/0. Ayes: Board Members Manfredi, Farinelli, Wilson, Massetti and Robinson.**

Noes: None.

Absent: Board Members Horal and Kahn

4.2 **Consideration of Resolution Approving the Sale of Real Property Located in the South 'E' Street Corridor APN 011-183-002 and 011-183-004 to Mario Gutierrez Jr. and Mario Gutierrez Sr. as Joint Tenants.**

Summary of staff report: General Counsel Richardson reported that we are selling two parcels of land. The developer intends to try to get it rezoned to residential. The Successor Agency does not do Disposition and Development Agreements any longer. It will be sold at appraised value. Discussion followed.

Action: **Adopted Resolution Number OB 15-12 Approving the Sale of Real Property Located in the South 'E' Street Corridor APN 011-183-002 and 011-183-004 to Mario Gutierrez Jr. and Mario Gutierrez Sr. as Joint Tenants.**

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

Vote: **5/0. Ayes: Board Members Manfredi, Farinelli, Wilson, Massetti and Robinson.**

Noes: None.

Absent: Board Members Horal and Kahn.

5. **GENERAL**

There are no items for this section.

6. **BOARD MEMBER REPORTS**

No reports given.

7. **ADJOURNMENT**

The meeting was adjourned at 9:16 a.m.

Respectfully submitted by,



Claudia Mendoza, Recording Secretary



Stell Manfredi, Chairperson