

JOINT MEETING NOTICE AND AGENDA

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

Wednesday, November 8, 2017 at 6:00 p.m.

City Hall Council Chambers, 205 West 4th Street, Madera, California 93637

1. 6:00 p.m. – CALL TO ORDER

ROLL CALL

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

INVOCATION

Pastor Sammie Neely, Mount Zion Baptist Church

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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

PRESENTATIONS

INTRODUCTIONS

2. WORKSHOP

There are no items for this section.

3. CONSENT CALENDAR

- 3A. Minutes of the Joint Meeting of the Regular Meeting of the Madera City Council, Special Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special Meeting of the Successor Housing Agency – October 11, 2017 **(City/Successor Agency/Successor Housing Agency)**
- 3B. Listing of Warrants Issued from October 1, 2017 to October 31, 2017 **(Successor Agency)**
- 3C. Monthly Financial Reports – Successor Agency **(Successor Agency)**
- 3D. Monthly Financial Reports – Code Enforcement **(City)**
- 3E. Activity Report – Code Enforcement Division **(City)**
- 3F. Code Enforcement Funds Collection Report for Period Ending October 31, 2017 **(City)**
- 3G. Update on Neighborhood Outreach Activities **(City)**
- 3H. Proclamation Recognizing Apprenticeship Week November 13-17, 2017 **(City)**

4. **PROJECTS AND REPORTS**

There are no items for this section.

5. **AGREEMENTS**

There are no items for this section.

6. **HOUSING**

6A. Joint Public Hearing and Consideration of Resolutions Approving the Sale of Real Property Located at 1708 North Lake Street to CVI Group, LLC (**City/Successor Housing Agency**)

7. **GENERAL**

There are no items for this section.

8. **AGENCY MEMBER REPORTS**

9. **CLOSED SESSION**

There are no items for this section.

10. **ADJOURN**

The next Regular Meeting of the Successor Agency will be Wednesday, December 13, 2017.

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

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

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

I, Claudia Mendoza, Recording Secretary, declare under penalty of perjury that I posted the above Joint Meeting Agenda of the Special Meeting of the Madera City Council, and Regular Meeting of the City Council as the Successor Agency for the former Madera Redevelopment Agency and Special Meeting of the City Council as the Successor Housing Agency for November 8, 2017 to be held at 6:00 p.m. in the Council Chambers at City Hall near the front entrances of City Hall before the close of business on Thursday, November 2, 2017.

/cm



Claudia Mendoza, Successor Agency Recording Secretary

MINUTES OF THE JOINT SPECIAL MEETING OF MADERA CITY COUNCIL, REGULAR MEETING OF THE MADERA CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, AND SPECIAL MEETING OF THE MADERA CITY COUNCIL AS THE SUCCESSOR HOUSING AGENCY, CITY OF MADERA, CALIFORNIA

October 11, 2017
6:00 p.m.

City Hall
Council Chambers

1. CALL TO ORDER

Mayor Andrew Medellin opened the Regular Meeting of the City Council and the Special Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:02 p.m. and called for the roll call.

ROLL CALL

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

Absent: None

Successor Agency staff members present: Business Manager Bob Wilson and City Attorney Brent Richardson

City of Madera staff members present: Neighborhood Preservation Supervisor Viola Rodriguez, Neighborhood Preservation Specialist Andrew Martinez and Neighborhood Outreach Assistant Christina Herrera.

INVOCATION

Pastor David Votaw, Harvest Community Church

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Andrew Medellin.

PUBLIC COMMENT – REGULAR SESSION

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

No comments were offered and Mayor Medellin closed the Public Comment portion of the meeting.

Mayor Medellin recessed the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:02 p.m.

Housing Authority Chairperson Charles Rigby opened the Regular Meeting of the Housing Authority of the City of Madera, calling for items as listed on the agenda. The Housing Authority meeting was adjourned at 7:20 p.m.

Mayor Medellin reconvened the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 7:25 p.m.

PRESENTATIONS

No Presentations were given.

INTRODUCTIONS

There are no items for this section.

2. WORKSHOP

2A. Work Shop - Waste Tire Amnesty Day Event (City)

Neighborhood Preservation Specialist Andrew Martinez reported and presented images on the the waste tire event held on September 30, 2017. This program serves Madera City and County residents so they can clean their properties of waste tires. Businesses cannot participate in this program, it is for residents only. These events are funded by a grant from CalRecycle. The tires come from people cleaning out their lots, illegal dumping, people who accumulate tires in the city limits. Tires are not biodegradable so they can be a health hazard, fire hazard and can cause mosquito breeding. It is very important to dispose of these tires and get them out of our county. These events are also supported by:

- Fresno Economic Opportunity Commission (EOC) – This program does a lot of recycling for the State of California.
- Madera County Environmental Health – Provides exemption letter that allows participants to bring up to 20 tires.
- Madera County Sheriff Department's Citizens on Patrol - Assist in traffic control and they check reservations.
- City of Madera Public Works Department – provided staff and community service court workers.

Mr. Martinez reported that in early September, Jennifer with EOC contacted him and asked if we could assist with hosting an event by the end of the month. EOC will provided the trailers and we hosted the event. It was a very short timeframe. We did not provide any advertisement. We sent a reservation to our mailing list which consists of over 1,000 residents that have participated in previous events.

Mr. Martinez reported there is a possibility that CalRecycle will move the grant solely to EOC. If that happens, we want to make sure that we have them on board with the exemption letters, customer service and we do not want them to forget about Madera.

Mr. Martinez reported we received approximately 2,200 tires for this event. Our next event is scheduled for December 2, 2017.

Council Member Holley asked if we would accept tires with rims. Mr. Martinez responded yes.

Mayor Pro Tem Foley Gallegos stated that she usually sees a young lady that works with the kids and she did not see her at this one. Mr. Martinez stated that Jennifer had a prior commitment with Fresno State earlier that morning. But she made it before the event ended.

Mayor Medellin stated to please send our appreciation to all of our partners who helped put this together. Another great program.

2B. Implementation Plan - Rental Housing Inspection Program (City)

Neighborhood Preservation Supervisor Viola Rodriguez reported that this workshop is to provide a status. The program is divided in three parts: registration, inspection and education.

Mrs. Rodriguez stated the first hurdle is the registration process. We needed to identify all the rental properties. We have access to a web based program that allowed us to conduct a query to obtain the information needed on the properties. We used residential properties that the situs address was different than the mailing address. Based on that information we sent out a letter describing the program, registration and a frequently asked questions/answers forms. This was sent in both English and Spanish. We started by sending out 100 letters to make sure that the process we had in place would work. It did and we sent out the rest in batches of 940 notices with a total 3,860 notices were mailed out. To date we have received 4,589 responses. Not all of these responses are registrations. Some of the other responses included the sale of the property or it is a vacant lot. There are all sorts of exemptions. We are sorting through all of that so that we can provide one master list that will be organized by area. This will allow the inspectors to go in and schedule their inspections.

Mrs. Rodriguez stated we will be sending out a second notice to the owners that have yet to respond to our initial letter. The next notice that they will receive is a Notice of Violation and the notice after that will be an Administrative Citation. Council Member Rigby asked what is the time period between the Notice of Violation and the Administrative Citation? Mrs. Rodriguez responded that it will be 10 days.

Mrs. Rodriguez reported that in August and September we sent out registration forms. Starting Monday and through the end of the month we will be sending out the delinquency notices. In November we will be following up with the Notice of Violation and Administrative Citations. We will continue to do that until all the properties have been documented with some kind of action. This process is different from the inspections part of the program because the clerical team is mailing and tracking the registrations and the inspections will be performed by the code enforcement officers.

Mrs. Rodriguez stated after the code enforcement officers have selected the properties that they will inspect, they will send a 30-Day Notice with Intent to Inspect to the property manager and the owner. Once that has been set, they will then conduct the inspection. On the day of the inspection, they will have a list of violations that they will be looking for. They will go over this list with the property manager and/or owner. If there is no violation, the case will be closed and we

will move on. They do not need another inspection for three years. However, if there is a violation, they will get a Notice of Violation. They will have 30 days to correct those violations. The reinspection is a normal process. It can go into abatement or the Building Official can call it uninhabitable. There are going to be situations that we deal with on a case by case basis. Council Member Rodriguez asked if the notices will have what the inspector will be looking out Mrs. Rodriguez stated that before we start inspections, staff will be reviewing the ordinance and our checklist. We will outline exactly what we are going to look at when we send out the 30 Day Notice with the Intent to Inspect. This will give the property owner a heads up as to what we will be looking for during the inspection.

The inspection process:

- A 30 Day Notice with the Intent to Inspect will be sent out
- We will conduct an inspection, where you will pass or fail.
- If you fail the inspection, you will get a 30-Day Notice of Violation
- If you have not corrected a majority of the violations by the reinspection, you may get a citation. Unless you have a justifiable reason, that will be taken into consideration and we can give an extension.

Mrs. Rodriguez stated the inspectors that will be doing the work is Andrew Martinez, Maribel Hernandez, Fabela Rodriguez and Nicholas Salinas. Starting December, we plan on completing 168 inspections over the course of the next seven months. That is approximately six inspections a month per inspector. If we spend an hour and a half on each property, we will be spending 252 hours on these inspections. The numbers provided today do not include the costs for reinspections or the administrative penalties that may be assessed.

Mrs. Rodriguez provided a map to the council indicating the inspector's areas. In the South East quadrant of the City we do not have an inspector at this time. However, we are in process of recruiting for an inspector for this area. In the meantime we will be responding to calls/reports for this area. We are not doing any proactive inspections at this time. If we have caught up on our inspections for that month, we may go in and do a few inspections in that area.

Mrs. Rodriguez stated we would like to update the website to include information regarding the program such as program forms, a questions and answers section and tenant/landlord rights information. We would also like to have a brochure/handout to provide the public. We want to put as much information out there. We want to continue where Mr. Montes left off and continue having meetings with Madera Adult Education. But as of right now because we are in the beginning stages we are looking at getting to this in January. Not everyone is happy with the program, but we have a lot of people thanking us.

Council Member Rodriguez asked if all rental property owners including the homes built before 1970 have to register? Mrs. Rodriguez responded we are updating our database with the information from the registration forms to make sure we are within the requirements. Council Member Rodriguez asked if we are sending notices to all and will only conduct inspections to those with homes built prior to 1970? Mrs. Rodriguez responded yes. Council Member Rodriguez asked at what point do you start inspecting homes built after 1970? Mrs. Rodriguez responded that sometime in February and March she will provide the council with an update on the inspections. In that report she will provide more information when we can expect to see inspections for those homes. Mayor Medellin stated ideally that the homes built pre 1970 will comply with not many issues and we can move on or it could be the opposite where 80% of them will need multiple inspections. There are a few variables and unknowns and it is really hard to put an exact timeline to everything. Council Member Rodriguez stated that the information he is trying to get is the cycle/timeline. Because a majority of these problem homes are probably pre 1970.

Council Member Oliver stated that he appreciates the hardwork and attention to detail that Mrs. Rodriguez and staff has put into this effort. He asked Mrs. Rodriguez if we could inspect a home built post 1970 if the owner is requesting one? Mrs. Rodriguez stated that we could accommodate that.

Council Member Oliver asked Mrs. Rodriguez to elaborate on the inspector training and preparedness to ensure that there is continuity across the board. Mrs. Rodriguez responded that as a code enforcement officer they do attend code enforcement training. We will go through the different codes that we use and we will have the new employee work alongside with a more experienced code enforcement officer. We will be going through the ordinance as a group and make sure we are all on the same page as far as the interpretation of that ordinance. We will review the forms and process. Notice of Violation or Administrative Citation process is in the code and it is something that we have to ensure that any new or existing employees are following that same process. Council Member Oliver stated that we are lucky to have you at the helm and anyone who follows your example will be in good hands.

Council Member Robinson asked if a list of items that you will be checking will be provided to home owners. Mrs. Rodriguez responded when we send out the Notice of Intent to Inspect, we will attach the same checklist the code enforcement officers will be using to conduct the inspections.

Mayor Medellin thanked Mrs. Rodriguez for the update. There are so many unknowns. As we go out into the community and speak to our constituents, this is great information to have.

3. CONSENT CALENDAR

- 3A. Minutes of the Joint Meeting of the Regular Meeting of the Madera City Council, Special Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special Meeting of the Successor Housing Agency – September 13, 2017 (City/Successor Agency/Successor Housing Agency)**
- 3B. Listing of Warrants Issued from September 1, 2017 to September 30, 2017 (Successor Agency)**
- 3C. Monthly Financial Reports – Successor Agency (Successor Agency)**
- 3D. Monthly Financial Reports – Code Enforcement (City)**
- 3E. Activity Report – Code Enforcement Division (City)**
- 3F. Code Enforcement Funds Collection Report for Period Ending September 30, 2017 (City)**
- 3G. Update on Neighborhood Outreach Activities (City)**
- 3H. Consideration of Resolutions Rescinding Resolution Nos. SHA 17-20 and CC 17-131 Approving the Sale of Property and Resolution No. SHA 17-21 Approving the Disposition and Development Agreement for Property Located at 704 and 705 Riverside Court (City/Successor Housing Agency)**

Mayor Medellin asked members of the council if there were any items on the Consent Calendar they wished to have pulled for further discussion. There were none.

On motion by Council Member Rigby seconded by Council Member Robinson on the Consent Calendar was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriguez and Holley; Noes: None; Absent: None; Abstain: None; Resulting in the unanimous approval of the Minutes of the Joint

Meeting of the Special Meeting of the Madera City Council, Regular Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Successor Housing Agency for September 13, 2017 and approval of resolutions CC 17-157, SHA 17-28 and SHA 17-29.

4. PROJECTS AND REPORTS

There were no items for this section.

5. AGREEMENTS

There were no items for this section.

6. HOUSING

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

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

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

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

Business Manager Wilson reported that this a noticed public hearing regarding the sale of properties located at 704 and 705 Riverside Court. We previously sold these two parcels to Victor Swalef but he withdrew his desire to purchase these lots. We rescinded the sale of these properties as a Consent Calendar item. Mr. Swalef's builder Mario Gutierrez expressed interest in purchasing these parcels. The sales price is \$20,000.00 (\$10,000 per lot). The established sales price is considered to be fair market value based the conditions for development that are placed on the property.

Council Member Rigby stated that when he spoke to Mr. Taubert and was informed that we were not going to make the sale to Mr. Swalef, Mr. Taubert stated that the properties were going to go back to the lottery pool. Are we sidestepping a process that may be necessary to protect us or are we within our jurisdiction to continue with Mr. Gutierrez. Mr. Wilson responded that Mr. Gutierrez was with Mr. Swalef at the original lottery pool, so we are considering him part of that original pool that was at the meeting. We are continuing with the same group.

Mayor Medellin opened the public hearing at 8:13 p.m.

There being no other speakers, the public hearing was closed at 8:13 p.m.

No other questions or comments were offered.

Mayor Medellin called for a motion to adopt the City Council resolution

CC 17-158 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING SALE OF PROPERTIES KNOWN AS 704 AND 705 RIVERSIDE COURT ACQUIRED BY TAX INCREMENT BY THE FORMER MADERA REDEVELOPMENT AGENCY AND MAKING FINDINGS RELATED THERETO

*On motion by Council Member Rodriguez, seconded by Council Member Oliver, **Resolution Number CC 17-158** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriguez and Holley; Noes: None; Absent: None; Abstain: None.*

Mayor Medellin called for a motion to adopt the Successor Housing Agency resolution

SHA 17-30 RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING THE SALE OF PROPERTIES located at 704 and 705 Riverside Court FOR THE CONSTRUCTION OF ONE (1) SINGLE FAMILY DWELLING UNIT ON EACH LOT LOCATED IN THE CITY OF MADERA

*On motion by Council Member Rigby, seconded by Council Member Holley, **Resolution Number SHA 17-30** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriguez and Holley; Noes: None; Absent: None; Abstain: None.*

Mayor Medellin called for a motion to adopt the Successor Housing Agency resolution

SHA 17-31 RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF TWO SINGLE FAMILY RESIDENCES LOCATED AT 704 and 705 Riverside Court AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE SUCCESSOR HOUSING AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

*On motion by Council Member Foley Gallegos, seconded by Council Member Rigby, **Resolution Number SHA 17-31** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriguez and Holley; Noes: None; Absent: None; Abstain: None.*

7. GENERAL

There were no items for this section.

8. AGENCY MEMBER REPORTS

Council Member Robinson reported that tomorrow he will attend a League of Cities meeting in Delano.

Mayor Pro Tem Foley Gallegos asked if she could get a PowerPoint presentation that are not included in the meeting packet sent to her. Mayor Medellin stated that he usually requests this after the fact in a portable drive or a hardcopy. You are certainly entitled to that. He is sure if you call Viola or Andrew you can get that information. Mr. Richardson responded that he would do that on a request basis. You can make your request by email. He will put a bug in Sonia's ear to figure out the best way to deal with it.

Council Member Rigby stated that he applauded the efforts being done cleaning up the encampments. He thinks Neighborhood Revitalization is doing a great job. He also wanted to

apologize because it was reported at their tri agency that there was gangs being formed underneath bridges and that is a complete fabrication of what is happening. Undoubtedly there are communities of people, but they are not gangs or violent men and women that are posing criminal activity. He is sorry if that got out or wrongfully reported. He spoke to Chief Frazier personally and rest assured you guys are doing a great job.

Council Member Rigby asked what our rule on PODS. He would like clarification on PODS in the driveway and if there is a timeframe on that? Mr. Martinez responded stated if it is maintained on the street it is obstructing the right of way and this is a violation. If this is in the driveway or backyard, what we are able to do is address it as an illegal structure. We would require them to obtain a permit for this.

Council Member Holley asked if another council member would attend a meeting tomorrow on his behalf. Mayor Medellin stated he would be there.

Council Member Rodriguez had nothing to report.

Council Member Oliver reported that he had opportunity to attend the Sherwood Square Block Party. This Saturday he is looking forward in attending the Fillmore Block Party. He was also able to serve at Alegria Guild's Day in the Country Event last weekend. It benefits Valley Children's Hospital. He also attended the MUSD Athletic Dinner and Dance, where they sold over 500 tickets and it was a great success. For the first time, he used his culinary hobby to donate a eggs benedict brunch. It brought in \$120.00..

Mayor Medellin stated that he really appreciates that his colleagues are spending time out in the community. He had the opportunity to hear Chief Frazier as a keynote speaker at the Madera County Rescue Mission Dinner. But it was Council Member Rigby had a very inspiring speech. It gives our community a lot of hope and pride. He thanked his colleagues again for getting out there and supporting in Neighborhood Watch. We can really see the difference. Keep up the good work and momentum.

9. **CLOSED SESSION**

There were no items for this section.

10. **ADJOURNMENT**

Mayor Medellin adjourned the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 8:25 p.m.

Claudia Mendoza, Recording Secretary

/cm

Andrew J. Medellin, Mayor

THE SUCCESSOR AGENCY TO
THE FORMER CITY OF MADERA REDEVELOPMENT AGENCY

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

From: Office of the Treasurer

Subject: Listing of Warrants Issued

Date: November 8, 2017

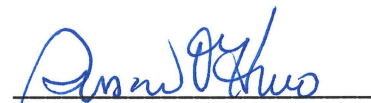
Attached, for your information, is the register of the warrants for the Successor Agency to the former Redevelopment Agency covering obligations paid during the period of:

October 1, 2017 - October 31, 2017

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

General Warrants: #1180-1192 \$ 12,186.23

Respectfully submitted,



Susan O'Haro
Financial Services Manager



Bob Wilson
Successor Agency Manager

THE SUCCESSOR AGENCY TO
THE FORMER CITY OF MADERA REDEVELOPMENT AGENCY
REGISTER OF AUDITED DEMANDS FOR BANK #1-UNION BANK MAIN ACCOUNT
November 8, 2017

CHECK	PAYDATE	ISSUED TO	DESCRIPTION	AMOUNT
1180	10/02/2017	BANK OF NEW YORK MELLON	2008B Trustee Fee	2,014.00
1181	10/02/2017	BANK OF NEW YORK MELLON	2008A Trustee Fee	2,363.80
1182	10/02/2017	CHASE BENNETT-SHEFFIELD	Weed Abatement	1,196.01
1183	10/02/2017	CITY OF MADERA	09/17 Utility Svs 5 E Yosemite Ave	114.85
1184	10/02/2017	CITY OF MADERA	09/17 Utility Svs 303 E Central	166.96
1185	10/02/2017	MADERA CLEANERS AND LAUNDRY INC.	Mat Cleaning	4.50
1186	10/02/2017	RICOH USA, INC	Copier Maintenance Fee for period 08/17	33.27
1187	10/02/2017	SHRED-IT USA-FRESNO	Document Shredding Svs on 08/14/17	102.11
1188	10/02/2017	URBAN FUTURES, INC	Bond Disclosure Reports	5,408.50
1189	10/02/2017	VERIZON WIRELESS	Cell Phone Charges Aug 02-Sep 01	102.73
1190	10/13/2017	JOHNSON REAL ESTATE APPRAISAL	1708 N Lake St Appraisal	250.00
1191	10/13/2017	MADERA CLEANERS AND LAUNDRY INC.	Mat Cleaning	4.50
1192	10/13/2017	SANDY'S HOUSEKEEPING	Custodial Svs for October 2017	425.00
BANK #1 - Union Bank Main Acct. Total				<u>\$ 12,186.23</u>

CITY OF MADERA REDEVELOPMENT AGENCY REPORT TO SUCCESSOR AGENCY BOARD

RETURN TO AGENDA

SUCCESSOR AGENCY MEETING OF NOVEMBER 8, 2017

SUCCESSOR AGENCY ITEM NUMBER 3C & 3D

APPROVED BY


FINANCE DEPARTMENT


SUCCESSOR AGENCY EXECUTIVE DIRECTOR


SUCCESSOR AGENCY MANAGER

Subject: Monthly Financial Reports

Background: Each month the Finance Department will be including in the agenda packet a set of reports that present the operating results for the Successor Agency during the prior month. Reports for the Code Enforcement program are also included in this presentation.

Recommendation: This report is for Successor Board Member review and no formal action is being requested.

Discussion: Due to the timing of the Successor Agency meetings, it will not be possible to reflect the results from each month based on information that is reconciled to the bank statement, since the statements are not available from the bank in time to do so. However, the information shown in the actual column is cumulative, so later months will reflect any changes made to an earlier month based on the reconciliation of accounting data to the bank and trustee statements.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

Approval of the monthly financial reports is not addressed in the vision or action plans; there is no formal action being requested, therefore, no conflict exists with any of the actions or goals contained in that plan.

Should the Successor Agency Board wish to have additional information, the Finance Department will make every effort to meet those requests.

11/01/2017
18:06:31

City of Madera, CA - LIVE 11.3
FLEXIBLE PERIOD REPORT

RETURN TO AGENDA

FROM 2018 01 TO 2018 04

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4020 Housing Fund							
<hr/>							
40200000 Low/Mod Housing Fund							
40200000 4163 Interest Income/Loans	-203	0	-203	.00	.00	-203.00	.0%
40200000 4190 Rental Income	0	0	0	-2,100.00	.00	2,100.00	.0%
40200000 4434 Grant	-16,000	0	-16,000	.00	.00	-16,000.00	.0%
40200000 4659 Refunds and Reimbursements	0	0	0	-12,000.00	.00	12,000.00	.0%
40200000 4671 Sale of Real and Personal Pr	-250,000	0	-250,000	-172,000.00	.00	-78,000.00	68.8%
40200000 5000 Salaries/Full-time	5,631	0	5,631	1,871.84	.00	3,759.16	33.2%
40200000 5005 Salaries/Part-time	526	0	526	99.17	.00	426.83	18.9%
40200000 5105 Salaries/Leave Payout	354	0	354	125.45	.00	228.55	35.4%
40200000 5300 Public Employee Retirement S	1,318	0	1,318	223.85	.00	1,094.15	17.0%
40200000 5302 Long Term Disability Insuran	16	0	16	5.45	.00	10.55	34.1%
40200000 5303 Life Insurance Premiums	3	0	3	1.22	.00	1.78	40.7%
40200000 5304 Workers Compensation Insuran	552	0	552	168.74	.00	383.26	30.6%
40200000 5305 Medicare Tax- Employer's Sha	97	0	97	31.35	.00	65.65	32.3%
40200000 5307 Deferred Comp/Part-Time	20	0	20	3.72	.00	16.28	18.6%
40200000 5308 Deferred Compensation/Full-t	321	0	321	106.88	.00	214.12	33.3%
40200000 5309 Unemployment Insurance	16	0	16	.66	.00	15.34	4.1%
40200000 5310 Section 125 Benefit Allow.	871	0	871	324.22	.00	546.78	37.2%
40200000 6401 Gas and Electric Utilities	4,000	0	4,000	499.80	.00	3,500.20	12.5%
40200000 6402 Telephone/Fax Charges	350	0	350	98.23	.00	251.77	28.1%
40200000 6411 Advertising/Bids and Notices	800	0	800	.00	.00	800.00	.0%
40200000 6416 Office Supplies/Expendable	200	0	200	.00	.00	200.00	.0%
40200000 6418 Postage / Other Mailing Char	100	0	100	.00	.00	100.00	.0%
40200000 6440 Contracted Services	30,000	0	30,000	250.00	.00	29,750.00	.8%
40200000 6485 Rehabilitation Costs	150,000	0	150,000	.00	.00	150,000.00	.0%
40200000 6487 Disposal Costs	0	0	0	6,778.00	.00	-6,778.00	.0%
40200000 6515 Taxes and Assessments	2,000	0	2,000	.00	.00	2,000.00	.0%
40200000 6530 Conference/Training/Ed	100	0	100	.00	.00	100.00	.0%
40200000 6532 Maintenance/Other Supplies	400	0	400	85.00	.00	315.00	21.3%
40200000 7030 Facilities And Improvements	450,000	0	450,000	.00	.00	450,000.00	.0%
TOTAL Low/Mod Housing Fund	381,472	0	381,472	-175,426.42	.00	556,898.42	-46.0%
TOTAL Housing Fund	381,472	0	381,472	-175,426.42	.00	556,898.42	-46.0%
TOTAL REVENUES	-266,203	0	-266,203	-186,100.00	.00	-80,103.00	
TOTAL EXPENSES	647,675	0	647,675	10,673.58	.00	637,001.42	

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City of Madera, CA - LIVE 11.3
FLEXIBLE PERIOD REPORT

FROM 2018 01 TO 2018 04

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

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City of Madera, CA - LIVE 11.3
FLEXIBLE PERIOD REPORT

FROM 2018 01 TO 2018 04

ACCOUNTS FOR:	ORIGINAL	TRANFRS/ ADJSTMTS	REVISED	ACTUALS	ENCUMBRANCES	AVAILABLE	PCT
5750 Successor Agency Admin	APPROP		BUDGET			BUDGET	USED
<hr/>							
57500000 Successor Agency Admin							
57500000 4355 Transfer In	-250,000	0	-250,000	-125,000.00	.00	-125,000.00	50.0%
57500000 5000 Salaries/Full-time	219,753	0	219,753	41,405.16	.00	178,347.84	18.8%
57500000 5005 Salaries/Part-time	20,522	0	20,522	2,583.71	.00	17,938.29	12.6%
57500000 5105 Salaries/Leave Payout	13,819	0	13,819	2,775.01	.00	11,043.99	20.1%
57500000 5300 Public Employee Retirement S	51,419	0	51,419	4,951.67	.00	46,467.33	9.6%
57500000 5302 Long Term Disability Insuran	624	0	624	120.54	.00	503.46	19.3%
57500000 5303 Life Insurance Premiums	136	0	136	26.87	.00	109.13	19.8%
57500000 5304 Workers Compensation Insuran	20,157	0	20,157	3,732.58	.00	16,424.42	18.5%
57500000 5305 Medicare Tax- Employer's Sha	3,768	0	3,768	693.42	.00	3,074.58	18.4%
57500000 5307 Deferred Comp/Part-Time	770	0	770	82.27	.00	687.73	10.7%
57500000 5308 Deferred Compensation/Full-t	5,014	0	5,014	2,364.23	.00	2,649.77	47.2%
57500000 5309 Unemployment Insurance	630	0	630	14.50	.00	615.50	2.3%
57500000 5310 Section 125 Benefit Allow.	33,978	0	33,978	7,171.76	.00	26,806.24	21.1%
57500000 6401 Gas and Electric Utilities	4,000	0	4,000	4,926.17	.00	-926.17	123.2%
57500000 6402 Telephone/Fax Charges	3,500	0	3,500	741.60	.00	2,758.40	21.2%
57500000 6414 Professional Dues	300	0	300	.00	.00	300.00	.0%
57500000 6415 Publications/Subscriptions	100	0	100	39.00	.00	61.00	39.0%
57500000 6416 Office Supplies/Expendable	1,500	0	1,500	19.83	.00	1,480.17	1.3%
57500000 6420 Mileage Reimbursements	1,200	0	1,200	.00	.00	1,200.00	.0%
57500000 6440 Contracted Services	20,500	0	20,500	2,232.87	.00	18,267.13	10.9%
57500000 6515 Taxes and Assessments	800	0	800	113.69	.00	686.31	14.2%
57500000 6530 Conference/Training/Ed	3,312	0	3,312	96.00	.00	3,216.00	2.9%
57500000 6532 Maintenance/Other Supplies	5,000	0	5,000	.00	.00	5,000.00	.0%
TOTAL Successor Agency Admin	160,802	0	160,802	-50,909.12	.00	211,711.12	-31.7%
TOTAL Successor Agency Admin	160,802	0	160,802	-50,909.12	.00	211,711.12	-31.7%
TOTAL REVENUES	-250,000	0	-250,000	-125,000.00	.00	-125,000.00	
TOTAL EXPENSES	410,802	0	410,802	74,090.88	.00	336,711.12	

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City of Madera, CA - LIVE 11.3
FLEXIBLE PERIOD REPORT

FROM 2018 01 TO 2018 04

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6050 Non Housing Bond Proceeds							
<hr/>							
60500000 Non Housing Bond Proceeds							
60500000 4201 Services for Other Agencies	0	0	0	-300.00	.00	300.00	.0%
60500000 5000 Salaries/Full-time	95,335	0	95,335	31,596.70	.00	63,738.30	33.1%
60500000 5005 Salaries/Part-time	8,858	0	8,858	1,674.04	.00	7,183.96	18.9%
60500000 5105 Salaries/Leave Payout	6,077	0	6,077	2,117.63	.00	3,959.37	34.8%
60500000 5300 Public Employee Retirement S	23,458	0	23,458	3,778.67	.00	19,679.33	16.1%
60500000 5302 Long Term Disability Insuran	272	0	272	91.99	.00	180.01	33.8%
60500000 5303 Life Insurance Premiums	62	0	62	20.51	.00	41.49	33.1%
60500000 5304 Workers Compensation Insuran	8,741	0	8,741	2,848.37	.00	5,892.63	32.6%
60500000 5305 Medicare Tax- Employer's Sha	1,634	0	1,634	529.16	.00	1,104.84	32.4%
60500000 5307 Deferred Comp/Part-Time	333	0	333	62.78	.00	270.22	18.9%
60500000 5308 Deferred Compensation/Full-t	2,137	0	2,137	1,804.16	.00	332.84	84.4%
60500000 5309 Unemployment Insurance	324	0	324	11.07	.00	312.93	3.4%
60500000 5310 Section 125 Benefit Allow.	12,769	0	12,769	5,472.84	.00	7,296.16	42.9%
60500000 6401 Gas and Electric Utilities	4,000	0	4,000	340.61	.00	3,659.39	8.5%
60500000 6402 Telephone/Fax Charges	2,000	0	2,000	98.23	.00	1,901.77	4.9%
60500000 6440 Contracted Services	52,000	0	52,000	800.00	.00	51,200.00	1.5%
60500000 6515 Taxes and Assessments	1,000	0	1,000	34.13	.00	965.87	3.4%
60500000 6532 Maintenance/Other Supplies	33,500	0	33,500	.00	.00	33,500.00	.0%
60500000 6804 Infrastructure Study	70,000	0	70,000	.00	.00	70,000.00	.0%
60500000 7030 Facilities And Improvements	350,000	0	350,000	.00	.00	350,000.00	.0%
60500000 7050 Construction/Infrastructure	3,438,410	0	3,438,410	-6,873.48	56,250.00	3,389,033.48	1.4%
TOTAL Non Housing Bond Proceeds	4,110,910	0	4,110,910	44,107.41	56,250.00	4,010,552.59	2.4%
TOTAL Non Housing Bond Proceeds	4,110,910	0	4,110,910	44,107.41	56,250.00	4,010,552.59	2.4%
TOTAL REVENUES	0	0	0	-300.00	.00	300.00	
TOTAL EXPENSES	4,110,910	0	4,110,910	44,407.41	56,250.00	4,010,252.59	

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City of Madera, CA - LIVE 11.3
FLEXIBLE PERIOD REPORT

FROM 2018 01 TO 2018 04

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

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City of Madera, CA - LIVE 11.3
FLEXIBLE PERIOD REPORT

FROM 2018 01 TO 2018 04

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
8040 Debt Svc Fund - SA							
<hr/>							
80400000 Debt Svc Fund/Successor Agency							
80400000 4162 Interest Income	0	0	0	6,405.55	.00	-6,405.55	.0%
80400000 4355 Transfer In	-3,674,522	0	-3,674,522	-1,829,000.00	.00	-1,845,522.00	49.8%
80400000 6440 Contracted Services	93,997	0	93,997	5,951.90	.00	88,045.10	6.3%
80400000 8000 Interest Expense	2,278,015	0	2,278,015	1,152,719.88	.00	1,125,295.12	50.6%
80400000 8001 Principal Payment	1,280,000	0	1,280,000	1,280,000.00	.00	.00	100.0%
TOTAL Debt Svc Fund/Successor Agency	-22,510	0	-22,510	616,077.33	.00	-638,587.33	%
TOTAL Debt Svc Fund - SA	-22,510	0	-22,510	616,077.33	.00	-638,587.33	%
TOTAL REVENUES	-3,674,522	0	-3,674,522	-1,822,594.45	.00	-1,851,927.55	
TOTAL EXPENSES	3,652,012	0	3,652,012	2,438,671.78	.00	1,213,340.22	

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City of Madera, CA - LIVE 11.3
FLEXIBLE PERIOD REPORT

FROM 2018 01 TO 2018 04

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	5,129,166	0	5,129,166	575,205.69	6,515.00	4,547,445.31	11.3%

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City of Madera, CA - LIVE 11.3
FLEXIBLE PERIOD REPORT

RETURN TO AGENDA

FROM 2018 01 TO 2018 04

ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED	ACTUALS	ENCUMBRANCES	AVAILABLE	PCT
1020 General Fund	APPROP	ADJSTMTS	BUDGET			BUDGET	USED
<hr/>							
10204400 Code Enforcement							
10204400 4076 Registration Fee	-16,750	0	-16,750	-1,725.00	.00	-15,025.00	10.3%
10204400 4203 Background Check/Report Fee	-900	0	-900	-25.00	.00	-875.00	2.8%
10204400 4551 Fines/Penalties for Violati	-418,290	0	-418,290	-198,681.84	.00	-219,608.16	47.5%
10204400 4554 Vehicle Abatement Fee	-45,000	0	-45,000	-52,118.28	.00	7,118.28	115.8%
10204400 4556 Revenue/ Foreclosures	-27,000	0	-27,000	-9,628.93	.00	-17,371.07	35.7%
10204400 4561 Rental Business License Insp	-100,000	0	-100,000	.00	.00	-100,000.00	.0%
10204400 4562 Taxi Cab Inspection Fee	-1,140	0	-1,140	-180.00	.00	-960.00	15.8%
10204400 4659 Refunds and Reimbursements	-16,000	0	-16,000	-26.00	.00	-15,974.00	.2%
10204400 4684 Cost Recovery for Weed Abate	-10,000	0	-10,000	-783.70	.00	-9,216.30	7.8%
10204400 5000 Salaries/Full-time	552,463	0	552,463	167,023.44	.00	385,439.26	30.2%
10204400 5005 Salaries/Part-time	86,490	0	86,490	21,188.14	.00	65,301.38	24.5%
10204400 5100 Salaries/Overtime	0	0	0	1,994.99	.00	-1,994.99	.0%
10204400 5105 Salaries/Leave Payout	11,966	0	11,966	15,741.78	.00	-3,775.45	131.6%
10204400 5110 Salaries/Uniform Pay	1,500	0	1,500	1,500.00	.00	.00	100.0%
10204400 5300 Public Employee Retirement S	123,856	0	123,856	20,158.77	.00	103,697.48	16.3%
10204400 5302 Long Term Disability Insuran	1,822	0	1,822	578.69	.00	1,243.27	31.8%
10204400 5303 Life Insurance Premiums	542	0	542	179.48	.00	362.74	33.1%
10204400 5304 Workers Compensation Insuran	56,469	0	56,469	17,772.00	.00	38,696.67	31.5%
10204400 5305 Medicare Tax- Employer's Sha	9,782	0	9,782	3,073.83	.00	6,708.60	31.4%
10204400 5307 Deferred Comp/Part-Time	3,243	0	3,243	820.45	.00	2,422.91	25.3%
10204400 5308 Deferred Compensation/Full-t	26,791	0	26,791	8,411.08	.00	18,380.30	31.4%
10204400 5309 Unemployment Insurance	3,106	0	3,106	207.32	.00	2,898.28	6.7%
10204400 5310 Section 125 Benefit Allow.	185,270	0	185,270	63,174.47	.00	122,095.63	34.1%
10204400 6401 Gas and Electric Utilities	15,000	0	15,000	.00	.00	15,000.00	.0%
10204400 6402 Telephone/Fax Charges	8,000	0	8,000	2,182.77	.00	5,817.23	27.3%
10204400 6411 Advertising/Bids and Notices	1,000	0	1,000	.00	.00	1,000.00	.0%
10204400 6414 Professional Dues	525	0	525	.00	.00	525.00	.0%
10204400 6415 Publications/Subscriptions	250	0	250	.00	.00	250.00	.0%
10204400 6416 Office Supplies/Expendable	6,000	0	6,000	1,796.45	.00	4,203.55	29.9%
10204400 6418 Postage / Other Mailing Char	8,000	0	8,000	3,405.77	.00	4,594.23	42.6%
10204400 6425 Vehicle Fuel, Supplies & Mai	7,000	0	7,000	1,668.73	.00	5,331.27	23.8%
10204400 6437 Weed Abatement Expense	10,000	0	10,000	835.50	.00	9,164.50	8.4%
10204400 6440 Contracted Services	80,000	0	80,000	5,157.45	3,645.06	71,197.49	11.0%
10204400 6530 Conference/Training/Ed	10,000	0	10,000	2,920.85	.00	7,079.15	29.2%
10204400 6532 Maintenance/Other Supplies	10,000	0	10,000	229.93	.00	9,770.07	2.3%
10204400 6902 Interfund Charges- Central S	600	0	600	.00	.00	600.00	.0%
10204400 6907 Interfund Chrg/Vehicle Replc	12,000	0	12,000	3,000.00	.00	9,000.00	25.0%
10204400 6908 Interfund Chrg/Vehicle Maint	19,255	0	19,255	4,815.00	.00	14,440.32	25.0%

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City of Madera, CA - LIVE 11.3
FLEXIBLE PERIOD REPORT

FROM 2018 01 TO 2018 04

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1020 General Fund							
10204400 6918 Interfund Charges- Comp Main	77,369	0	77,369	18,371.25	.00	58,997.75	23.7%
10204400 6920 Interfund Charges - Computer	14,616	0	14,616	3,654.00	.00	10,962.28	25.0%
TOTAL Code Enforcement	707,836	0	707,836	106,693.39	3,645.06	597,497.67	15.6%
TOTAL General Fund	707,836	0	707,836	106,693.39	3,645.06	597,497.67	15.6%
TOTAL REVENUES	-635,080	0	-635,080	-263,168.75	.00	-371,911.25	
TOTAL EXPENSES	1,342,916	0	1,342,916	369,862.14	3,645.06	969,408.92	

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City of Madera, CA - LIVE 11.3
FLEXIBLE PERIOD REPORT

FROM 2018 01 TO 2018 04

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1081 General Fund - LEA Tire Grant							
<hr/>							
10814460 Tire Amnesty Grant							
10814460 4559 Tire Amnesty Grant	-60,230	0	-60,230	-49,583.18	.00	-10,646.82	82.3%
10814460 5000 Salaries/Full-time	8,480	0	8,480	384.97	.00	8,095.03	4.5%
10814460 5300 Public Employee Retirement S	2,388	0	2,388	521.31	.00	1,866.70	21.8%
10814460 5302 Long Term Disability Insuran	31	0	31	1.99	.00	28.54	6.5%
10814460 5303 Life Insurance Premiums	0	0	0	.60	.00	-.60	.0%
10814460 5304 Workers Compensation Insuran	748	0	748	45.81	.00	701.87	6.1%
10814460 5305 Medicare Tax- Employer's Sha	128	0	128	7.91	.00	120.21	6.2%
10814460 5308 Deferred Compensation/Full-t	356	0	356	21.42	.00	334.74	6.0%
10814460 5309 Unemployment Insurance	254	0	254	.00	.00	254.40	.0%
10814460 5310 Section 125 Benefit Allow.	3,386	0	3,386	219.15	.00	3,166.75	6.5%
10814460 6412 Advertising/Other	1,866	0	1,866	.00	.00	1,866.00	.0%
10814460 6418 Postage / Other Mailing Char	1,029	0	1,029	.00	.00	1,029.00	.0%
10814460 6440 Contracted Services	40,690	0	40,690	250.00	.00	40,440.00	.6%
10814460 6532 Maintenance/Other Supplies	911	0	911	.00	.00	911.00	.0%
TOTAL Tire Amnesty Grant	37	0	37	-48,130.02	.00	48,166.82	%
TOTAL General Fund - LEA Tire Grant	37	0	37	-48,130.02	.00	48,166.82	%
TOTAL REVENUES	-60,230	0	-60,230	-49,583.18	.00	-10,646.82	
TOTAL EXPENSES	60,267	0	60,267	1,453.16	.00	58,813.64	

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City of Madera, CA - LIVE 11.3
FLEXIBLE PERIOD REPORT

FROM 2018 01 TO 2018 04

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	707,873	0	707,873	58,563.37	3,645.06	645,664.49	8.8%

REPORT TO THE CITY COUNCIL

RETURN TO AGENDA

MEETING OF: November 8, 2017

AGENDA ITEM NUMBER: 3E

APPROVED BY:


for Executive Director


Neighborhood Preservation Supervisor

Subject: Activity Report – Code Enforcement Division

Summary: The City Council has identified pro-active code enforcement to be a major priority. We have modified the format in order to provide you and the public with a better understanding of the activity level of the Neighborhood Revitalization Program.

HISTORY/BACKGROUND

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

RECOMMENDATION

No action is required.

JET/vr

Attachment:
-Activity Report

REPORT FOR OCTOBER 1, 2017 – OCTOBER 31, 2017

Foreclosed Property Activities

	Activity	Amount
1.	Total Foreclosed Property Cases	81
2.	Monitoring (Occupied)	60
3.	Active Cases	21
*4.	Properties Sold this month and/or Closed	5
5.	Properties Registered	1
6.	Citations Issued	4

* (4) Foreclosure properties sold. Foreclosure cases closed due to cancellation of foreclosure process (1).

Code Enforcement Activities

	Activity	Total for Month	Year to Date (From 7/1/2017)
1.	Files Opened <i>Public Nuisance, Zoning, Vacant Building, Substandard Housing</i>	58	339
2.	Files Closed <i>Public Nuisance, Zoning, Vacant Building, Substandard Housing</i>	100	453
3.	Active Files <i>Public Nuisance, Zoning, Vacant Building, Substandard Housing</i>	684	N/A
4.	Citations Issued <i>Public Nuisance, Zoning, Vacant Building, Substandard Housing</i>	7	21
5.	Abandoned Vehicles Tagged (Cases Opened)	16	175
6.	Abandoned Vehicles Towed (Cases Closed)	6	28
7.	Abandoned Vehicles Removed (Cases Closed)	46	165
8.	Active Abandoned Vehicle Files	130	N/A
9.	Weed Abatement Files Opened	0	0
10.	Active Weed Abatement Files	434	N/A

Accounts Receivables Activities

	Activity	Total for Month	Year to Date (From 7/1/2017)
1.	Fines/Citations, Penalties, and Enforcement Fees <i>Levied</i>	\$11,975.00	\$39,075.00
2.	Fines/Citations, Penalties, and Enforcement Fees <i>Collected</i>	\$240.00	\$197,964.56
3.	Registration Fees for Vacant/Abandoned Buildings and Foreclosed Properties <i>Collected</i>	\$55.00	\$1,725.00
4.	Removed for Collections - Fines, Penalties, Citations and Towing Fees sent to Collection Agency	\$0.00	\$0.00

Small Claims and Lien Activities

Information provided by City Attorney's Office

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

Files currently being reviewed for appropriate action – 178

REPORT TO THE CITY COUNCIL

MEETING OF: **November 8, 2017**

AGENDA ITEM NUMBER: **3F**

APPROVED BY:

RETURN TO AGENDA



 Executive Director

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

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

HISTORY/BACKGROUND

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

Other sources include:

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

Additional Program Revenue:

- Vehicle Abatement
- Tire Amnesty Grant

Since we have begun recording Notice of Violations on foreclosures, we have experienced a significant increase in revenues from "Fines and Penalties." Revenue increases from "other sources" is illustrated below.

Fiscal Year	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	TOTAL
2010-11	\$9,845	\$7,980	\$5,806	\$7,953	\$10,873	\$12,240	\$10,304	\$5,354	\$11,147	\$19,446	\$13,501	\$42,760	\$157,209
2011-12	\$22,646	\$35,955	\$22,782	\$42,900	\$45,553	\$71,297	\$67,720	\$64,524	\$52,238	\$23,612	\$28,641	\$45,809	\$523,678
2012-13	\$33,216	\$36,791	\$24,520	\$56,500	\$61,504	\$62,101	\$60,271	\$76,941	\$70,142	\$61,138	\$66,261	\$22,660	\$632,045
2013-14	\$73,253	\$41,445	\$40,692	\$116,589	\$58,036	\$47,573	\$94,700	\$64,214	\$18,911	\$31,682	\$51,773	\$9,043	\$647,915
2014-15	\$12,262	\$60,675	\$171,037	\$38,146	\$129,213	\$37,074	\$11,836	\$27,967	\$144,602	\$29,078	\$75,658	\$8,867	\$753,645
2015-16	\$27,183	\$83,589	\$2,393	\$88,406	\$34,598	\$26,218	\$16,834	\$88,144	\$76,912	\$67,380	\$122,878	\$39,338	\$673,872
2016-17	\$17,905	\$28,638	\$20,220	\$133,834	\$38,741	\$23,545	\$88,231	\$2,375	\$17,909	\$9,496	\$91,435	\$5,913	\$477,343
2017-18	\$11,998	\$195,228	\$2,514	\$296									\$210,036
TOTAL													\$4,075,743

RECOMMENDATION

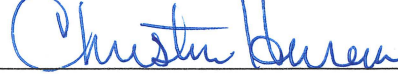
Report is provided for your information only – no action is required.

REPORT TO THE CITY COUNCIL


BOARD MEETING OF: November 08, 2017
AGENDA ITEM NUMBER: 3G

RETURN TO AGENDA

APPROVED BY:



Neighborhood Outreach Assistant



Executive Director

Subject: Update on Neighborhood Outreach Activities

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

HISTORY/BACKGROUND:

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

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

I. Neighborhood Meetings:

a. October Neighborhood Watch Meetings

- October 2, 2017; Location: Riverpoint Gated Community; Time: 6-7 P.M. (3rd NW)
- October 5, 2017; Location: S. O Street; Time: 6-7 P.M. (New NW)
- October 12, 2017; Location: 1346 Linda Mesa; Time: 6-7 P.M. (New NW)
- October 17, 2017; Location: 1418 Santa Fe; Time: 6-7 P.M. (3rd NW)
- October 19, 2017; Location: 825 Riverside Drive; Time: 6-7 P.M. (New NW)
- October 24, 2017; Location: 2817 Westgate Drive; Time: 6-7 P.M. (2nd NW)

b. November Neighborhood Watch Meetings

- November 2, 2017; Location: 1820 Jennings Street; Time: 6-7 P.M. (3rd NW)
- November 7, 2017; Location: Corner of Perkins Rd; Time: 6-7 P.M. (2nd NW)
- November 14, 2017; Location: Riverview/Central Place; Time: 6-7 P.M. (New NW)
- November 16, 2017; Location: 825 Riverside Drive; Time: 6-7 P.M. (2nd NW)

II. Upcoming Block Parties for October:

a. October Block Parties

- October 10, 2017; Location: 821 Green Way; Time: 4-7 P.M.
- October 14, 2017; Location: 1919 Fillmore Avenue; Time: 1-6 P.M.
- October 21, 2017; Location: 1051 San Ramon; Time: 1-6 P.M.

b. November Block Parties

- No block parties scheduled

III. 2017 National Night Out:

- a. Thursday, October 26, 2017
 - i. The Second Annual Neighborhood Watch and National Night Out Leader's Meeting was a success. More than 50 neighborhood leaders attended the meeting. They were very pleased with Superintendent Todd Lile's and Principal Lisa Fernandez's tour of Virginia Lee Rose Elementary School.

IV. Established Community Partnerships:

- a. American Red Cross Volunteer Training
 - i. Christina Herrera is coordinating with American Red Cross leadership to identify local neighborhoods that have homes in need of smoke alarms.
 - ii. We had a safety training volunteer meeting on October 25th for the upcoming holiday months. We are planning for our next volunteers meeting for this upcoming month.
 - iii. Our outreach staff will continue to recruit volunteers.
- b. Community Partnership/S.A.L.T.
 - i. Our staff was invited to a monthly S.A.L.T. meeting on Thursday, October 12th.
- c. Curb Stripe Initiative
 - i. We continue to promote the program through social media, Neighborhood Watch meetings, and community events. Thus far, we have been getting requests and Public Works continues to paint curbs. The Madera Ministerial Association is stepping up to further the promotion of the program.
- d. Madera Downtown Association
 - i. Our outreach staff continue to work with the MDA, Chamber of Commerce, and community partners on findings ways to enhance the quality of life in downtown Madera through revitalization, beautification, and economic promotion opportunities.
- e. Adopt-A-School
 - i. A follow up meeting will be scheduled with the Adopt-A-School coordinators. Our outreach staff promoted this program at the Parent Engagement Conference on Saturday, October 28, 2017.
- f. Parent Engagement Conference, Saturday, October 28, 2017
 - i. Our Outreach Staff and Code Enforcement Officer Andrew Martinez participated in the Parent and Community Engagement Conference. The following duties were assigned:
 - 1. Helped with the set-up a day before the event
 - 2. Provided a resource table and raffle item
 - 3. Served as an information table for parents about the event
 - 4. Created a promotional video that featured leaders who discuss the importance of a parent-teacher partnership.
- g. Youth Leadership Conference
 - i. Our planning will begin in September 2017. The next leadership conference will be held on March 24, 2018.

V. VISION 2025 LINKAGE

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

RECOMMENDATION

This report is merely informational. No action is required.

Office of the Mayor

City of Madera
State of California
November 2017

Meeting Date: November 8, 2017
Agenda Item 3H

Proclamation

Recognizing Apprenticeship Weeks

WHEREAS, Apprenticeship Week is an opportunity to raise public awareness of the important role that apprenticeships play in preparing the Central Valley's workforce with the knowledge, qualifications, and competencies they will need to ensure we maintain a strong and highly skilled workforce; and

WHEREAS, Apprenticeships are not limited to traditional sectors such as construction and manufacturing. Apprenticeships can lead to careers in such diverse industries as information technology, food processing, healthcare, energy, aerospace, and more; and

WHEREAS, Registered apprenticeship is the proven vehicle to incorporate training on new and emerging technologies for the apprentice and the journeyworker that will secure America's future ability to sustain the traditional sectors and diverse industries in an increasingly competitive global marketplace; and

WHEREAS, Employers gain several advantages from their apprenticeship investments. They save significant sums in recruitment and training costs, increase productivity, identify potential future hires, and increase diversity and inclusion; and

WHEREAS, Some workers will benefit greatly from opportunities to earn a salary while learning the skills necessary to succeed in high-demand careers. Apprenticeships are an alternative pathway to a rewarding career; and

WHEREAS The City of Madera recognizes that a robust apprenticeship provides tangible value to both employers and apprentices, with the potential to strengthen a worker's skill set and self-esteem and increase our state's productivity. It is a highly cost-effective mechanism for developing workplace skills and reducing unemployment.

NOW, THEREFORE, BE IT RESOLVED, that I, Mayor Andrew J. Medellin, do hereby proclaim November 13, 2017 through November 17, 2017 as **APPRENTICESHIP WEEK** in the City of Madera.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Madera to be affixed this 8th day of November 2017.

Mayor



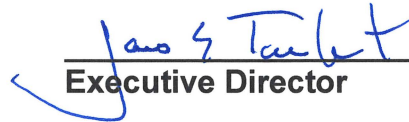
**REPORT TO THE SUCCESSOR AGENCY
OF THE FORMER MADERA REDEVELOPMENT AGENCY**

RETURN TO AGENDA

BOARD MEETING OF: November 8, 2017

AGENDA ITEM NUMBER: 6A

APPROVED BY:



Executive Director

Subject: Joint Public Hearing and Consideration of Resolutions Approving the Sale of Real Property Located at 1708 North Lake Street to CVI Group, LLC

Summary: This is a noticed public hearing between the City Council and the Successor Housing Agency regarding the sale of property at 1708 North Lake Street. The buyer is CVI Group, LLC and the sales price is \$35,000.00.

HISTORY/BACKGROUND

By previous action, the former redevelopment agency acquired this property to assist the City in right-of-way acquisitions for the Lake Street Widening Project. Essentially the property was an uneconomic remnant unless adjacent properties were acquired. Dissolution prevented the Agency from acquiring adjacent properties. CVI Group, LLC has acquired some of the other properties in the area.

The sales price is considered to be fair market value based upon an appraisal prepared by JRE Appraisal Services.

RECOMMENDATION

Staff recommends the following action:

1. The City Council adopt the resolution approving the sales agreement with CVI Group, LLC.
2. The Successor Housing Agency adopt the resolution approving the sales agreement with CVI Group, LLC.

JET/cm

Attachments:

- Resolutions (City and Successor Housing Agency)
- 33433 Summary Report

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, CALIFORNIA APPROVING SALE OF PROPERTY KNOWN AS 1708 N. LAKE STREET ACQUIRED BY TAX INCREMENT BY THE FORMER MADERA REDEVELOPMENT AGENCY AND MAKING FINDINGS RELATED THERETO

WHEREAS, the City of Madera, as Successor Housing Agency to the Former Madera Redevelopment Agency (the "Agency") is involved in the creation of housing stock and elimination of blight; and

WHEREAS, the Agency has acquired certain property specifically described on Exhibit "A" attached hereto and generally described as 1708 N. Lake Street (the "Subject Property"); and

WHEREAS, the sales price for the Subject Property is not less than the fair market reuse value of the parcel; and

WHEREAS, a public hearing concerning sale was duly noticed and came on for hearing on November 8, 2017.

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

1. The above recitals are true and correct
2. The sale of the Subject Property will provide for the elimination of blight and construction of residential development, and is consistent with the implementation plan adopted pursuant to Section 33490 of Community Redevelopment Law, California Government Code Sections 33000 et seq.
3. The consideration to be paid for the Subject Property

is not less than the fair market reuse value at its highest and best use in accordance with the Former Madera Redevelopment Agency Redevelopment Plan.

- 4. The sale of the Subject Property is hereby approved.
- 5. This resolution is effective immediately upon adoption.

* * * * *

PASSED AND ADOPTED by the City Council of the City of Madera this 8th day of November 2017 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Andrew J. Medellin

ATTEST:

Sonia Alvarez, City Clerk

Approved as to Legal Form:

J. Brent Richardson, City Attorney

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 004-170-007-000

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

ALL THAT PORTION OF THE NORTH HALF OF LOT 117, OF MILLER AND LUX SUBDIVISION OF LANDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 117, SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINE OF ADELL STREET AND NORTH LAKE STREET; THENCE WEST ALONG SAID NORTH LINE AND THE CENTERLINE OF ADELL, A DISTANCE OF 197 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND GRANTED TO TOBERT L. JONES, ET UX., IN DEED DATED SEPTEMBER 7, 1961, AND RECORDED SEPTEMBER 8, 1961, IN BOOK 807 OF OFFICIAL RECORDS, AT PAGE 153, MADERA COUNTY RECORDS, THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL 233.33 FEET TO THE SOUTHEAST CORNER THEREOF; SAID POINT ALSO BEING ON THE SOUTH LINES OF THE NORTH HALF OF LOT 117; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 117, 197 FEET TO A POINT IN THE CENTER LINE OF NORTH LAKE STREET, THENCE NORTH ALONG SAID CENTERLINE 233.33 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST, IN ALL OIL, GAS AND MINERAL RIGHTS IN AND UNDER SAID LAND, AS EXCEPTED IN THE DEED FROM HELEN B. ARNOLD, ET AL., RECORDED MAY 12, 1945, IN BOOK 362 OF OFFICIAL RECORDS, AT PAGE 120, MADERA COUNTY RECORDS.

RESOLUTION NO. SHA 17-

RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING THE SALE OF PROPERTY LOCATED AT 1708 N. LAKE STREET FOR THE CONSTRUCTION OF RESIDENTIAL UNITS IN THE CITY OF MADERA

WHEREAS, CVI Group, LLC, has applied to purchase property from the Successor Housing Agency for the construction of a residential units located at 1708 N. Lake Street Street (the "Project"); and

WHEREAS, The proposed project is consistent with the general plan designation of the property as LD (Low Density).

WHEREAS, a Purchase and Sales Agreement (the "Agreement") has been prepared and is on file in the office of the Executive Director of the Successor Housing Agency to the Former Madera Redevelopment Agency and referred to for more particulars; and

WHEREAS, the purpose of the sale of the property is to effectuate the Redevelopment Plan of the City of Madera (the "Plan"); and

WHEREAS, the sale of the property is in the best interest of the Developer and Successor Housing Agency in that it will assist in the elimination of blight in the City of Madera.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF MADERA as Successor Housing Agency to the Former Madera Redevelopment Agency, hereby finds, determines, resolves and orders as follows:

1. Each of the above recitals is true and correct.

2. Based upon the general plan conformity determination dated November 1, 2017, the approval of the sale of the property is in the best interest of the City of Madera, and the Successor Housing Agency finds the proposed project is consistent with the development anticipated in the general plan.

3. The consideration to be paid for the Subject Property is not less than the fair market reuse value at its highest and best use in accordance with the Redevelopment Plan.

4. The Successor Agency to the Former Madera Redevelopment Agency approves the sale of 1708 N. Lake Street to CVI Group, LLC, in substantial form of the Agreement on file in the office of the Executive Director of the Successor Agency and approved as to form by the General Counsel of the Successor Agency.

5. This resolution is effective immediately upon adoption.

* * * * *

SUMMARY REPORT PURSUANT TO SECTION 33433 OF THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW ON A SALES AGREEMENT BY AND BETWEEN THE SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY AND CVI GROUP, LLC

This summary report has been prepared for the Successor Housing Agency to the former Madera Redevelopment Agency ("Agency") pursuant to Section 33433 of the California Health and Safety Code. The site is located at 1708 N. Lake Street and is currently a vacant lot.

I. The proposed sale of land to CVI Group, LLC is summarized as follows:

A. The cost of the Agreement to Agency:

	Description	Amount
1	Acquisition of Land (July 29, 2012)	\$74,000.00
2	Escrow Closing Fees	\$365.00
3	Appraisal Services	\$500.00
4	Appraisal Services	\$250.00
5	Engineering Cost	\$16,950.00
6	Environmental Assessment	\$540.00
7	Demolition	\$6,591.00
8	Environmental Cleanup	\$5,875.00
9	Public Hearing Notice	\$56.00
10	Estimated Closing Costs	\$600.00
11	Subtotal	\$105,727.00
12	Less Land Sale Proceeds	(\$35,000.00)
13	Net Cost to Agency	\$70,727.00

B. The highest and best use permitted under the City of Madera General Plan is for residential use of the property. The estimated value of the interest conveyed, determined the highest uses permitted for the area is \$35,000.00.

C. The purchase price pursuant to the proposed agreement is \$35,000.00.

D. The amount of the purchase price is fair market value of the subject parcel. The cost of the property to the Agency is more than the purchase price. However, staff is of the opinion that the cost to the Agency and the purchase price are justified based on several factors, including:

1. The proposed agreement will upgrade the northeast corridor and the Project Area.
2. The project has eliminated a blighted condition.
3. The proposed agreement will stimulate new investment beneficial to the citizens of Madera.
4. The proposed agreement will further the objectives of the Redevelopment Plan.
5. The purchase price is consistent with, and based upon previous sales in the area.

C. Agency Responsibilities

1. The Agency will convey the property to the Developer for \$35,000.00.