

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, July 11, 2018 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 Jose Rodriguez
Council Member Cecelia K. Foley Gallegos
Council Member William Oliver
Council Member Derek O. Robinson Sr.
Council Member Charles F. Rigby
Council Member Donald E. Holley

INVOCATION

Hannah Cummings, Believers Church of Madera

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

2A. Rental Housing Inspection Program (City)

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 – June 13, 2018 (City/Successor Agency/Successor Housing Agency)

3B. Listing of Warrants Issued from June 1, 2018 to June 30, 2018 (Successor Agency)

3C. Monthly Financial Reports – Successor Agency (Successor Agency)

3D. Monthly Financial Reports – Code Enforcement (City)

4. PROJECTS AND REPORTS

4A. Update on Refunding of Successor Agency Bond Issues (Successor Agency)

5. **AGREEMENTS**

5A. Consideration of a Resolution Approving Agreement for Purchase and Sale of Real Property and Escrow Instructions for the Sale of Real Property Located at 5 East Yosemite Avenue (APN 007-101-017) to Maria M. Melgar (City)

6. **HOUSING**

There are no items for this section.

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, August 8, 2018.

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.

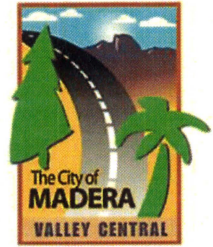
Any writing related to an agenda item for the open session of this meeting distributed to the Agency/City Council less than 72 hours before this meeting is available for inspection at the Agency office located at 428 East Yosemite Avenue, Madera California 93638 during normal business hours.

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 July 11, 2018 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, July 5, 2018.

/cm


Claudia Mendoza, Successor Agency Recording Secretary



AGENDA ITEM 2A

**Workshop for Rental Housing Inspection
Program Update is a presentation only.**

There is no written report for this item.



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AGENDA ITEM 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 June 13, 2018

(City/Successor Agency/Successor Housing Agency)

This agenda item will be delivered prior to the meeting.

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

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

From: Office of the Treasurer

Subject: Listing of Warrants Issued

Date: July 11, 2018

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:

June 1, 2018 to June 30, 2018

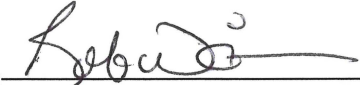
Each demand has been audited and I hereby certify to their accuracy and that there were sufficient funds for their payment.

General Warrants:	#1313-1340	\$ 556,139.46
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Respectfully submitted,



Susan O'Haro
Financial Services Manager



Bob Wilson
Successor Agency Executive Director

THE SUCCESSOR AGENCY TO
THE FORMER CITY OF MADERA REDEVELOPMENT AGENCY
REGISTER OF AUDITED DEMANDS FOR BANK #1-UNION BANK MAIN ACCOUNT
July 11, 2018

CHECK	PAYDATE	ISSUED TO	DESCRIPTION	AMOUNT
1313	06/01/2018	BLAIR CHURCH & FLYNN	Adelaide Subdivision Engineering Services	1,838.75
1314	06/01/2018	CITY OF MADERA	Apr 2018 Payroll & other expenses paid by City	15,033.64
1315	06/01/2018	CITY OF MADERA	Feb 2018 Payroll & other expenses paid by City	15,664.81
1316	06/01/2018	CITY OF MADERA	Mar 2018 Payroll & other expenses paid by City	21,944.76
1317	06/01/2018	CITY OF MADERA	Dec 2017 Payroll & other expenses paid by City	23,635.14
1318	06/01/2018	CITY OF MADERA	Nov 2017 Payroll & other expenses paid by City	27,238.97
1319	06/01/2018	CITY OF MADERA	Jul-Oct 2017 Payroll expenses paid by City	124,793.49
1320	06/01/2018	CITY OF MADERA	CIP charges and other expenses paid by City	154,476.19
1321	06/01/2018	CITY OF MADERA RESIDENTIAL REHAB	Riverwalk & Adelaide Appl Annex CFD	4,000.00
1322	06/01/2018	GIERSCHE & ASSOCIATES, INC.	E. Yosemite Lot Development	1,232.50
1323	06/01/2018	MADERA CLEANERS AND LAUNDRY INC.	Mat Cleaning	4.50
1324	06/01/2018	MADERA TRIBUNE	1019/1023/1030/1034/1100/1106/1117/1109/1113 Riverside & 758 Merced	792.00
1325	06/01/2018	PACIFIC GAS & ELECTRIC	Gas & Electric Charges May 2018 428 E Yosemite Ave & 5 E Yosemite Ave	1,425.63
1326	06/01/2018	SANDY'S HOUSEKEEPING	Custodial Svs for June 2018	425.00
1327	06/26/2018	ANTHEM BLUE CROSS	City paid retiree medical bill July - Taubert	143.67
1328	06/26/2018	ANTHEM BLUE CROSS	City paid retiree Rx bill 7/1/18-8/1/18 - Taubert	169.80
1329	06/26/2018	AVILA PLUMBING	Plugged Sewer Line Svc at 120 E Yosemite Ave	90.00
1330	06/26/2018	BLAIR CHURCH & FLYNN	Adelaide Subdivision Engineering Services	650.25
1331	06/26/2018	CITY OF MADERA	Utility Svs 5 E Yosemite Ave	111.51
1332	06/26/2018	CITY OF MADERA	May 2018 Payroll & other expenses paid by City	21,734.74
1333	06/26/2018	CITY OF MADERA	Jan 2018 Payroll & other expenses paid by City	94,780.28
1334	06/26/2018	DIAMOND COMMUNICATIONS	Security Alarm Monitoring Svc Jul-Sep 2018	180.00
1335	06/26/2018	MADERA CLEANERS AND LAUNDRY INC.	Mat Cleaning	4.50
1336	06/26/2018	RICOH USA, INC	Copier maintenance fee for period 5/18	7.64
1337	06/26/2018	ROBERT PAUL ROWE	Appraisal 5 E Yosemite Ave	300.00
1338	06/26/2018	SANDY'S HOUSEKEEPING	Custodial Svs for July 2018	425.00
1339	06/26/2018	SHRED-IT USA-FRESNO	Document Shredding Svs 5/21/18	113.82
1340	06/29/2018	PACIFIC GAS & ELECTRIC	PGE joint trench Riverwalk	44,922.87

BANK #1 - Union Bank Main Acct. Total

\$ 556,139.46

CITY OF MADERA REDEVELOPMENT AGENCY REPORT TO SUCCESSOR AGENCY BOARD

SUCCESSOR AGENCY MEETING OF JULY 11, 2018

SUCCESSOR AGENCY ITEM NUMBER **3C / 3D**

APPROVED BY


FINANCE DEPARTMENT


SUCCESSOR AGENCY EXECUTIVE DIRECTOR

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.

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FROM 2018 01 TO 2018 12

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4020 Housing Fund							
<hr/>							
40200000 Low/Mod Housing Fund							
<hr/>							
40200000 4163 Interest Income/Loans	-203	0	-203	.00	.00	-203.00	.0%
40200000 4190 Rental Income	0	-2,100	-2,100	-2,100.00	.00	.00	100.0%
40200000 4434 Grant	-16,000	0	-16,000	.00	.00	-16,000.00	.0%
40200000 4659 Refunds and Reimbursements	0	-26,000	-26,000	-36,073.62	.00	10,073.62	138.7%
40200000 4671 Sale of Real and Personal Pr	-250,000	-200,000	-450,000	-562,000.00	.00	112,000.00	124.9%
40200000 5000 Salaries/Full-time	5,631	0	5,631	3,981.33	.00	1,649.67	70.7%
40200000 5005 Salaries/Part-time	526	0	526	169.94	.00	356.06	32.3%
40200000 5100 Salaries/Overtime	0	0	0	1.56	.00	-1.56	.0%
40200000 5105 Salaries/Leave Payout	354	80,000	80,354	1,254.52	.00	79,099.48	1.6%
40200000 5300 Public Employee Retirement S	1,318	0	1,318	806.43	.00	511.57	61.2%
40200000 5302 Long Term Disability Insuran	16	0	16	10.97	.00	5.03	68.6%
40200000 5303 Life Insurance Premiums	3	0	3	2.30	.00	.70	76.7%
40200000 5304 Workers Compensation Insuran	552	0	552	331.94	.00	220.06	60.1%
40200000 5305 Medicare Tax- Employer's Sha	97	0	97	104.61	.00	-7.61	107.8%
40200000 5307 Deferred Comp/Part-Time	20	0	20	7.43	.00	12.57	37.2%
40200000 5308 Deferred Compensation/Full-t	321	0	321	160.99	.00	160.01	50.2%
40200000 5309 Unemployment Insurance	16	0	16	105.03	.00	-89.03	656.4%
40200000 5310 Section 125 Benefit Allow.	871	0	871	967.08	.00	-96.08	111.0%
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	153.47	.00	196.53	43.8%
40200000 6411 Advertising/Bids and Notices	800	800	1,600	1,892.94	.00	-292.94	118.3%
40200000 6416 Office Supplies/Expendable	200	0	200	6.56	.00	193.44	3.3%
40200000 6418 Postage / Other Mailing Char	100	0	100	.00	.00	100.00	.0%
40200000 6440 Contracted Services	30,000	0	30,000	22,107.50	.00	7,892.50	73.7%
40200000 6480 Adopt-A-School Grant Program	0	3,209	3,209	1,369.00	.00	1,840.00	42.7%
40200000 6485 Rehabilitation Costs	150,000	-140,000	10,000	8,436.54	.00	1,563.46	84.4%
40200000 6487 Disposal Costs	0	20,000	20,000	14,401.66	.00	5,598.34	72.0%
40200000 6515 Taxes and Assessments	2,000	0	2,000	4,086.72	.00	-2,086.72	204.3%
40200000 6530 Conference/Training/Ed	100	0	100	.00	.00	100.00	.0%
40200000 6532 Maintenance/Other Supplies	400	0	400	429.63	.00	-29.63	107.4%
40200000 6562 Retiree Insurance Premiums	0	250	250	229.11	.00	20.89	91.6%
40200000 6802 Acquisitions	0	400,000	400,000	.00	.00	400,000.00	.0%
40200000 7030 Facilities And Improvements	450,000	-200,000	250,000	2,100.00	3,041.32	244,858.68	2.1%
TOTAL Low/Mod Housing Fund	381,472	-63,841	317,631	-536,556.56	3,041.32	851,146.24	-168.0%
TOTAL Housing Fund	381,472	-63,841	317,631	-536,556.56	3,041.32	851,146.24	-168.0%
TOTAL REVENUES	-266,203	-228,100	-494,303	-600,173.62	.00	105,870.62	
TOTAL EXPENSES	647,675	164,259	811,934	63,617.06	3,041.32	745,275.62	

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FROM 2018 01 TO 2018 12

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4030 Redev Prop Tax Trust Fd							
<hr/>							
40300000 Non Housing Tax Increment							
40300000 4000 Current Secured Property Tax	-3,686,763	0	-3,686,763	-3,686,763.00	.00	.00	100.0%
40300000 8200 Transfer Out	3,875,445	49,077	3,924,522	3,686,763.00	.00	237,759.00	93.9%
TOTAL Non Housing Tax Increment	188,682	49,077	237,759	.00	.00	237,759.00	.0%
TOTAL Redev Prop Tax Trust Fd	188,682	49,077	237,759	.00	.00	237,759.00	.0%
TOTAL REVENUES	-3,686,763	0	-3,686,763	-3,686,763.00	.00	.00	
TOTAL EXPENSES	3,875,445	49,077	3,924,522	3,686,763.00	.00	237,759.00	

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ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5750 Successor Agency Admin							
<hr/>							
57500000 Successor Agency Admin							
57500000 4355 Transfer In	-250,000	0	-250,000	-250,000.00	.00	.00	100.0%
57500000 4659 Refunds and Reimbursements	0	0	0	-171.93	.00	171.93	.0%
57500000 5000 Salaries/Full-time	219,753	-98,277	121,476	100,488.54	.00	20,987.46	82.7%
57500000 5005 Salaries/Part-time	20,522	-9,178	11,344	5,823.57	.00	5,520.43	51.3%
57500000 5100 Salaries/Overtime	0	0	0	34.49	.00	-34.49	.0%
57500000 5105 Salaries/Leave Payout	13,819	-6,180	7,639	27,750.01	.00	-20,111.01	363.3%
57500000 5300 Public Employee Retirement S	51,419	-22,983	28,436	19,323.47	.00	9,112.53	68.0%
57500000 5302 Long Term Disability Insuran	624	-279	345	278.32	.00	66.68	80.7%
57500000 5303 Life Insurance Premiums	136	-61	75	58.48	.00	16.52	78.0%
57500000 5304 Workers Compensation Insuran	20,157	-8,242	11,915	8,351.61	.00	3,563.39	70.1%
57500000 5305 Medicare Tax- Employer's Sha	3,768	-1,685	2,083	2,058.53	.00	24.47	98.8%
57500000 5307 Deferred Comp/Part-Time	770	-345	425	164.41	.00	260.59	38.7%
57500000 5308 Deferred Compensation/Full-t	5,014	-1,904	3,110	4,979.57	.00	-1,869.57	160.1%
57500000 5309 Unemployment Insurance	630	-282	348	2,342.03	.00	-1,994.03	673.0%
57500000 5310 Section 125 Benefit Allow.	33,978	-15,195	18,783	21,392.05	.00	-2,609.05	113.9%
57500000 6401 Gas and Electric Utilities	4,000	0	4,000	17,306.02	.00	-13,306.02	432.7%
57500000 6402 Telephone/Fax Charges	3,500	0	3,500	1,342.90	.00	2,157.10	38.4%
57500000 6414 Professional Dues	300	0	300	200.00	.00	100.00	66.7%
57500000 6415 Publications/Subscriptions	100	0	100	39.00	.00	61.00	39.0%
57500000 6416 Office Supplies/Expendable	1,500	0	1,500	78.48	.00	1,421.52	5.2%
57500000 6420 Mileage Reimbursements	1,200	0	1,200	460.00	.00	740.00	38.3%
57500000 6440 Contracted Services	20,500	0	20,500	6,995.89	.00	13,504.11	34.1%
57500000 6515 Taxes and Assessments	800	0	800	454.76	.00	345.24	56.8%
57500000 6530 Conference/Training/Ed	3,312	0	3,312	480.00	.00	2,832.00	14.5%
57500000 6532 Maintenance/Other Supplies	5,000	0	5,000	.00	.00	5,000.00	.0%
57500000 6562 Retiree Insurance Premiums	0	0	0	1,238.70	.00	-1,238.70	.0%
TOTAL Successor Agency Admin	160,802	-164,611	-3,809	-28,531.10	.00	24,722.10	749.0%
TOTAL Successor Agency Admin	160,802	-164,611	-3,809	-28,531.10	.00	24,722.10	749.0%
TOTAL REVENUES	-250,000	0	-250,000	-250,171.93	.00	171.93	
TOTAL EXPENSES	410,802	-164,611	246,191	221,640.83	.00	24,550.17	

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FROM 2018 01 TO 2018 12

ACCOUNTS FOR:		ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
6050 Non Housing Bond Proceeds		APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
<hr/>								
60500000 Non Housing Bond Proceeds								
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60500000	4201 Services for Other Agencies	0	0	0	-1,200.00	.00	1,200.00	.0%
60500000	5000 Salaries/Full-time	95,335	0	95,335	73,085.75	.00	22,249.25	76.7%
60500000	5005 Salaries/Part-time	8,858	0	8,858	3,164.21	.00	5,693.79	35.7%
60500000	5100 Salaries/Overtime	0	0	0	26.33	.00	-26.33	.0%
60500000	5105 Salaries/Leave Payout	6,077	0	6,077	21,176.31	.00	-15,099.31	348.5%
60500000	5300 Public Employee Retirement S	23,458	0	23,458	14,315.63	.00	9,142.37	61.0%
60500000	5302 Long Term Disability Insuran	272	0	272	201.94	.00	70.06	74.2%
60500000	5303 Life Insurance Premiums	62	0	62	42.28	.00	19.72	68.2%
60500000	5304 Workers Compensation Insuran	8,741	0	8,741	6,115.41	.00	2,625.59	70.0%
60500000	5305 Medicare Tax- Employer's Sha	1,634	0	1,634	1,852.46	.00	-218.46	113.4%
60500000	5307 Deferred Comp/Part-Time	333	0	333	125.44	.00	207.56	37.7%
60500000	5308 Deferred Compensation/Full-t	2,137	0	2,137	3,389.10	.00	-1,252.10	158.6%
60500000	5309 Unemployment Insurance	324	0	324	1,781.81	.00	-1,457.81	549.9%
60500000	5310 Section 125 Benefit Allow.	12,769	0	12,769	16,324.49	.00	-3,555.49	127.8%
60500000	6401 Gas and Electric Utilities	4,000	0	4,000	1,481.06	.00	2,518.94	37.0%
60500000	6402 Telephone/Fax Charges	2,000	0	2,000	153.47	.00	1,846.53	7.7%
60500000	6416 Office Supplies/Expendable	0	0	0	6.56	.00	-6.56	.0%
60500000	6440 Contracted Services	52,000	0	52,000	3,217.10	.00	48,782.90	6.2%
60500000	6515 Taxes and Assessments	1,000	0	1,000	136.52	.00	863.48	13.7%
60500000	6532 Maintenance/Other Supplies	33,500	0	33,500	.00	.00	33,500.00	.0%
60500000	6562 Retiree Insurance Premiums	0	0	0	229.11	.00	-229.11	.0%
60500000	6804 Infrastructure Study	70,000	0	70,000	8,410.00	52,413.55	9,176.45	86.9%
60500000	7030 Facilities And Improvements	350,000	0	350,000	.00	.00	350,000.00	.0%
60500000	7050 Construction/Infrastructure	3,438,410	-990,848	2,447,562	32,318.56	111,492.62	2,303,750.76	5.9%
TOTAL Non Housing Bond Proceeds		4,110,910	-990,848	3,120,062	186,353.54	163,906.17	2,769,802.23	11.2%
TOTAL Non Housing Bond Proceeds		4,110,910	-990,848	3,120,062	186,353.54	163,906.17	2,769,802.23	11.2%
TOTAL REVENUES		0	0	0	-1,200.00	.00	1,200.00	
TOTAL EXPENSES		4,110,910	-990,848	3,120,062	187,553.54	163,906.17	2,768,602.23	

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FROM 2018 01 TO 2018 12

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	131,358	131,358	49,735.00	.00	81,622.72	37.9%
60600000 7030 Facilities And Improvements	309,810	23,500	333,310	165,241.34	10,000.00	158,068.66	52.6%
TOTAL LowMod Housing Bond Proceeds	309,810	154,858	464,668	214,976.34	10,000.00	239,691.38	48.4%
TOTAL LowMod Housing Bond Proceeds	309,810	154,858	464,668	214,976.34	10,000.00	239,691.38	48.4%
TOTAL EXPENSES	309,810	154,858	464,668	214,976.34	10,000.00	239,691.38	

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FROM 2018 01 TO 2018 12

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	-75,000	-75,000	-78,463.58	.00	3,463.58	104.6%
80400000 4355 Transfer In	-3,674,522	0	-3,674,522	-3,436,763.00	.00	-237,759.00	93.5%
80400000 6440 Contracted Services	93,997	0	93,997	12,026.00	.00	81,971.00	12.8%
80400000 8000 Interest Expense	2,278,015	0	2,278,015	2,278,435.40	.00	-420.40	100.0%
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	-75,000	-97,510	55,234.82	.00	-152,744.82	-56.6%
TOTAL Debt Svc Fund - SA	-22,510	-75,000	-97,510	55,234.82	.00	-152,744.82	-56.6%
TOTAL REVENUES	-3,674,522	-75,000	-3,749,522	-3,515,226.58	.00	-234,295.42	
TOTAL EXPENSES	3,652,012	0	3,652,012	3,570,461.40	.00	81,550.60	

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FROM 2018 01 TO 2018 12

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	5,129,166	-1,090,365	4,038,801	-108,522.96	176,947.49	3,970,376.13	1.7%

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FROM 2018 01 TO 2018 12

ACCOUNTS FOR: 1020 General Fund	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<hr/>							
10204400 Code Enforcement							
10204400 4076 Registration Fee	-16,750	0	-16,750	-5,015.00	.00	-11,735.00	29.9%
10204400 4203 Background Check/Report Fee	-900	900	0	-1,100.00	.00	1,100.00	.0%
10204400 4228 Revenue/ Graffiti Ordinance	0	0	0	-238.00	.00	238.00	.0%
10204400 4551 Fines/Penalties for Violati	-418,290	133,290	-285,000	-258,579.82	.00	-26,420.18	90.7%
10204400 4554 Vehicle Abatement Fee	-45,000	-7,118	-52,118	-52,118.28	.00	.28	100.0%
10204400 4555 Multi-Family Inspection Fees	0	0	0	-2,164.00	.00	2,164.00	.0%
10204400 4556 Revenue/ Foreclosures	-27,000	0	-27,000	-17,992.94	.00	-9,007.06	66.6%
10204400 4561 Rental Business License Insp	-100,000	48,750	-51,250	.00	.00	-51,250.00	.0%
10204400 4562 Taxi Cab Inspection Fee	-1,140	0	-1,140	-420.00	.00	-720.00	36.8%
10204400 4659 Refunds and Reimbursements	-16,000	16,000	0	-2,027.00	.00	2,027.00	.0%
10204400 4684 Cost Recovery for Weed Abate	-10,000	0	-10,000	-1,567.38	.00	-8,432.62	15.7%
10204400 5000 Salaries/Full-time	552,463	0	552,463	452,370.31	.00	100,092.39	81.9%
10204400 5005 Salaries/Part-time	86,490	0	86,490	44,076.06	.00	42,413.46	51.0%
10204400 5100 Salaries/Overtime	0	0	0	3,685.87	.00	-3,685.87	.0%
10204400 5105 Salaries/Leave Payout	11,966	0	11,966	64,067.66	.00	-52,101.33	535.4%
10204400 5110 Salaries/Uniform Pay	1,500	0	1,500	1,750.00	.00	-250.00	116.7%
10204400 5300 Public Employee Retirement S	123,856	0	123,856	80,763.20	.00	43,093.05	65.2%
10204400 5302 Long Term Disability Insuran	1,822	0	1,822	1,415.85	.00	406.11	77.7%
10204400 5303 Life Insurance Premiums	542	0	542	435.50	.00	106.72	80.3%
10204400 5304 Workers Compensation Insuran	56,469	0	56,469	44,160.30	.00	12,308.37	78.2%
10204400 5305 Medicare Tax- Employer's Sha	9,782	0	9,782	7,365.11	.00	2,417.32	75.3%
10204400 5307 Deferred Comp/Part-Time	3,243	0	3,243	1,822.75	.00	1,420.61	56.2%
10204400 5308 Deferred Compensation/Full-t	26,791	0	26,791	20,136.49	.00	6,654.89	75.2%
10204400 5309 Unemployment Insurance	3,106	0	3,106	2,592.91	.00	512.69	83.5%
10204400 5310 Section 125 Benefit Allow.	185,270	0	185,270	164,248.03	.00	21,022.07	88.7%
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	8,462.20	.00	-462.20	105.8%
10204400 6411 Advertising/Bids and Notices	1,000	0	1,000	666.58	.00	333.42	66.7%
10204400 6414 Professional Dues	525	0	525	415.00	.00	110.00	79.0%
10204400 6415 Publications/Subscriptions	250	0	250	194.72	.00	55.28	77.9%
10204400 6416 Office Supplies/Expendable	6,000	0	6,000	4,065.07	.00	1,934.93	67.8%
10204400 6418 Postage / Other Mailing Char	8,000	0	8,000	6,970.31	.00	1,029.69	87.1%
10204400 6425 Vehicle Fuel, Supplies & Mai	7,000	0	7,000	3,617.13	.00	3,382.87	51.7%
10204400 6437 Weed Abatement Expense	10,000	0	10,000	835.50	.00	9,164.50	8.4%
10204400 6440 Contracted Services	80,000	-40,000	40,000	10,908.91	1,257.63	27,833.46	30.4%
10204400 6530 Conference/Training/Ed	10,000	0	10,000	6,420.77	.00	3,579.23	64.2%
10204400 6532 Maintenance/Other Supplies	10,000	-2,100	7,900	4,108.23	.00	3,791.77	52.0%
10204400 6902 Interfund Charges- Central S	600	0	600	392.88	.00	207.12	65.5%

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FROM 2018 01 TO 2018 12

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1020 General Fund							
10204400 6907 Interfund Chrg/Vehicle Replc	12,000	0	12,000	9,000.00	.00	3,000.00	75.0%
10204400 6908 Interfund Chrg/Vehicle Maint	19,255	0	19,255	14,445.00	.00	4,810.32	75.0%
10204400 6918 Interfund Charges- Comp Main	77,369	-3,884	73,485	61,237.50	.00	12,247.50	83.3%
10204400 6920 Interfund Charges - Computer	14,616	0	14,616	12,180.00	.00	2,436.28	83.3%
TOTAL Code Enforcement	707,836	145,838	853,674	691,587.42	1,257.63	160,829.07	81.2%
TOTAL General Fund	707,836	145,838	853,674	691,587.42	1,257.63	160,829.07	81.2%
TOTAL REVENUES	-635,080	191,822	-443,258	-341,222.42	.00	-102,035.58	
TOTAL EXPENSES	1,342,916	-45,984	1,296,932	1,032,809.84	1,257.63	262,864.65	

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FROM 2018 01 TO 2018 12

ACCOUNTS FOR:		ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
1081 General Fund - LEA Tire Grant		APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
<hr/>								
10814460 Tire Amnesty Grant								
<hr/>								
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	1,279.21	.00	7,200.79	15.1%
10814460	5300 Public Employee Retirement S	2,388	0	2,388	1,768.61	.00	619.40	74.1%
10814460	5302 Long Term Disability Insuran	31	0	31	5.75	.00	24.78	18.8%
10814460	5303 Life Insurance Premiums	0	0	0	1.77	.00	-1.77	.0%
10814460	5304 Workers Compensation Insuran	748	0	748	145.38	.00	602.30	19.4%
10814460	5305 Medicare Tax- Employer's Sha	128	0	128	25.10	.00	103.02	19.6%
10814460	5308 Deferred Compensation/Full-t	356	0	356	67.87	.00	288.29	19.1%
10814460	5309 Unemployment Insurance	254	0	254	.00	.00	254.40	.0%
10814460	5310 Section 125 Benefit Allow.	3,386	0	3,386	729.65	.00	2,656.25	21.5%
10814460	6412 Advertising/Other	1,866	0	1,866	1,166.99	.00	699.01	62.5%
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	13,210.00	27,500.00	-20.00	100.0%
10814460	6532 Maintenance/Other Supplies	911	0	911	904.89	.00	6.11	99.3%
TOTAL Tire Amnesty Grant		37	0	37	-30,277.96	27,500.00	2,814.76	%
TOTAL General Fund - LEA Tire Grant		37	0	37	-30,277.96	27,500.00	2,814.76	%
TOTAL REVENUES		-60,230	0	-60,230	-49,583.18	.00	-10,646.82	
TOTAL EXPENSES		60,267	0	60,267	19,305.22	27,500.00	13,461.58	

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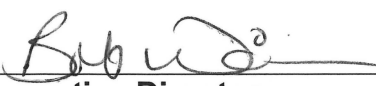
FROM 2018 01 TO 2018 12

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	707,873	145,838	853,711	661,309.46	28,757.63	163,643.83	80.8%

REPORT TO THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY

BOARD MEETING OF: July 11, 2018
AGENDA ITEM NUMBER: 4A

APPROVED BY:


Executive Director

Subject: Update on Refunding of Successor Agency Bond Issues

Summary: Report on Activity Associated with Bond Refunding of Successor Agency
1998, 2003, 2008A & 2008B Bond Issues

REPORT

Staff is happy to report that the refunding process was a great success. Working with the assembled team the following list outlines some of the activities carried out to complete the process:

- Preparation of the Fiscal Consultant Report
- Preparation of the Preliminary Official Statement
- Oversight Board Approval
- Dept. of Finance Approval
- S&P Rating Presentation - Attached
- Rating Received from S&P - Attached
- Due Diligence Call with Bond Counsel - Attached
- Preliminary Pricing
- Order Period
- Final Pricing 6/28/18 - Attached
- Execute Bond Purchase Agreement
- Final Official Statement

FINAL OUTCOME:

	Projected	Actual
Bond Rating	A+	AA-
Total Savings (over 20 years)	\$10,769,122	\$11,314,301
Average Annual Savings	\$538,456	\$595,489
City's Annual Savings	\$127,291	\$140,535

RECOMMENDATION

No action required. Informational report only.

Attachments:

- Bond Pricing
- S&P Rating Presentation
- S&P Rating Letter
- Due Diligence questions & answers
- Final Pricing Information Book

Bond Pricing
Madera Redevelopment Agency
2018 Tax Allocation Refunding Bonds (Combined-Tax-Exempt)-Standalone
Series A, Final Numbers

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Yield to Maturity	Premium (- Discount)
Bond Component:							
	9/1/2019	590,000	4.000%	1.440%	102.838		16,744.20
	9/1/2020	670,000	5.000%	1.600%	107.064		47,328.80
	9/1/2021	710,000	5.000%	1.730%	109.895		70,254.50
	9/1/2022	770,000	5.000%	1.830%	112.529		96,473.30
	9/1/2023	1,005,000	5.000%	1.930%	114.902		149,765.10
	9/1/2024	1,045,000	5.000%	2.040%	116.952		177,148.40
	9/1/2025	1,230,000	5.000%	2.160%	118.652		229,419.60
	9/1/2026	1,705,000	4.000%	2.250%	112.922		220,320.10
	9/1/2027	1,765,000	5.000%	2.330%	121.825		385,211.25
	9/1/2028	1,480,000	5.000%	2.430%	122.936		339,452.80
	9/1/2029	2,050,000	5.000%	2.530%	121.932 C	2.703%	449,606.00
	9/1/2030	2,130,000	3.000%	3.090%	99.093		-19,319.10
	9/1/2031	2,210,000	4.000%	3.060%	108.126 C	3.235%	179,584.60
	9/1/2032	2,290,000	4.000%	3.150%	107.315 C	3.346%	167,513.50
	9/1/2033	2,385,000	5.000%	2.830%	118.980 C	3.386%	452,673.00
	9/1/2034	2,105,000	5.000%	2.870%	118.593 C	3.483%	391,382.65
	9/1/2035	2,205,000	5.000%	2.910%	118.207 C	3.569%	401,464.35
	9/1/2036	2,305,000	5.000%	2.940%	117.919 C	3.640%	413,032.95
	9/1/2037	2,405,000	5.000%	2.950%	117.823 C	3.692%	428,643.15
	9/1/2038	390,000	3.250%	3.550%	95.709		-16,734.90
		31,445,000					4,579,964.25

Dated Date 7/17/2018
Delivery Date 7/17/2018
First Coupon 3/1/2019

Par Amount 31,445,000.00
Premium 4,579,964.25

Production 36,024,964.25 114.565000%
Underwriter's Discount -66,034.50 -0.210000%

Purchase Price 35,958,929.75 114.355000%
Accrued Interest

Net Proceeds 35,958,929.75

Bond Pricing
Madera Redevelopment Agency
2018 Tax Allocation Refunding Bonds (Combined-Taxable)-Standalone
Series B, Final Numbers

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Bond Component #2:					
	9/1/2019	625,000	2.790%	2.790%	100.000
	9/1/2020	655,000	2.980%	2.980%	100.000
	9/1/2021	680,000	3.100%	3.100%	100.000
	9/1/2022	670,000	3.210%	3.210%	100.000
	9/1/2023	510,000	3.350%	3.350%	100.000
	9/1/2024	525,000	3.450%	3.450%	100.000
	9/1/2025	400,000	3.560%	3.560%	100.000
		4,065,000			

Dated Date	7/17/2018		
Delivery Date	7/17/2018		
First Coupon	3/1/2019		
Par Amount	4,065,000.00		
Original Issue Discount			
Production	4,065,000.00	100.000000%	
Underwriter's Discount	-8,536.50	-0.210000%	
Purchase Price	4,056,463.50	99.790000%	
Accrued Interest			
Net Proceeds	4,056,463.50		



Successor Agency to the Former Madera
Redevelopment Agency
Tax Allocation Refunding Bonds
Series 2018A and Series 2018B (Taxable)

Rating Presentation

Financing Team

Team Member	Firm	Contact
Issuer	Successor Agency to the Former Madera Redevelopment Agency	Bob Wilson, Executive Director Tim Przybyla, Treasurer
Municipal Advisor	Del Rio Advisors, LLC	Ken Dieker, Principal
Underwriter	Brandis Tallman LLC	Nicki Tallman, Principal Rick Brandis, Principal Dan Shaw, Project Manager
Bond Counsel/Disclosure Counsel	Jones Hall, APLC	James Wawrzyniak Dave Fama
Trustee	The Bank of New York Mellon Trust Company, N.A.	Milly P. Canessa Douglas Fong
Fiscal Consultant	Fraser & Associates	Don Fraser

Table of Contents

- I. Financing Objectives and Overview
- II. The City of Madera and the Successor Agency to the Former Madera Redevelopment Agency
- III. Bond Financing Structure
- IV. Conclusion

Section One

Financing Objectives and Overview

Financing Overview – General

- Purpose is to refund the following bonds issued by the Former Madera Redevelopment Agency:
 - 1998 Tax Allocation Redevelopment Project Bonds (“1998 Bonds”) outstanding in the amount of \$5,145,000
 - 2003 Tax Allocation Refunding and Redevelopment Project Bonds (“2003 Bonds”) outstanding in the amount of \$13,350,000
 - Subordinate Tax Allocation Bonds, Series 2008A (“2008A Bonds”) outstanding in the amount of \$22,260,000
 - Housing Set-Aside Subordinate Tax Allocation Bonds, Series 2008B (“2008B Bonds”) outstanding in the amount of \$3,320,000
- Upon issuance of the 2018 Bonds, Successor Agency will have no parity debt outstanding
- No additional bonds except for refunding purposes
- Department of Finance approved the refunding on May 24, 2018

Key Credit Characteristics

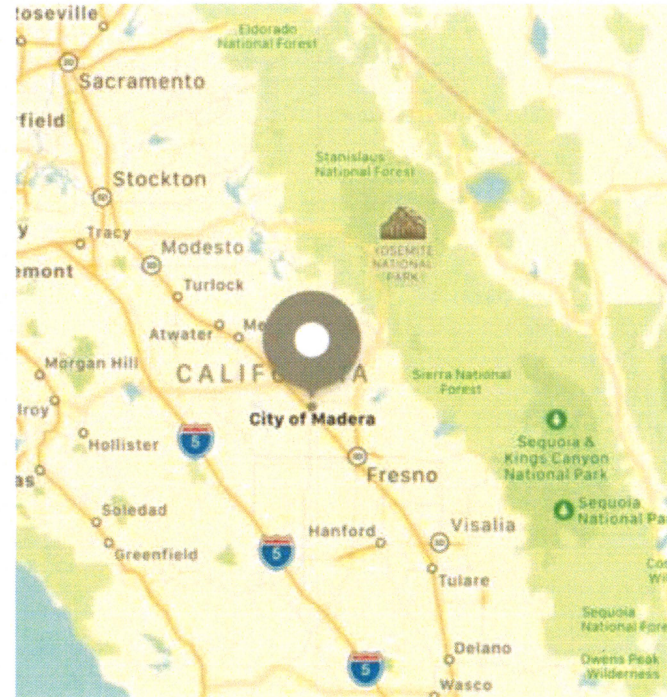
- Large Project Area: Approximately 3,610 acres of land
 - Contains a number of residential uses; neighborhood, highway-oriented and community-level retail and service commercial; and a variety of industrial uses
- Strong debt service coverage
- Low concentration of ownership
- Teeter Plan
- Subordination of statutory (AB 1290) pass-throughs and negotiated pass-throughs with County, County Flood Control District, Country Cemetery District and County Mosquito Abatement District.

Section Two

The City of Madera and The Successor
Agency to the Former Madera
Redevelopment Agency

City - Overview

- General
 - Encompasses approx. 10.3 square miles in the County of Madera (the “County”)
 - 22 miles north of Fresno
 - Incorporated in 1907
 - General law city operating under council manager form of government
 - Population: 66,082
- Transportation
 - Highway 99 runs through the City
 - Ground Transportation is available by the Santa Fe, Amtrak and the Southern Pacific Railroads, and by Greyhound Bus Lines. Transportation within Madera is available by the Madera Area Express (MAX)
 - City is close to Fresno Airport and has its own local airport



Source: Google maps, California State Department of Finance Demographic Research Unit, City website

Employment

- The unemployment rate in the County was 8.2 percent in March 2018, down from a revised 8.3 percent in February 2018, and below the year-ago estimate of 9.9 percent. This compares with an unadjusted unemployment rate of 4.2 percent for California and 4.1 percent for the nation during the same period
- The table below shows the annual average civilian labor force, employment and unemployment, and employment by industry in the County

	2013	2014	2015	2016	2017
Civilian Labor Force ⁽¹⁾	62,300	62,000	60,000	61,300	61,500
Employment	54,400	55,000	53,700	55,600	56,500
Unemployment	7,800	6,900	6,300	5,700	5,000
Unemployment Rate	12.6%	11.2%	10.5%	9.2%	8.1%
Wage and Salary Employment: ⁽²⁾					
Agriculture	12,100	11,800	11,300	12,100	11,800
Mining, Logging, and Construction	1,200	1,300	1,500	1,800	1,800
Manufacturing	3,600	3,800	3,600	3,500	3,500
Wholesale Trade	800	800	800	800	800
Retail Trade	3,500	3,600	3,700	3,800	3,800
Transportation, Warehousing, Utilities	900	900	900	900	1,000
Information	400	400	400	300	300
Financial Activities	800	800	800	900	900
Professional and Business Services	2,800	2,500	2,200	2,300	2,300
Educational and Health Services	7,600	7,600	7,700	7,800	8,300
Leisure and Hospitality	2,900	3,000	3,100	3,300	3,400
Other Services	900	1,000	1,000	1,000	900
Federal Government	300	300	300	300	300
State Government	2,200	2,300	2,300	2,400	2,500
Local Government	7,200	7,200	6,500	7,700	8,000
Total, All Industries ⁽³⁾	47,200	47,500	46,200	48,800	49,600

(1) Labor force data is by place of residence; includes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

(2) Industry employment is by place of work; excludes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

(3) Totals may not add due to rounding.

Source: State of California Employment Development Department.

Largest Employers

- The following table shows the largest employers in the County

Employer Name	Location	Industry
Ardagh Group	Madera	Glass Containers (Mfrs)
B A C	Madera	Assembly & Fabricating Service (Mfrs)
Baltimore Aircoil Co	Madera	Refrigerating Equip-Commercial (Whls)
Brake Parts Inc	Chowchilla	Brakes-Manufacturers
Central AG Labor Svc	Madera	Labor Contractors
Certain Teed Corp	Chowchilla	Building Materials-Manufacturers
Chukchansi Gold Resort	Coarsegold	Casinos
Chukchansi Gold Rsrt & Casino	Coarsegold	Resorts
Georgia-Pacific Madera	Madera	Paper-Manufacturers
Home Depot	Madera	Home Centers
Lamanuzzi & Pantaleo Cold Stge	Madera	Fruits & Vegetables-Growers & Shippers
Lion Brothers Farm-Newstone	Madera	Farming Service
Madera City Hall	Madera	Government Offices-City, Village & Twp
Madera Community Hospital	Madera	Hospitals
Madera High School	Madera	Schools
Madera Packing Shed	Madera	Sheds-Tool & Utility
Madera South High School	Madera	Schools
Mission Bell Winery	Madera	Wineries (Mfrs)
Pines Resort	Bass Lake	Boats-Rental & Charter
San Joaquin Wine Co Inc	Madera	Wineries (Mfrs)
Sierra Tel	Oakhurst	Telephone Companies
Span Construction Inc	Madera	Contractors-Equip/Supls-Dlrs/S (Whls)
Valley Children's Hospital	Madera	Hospitals
Valley State Prison For Women	Chowchilla	Government Offices-State
Walmart	Madera	Department Stores

Median Effective Buying Incomes

- The following table summarizes the total effective buying income for the County of Madera, the State and the United States for the period 2013 through 2017

	2013	2014	2015	2016	2017
Madera	\$35,311	\$35,859	\$35,633	\$38,081	\$41,452
Madera County	38,449	38,196	38,332	40,776	45,103
California	48,340	50,072	53,589	55,681	59,646
United States	43,715	45,448	46,738	48,043	50,735

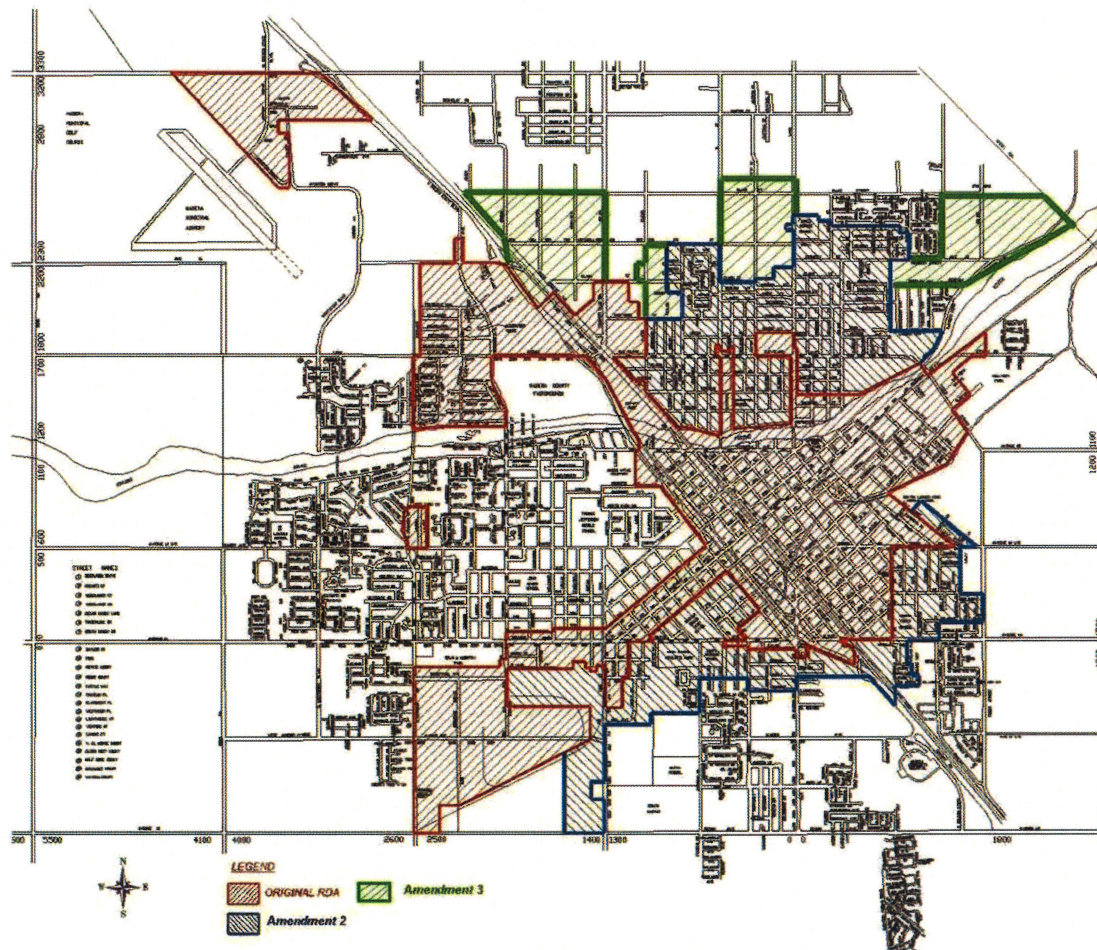
Source: The Nielsen Company (US), Inc.

Successor Agency - Overview

- The Successor Agency
 - The Project Area covers approximately 3,610 acres of land
 - Project Area encompasses most of the central portions of the City
 - Existing land uses in the Project Area include a substantial number of residential uses; neighborhood, highway-oriented and community-level retail and service commercial; and a variety of industrial uses



Community Redevelopment Area



- The Redevelopment Plan for the Project Area was originally adopted on November 16, 1994 by Ordinance No. 629.
- The 1999 Amendment Area was adopted on June 16, 1999 by Ordinance No. 700 which added approx. 1,325 acres to the Original Project Area
- The 2008 Amendment Area was adopted on March 19, 2008 by Ordinance No. 833 which added approx. 597 acres to the Existing Project Area (Frasier & Associates has excluded the 2008 Amendment Area from its analysis)

Source: The City

Land Use Category Summary

- The table below shows the land uses in the Project Area based on the property tax roll.

	Number of Parcels	Taxable Value	Percent of Total Value
Residential	5,613	\$622,820,693	46.31%
Commercial	686	366,434,046	27.24
Industrial	220	202,583,768	15.06
Vacant Land	368	28,367,531	2.11
Other	82	3,061,575	0.23
Total Secured	6,969	1,223,267,613	90.95
Unsecured / State Assessed		121,753,324	9.05
Grand Total		\$1,345,020,937	100.00%

Source: County Assessor; Fraser & Associates.

Assessed Values for the Project Area

- FY 2017/18 AV grew 2.96%
- 5-year average growth: 3.55%

Fiscal Year	Locally-Assessed Secured Value	Unsecured Value	Total Taxable Value	% Change	Incremental Value ⁽¹⁾⁽²⁾
2007-08	\$1,127,004,954	\$84,293,382	\$1,211,298,336	--	\$774,115,542
2008-09	1,126,343,418	84,322,282	1,210,665,700	(0.05)%	773,482,906
2009-10	1,124,407,449	97,507,688	1,221,915,137	0.93	784,732,343
2010-11	1,059,991,976	81,536,577	1,141,528,553	(6.58)	704,345,759
2011-12	1,054,853,453	79,629,945	1,134,483,398	(0.62)	697,300,604
2012-13	1,039,355,336	90,669,653	1,130,024,989	(0.39)	692,842,195
2013-14	1,053,294,851	102,351,626	1,155,646,477	2.27	718,463,683
2014-15	1,097,540,255	109,994,686	1,207,534,941	4.49	770,352,147
2015-16	1,149,311,136	110,664,700	1,259,975,836	4.34	822,793,042
2016-17	1,181,856,304	124,486,713	1,306,343,017	3.68	869,160,223
2017-18	1,223,267,613	121,753,324	1,345,020,937	2.96	907,838,143
Total Percentage Change				11.04%	
Average Percentage Change				1.05%	

(1) Based on data provided by the Madera Auditor-Controller's Office.

(2) Taxable value above base year value of \$437,182,794.

Source: County Assessor; Fraser & Associates.

Reasons for Taxable Value Changes

- Values fell between 2008-09 and 2012-13 by \$87 million
 - Almost all of this was due to Proposition 8 reductions to residential uses
- Value have grown substantially since 2012-13
 - A total of \$184 million through 17-18
 - Proposition 8 reversals - \$57 million
 - Sale of property - \$40 million
 - Non residential growth - \$65 million

Top Ten Largest Property Taxpayers

- The following table lists the 10 largest taxable property owners within the Project Area for fiscal year 2017-18

	Assessee	Type of Use	2017-18 Secured AV ⁽¹⁾	% Secured AV Value ⁽²⁾	% of Inc. Secured Value ⁽³⁾
1.	Sealed Air Corporation	Industrial	\$18,841,656	1.54%	2.31%
2.	Berry & Berry Inc.	Commercial	17,628,865	1.44	2.16
3.	John Bean Technologies Inc.	Industrial	16,268,944	1.33	2.00
4.	Eurodrip USA Inc.	Industrial	15,238,899	1.25	1.87
5.	Color Box LLC	Industrial	14,621,047	1.20	1.80
6.	Advanced Drainage Systems Inc.	Industrial	13,212,330	1.08	1.62
7.	HPC Hallmark Investors	Shopping Center	12,401,166	1.01	1.52
8.	Evapco Inc	Industrial	12,068,174	0.99	1.48
9.	Q/S Tozer Avenue	Commercial	11,909,792	0.97	1.46
10.	HD Development of Maryland	Nursery	10,961,643	0.90	1.35
	Total 2017-18 Valuation		\$143,152,516	11.71%	17.57%

(1) Based on ownership of locally-assessed secured and unsecured property.

(2) Based on fiscal year 2017-18 Project Area secured taxable value of \$1,222,828,728.

(3) Based on fiscal year 2017-18 secured incremental taxable value of \$814,524,053.

Source: County of Madera, Fraser & Associates.

Appeals and Proposition 8

- Only one minor appeal among top seventy parcels
- Prior Proposition 8 reductions have been partially reversed
- Zillow reports that median home list prices have risen since 2014 (from \$189,000 to \$295,000)

Proposition 8 Residential Impacts	
Declines - 2008-09 to 2012-13	
Number of Residential Parcel Declines	1,336
Total Value Decline	(\$85,289,816)
Increases - 2012-13 to 2017-18	
Number of Residential Parcel Increases	1,472
Total Value Increase	\$56,767,897

Historical Receipts ⁽¹⁾

Fiscal Year	Levy per County (2)	Tax Increment Receipts Less Supplementals	% of Levy Received	Supplementals	Total Tax Increment Receipts	% of Levy Received
2013-14	7,412,833	7,360,396	99.29%	203,119	7,563,515	102.03%
2014-15	7,972,098	7,975,038	100.04%	190,609	8,165,647	102.43%
2015-16	8,467,929	8,474,472	100.08%	61,676	8,536,148	100.81%
2016-17	8,941,539	8,947,482	100.07%	262,987	9,210,469	103.01%
Average Receipts to Levy			99.89%			102.08%

(1) Gross receipts per Agency records

(2) Initial levy reported by Madera County

Source: Fraser & Associates.

Projection of Tax Revenues (0% Growth)

(000's omitted)

Fiscal Year Ending June 30	Real Property ⁽¹⁾	Other Property ⁽²⁾	Total Value	Value Over Base of \$437,205	Total Tax Increment ⁽³⁾	33676 Revenue ⁽⁴⁾	Property Tax Admin. Fees ⁽⁵⁾	Tax Revenues ⁽⁶⁾
2018	\$1,237,532	\$107,489	\$1,345,021	\$907,816	\$9,345	\$154	\$226	\$8,965
2019	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2020	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2021	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2022	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2023	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2024	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2025	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2026	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2027	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2028	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2029	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2030	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2031	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2032	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2033	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2034	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2035	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2036	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2037	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965
2038	1,237,532	107,489	1,345,021	907,816	9,345	154	226	8,965

(1) Prior year real property value held constant. No new development included.

(2) Includes personal property value that has been held constant.

(3) Based on the application of 1% tax rate to incremental taxable value plus unitary estimate.

(4) Allocation per former Section 33676 of the California Redevelopment Law.

(5) Per SB 2557, reflect Project Area share of County's property tax administrative costs.

(6) Assumes subordination of all pass-throughs.

Source: Fraser & Associates.

Projection of Tax Revenues (2% Growth)

(000's omitted)

Fiscal Year Ending June 30	Real Property ⁽¹⁾	Other Property ⁽²⁾	Total Value	Value Over Base of \$437,205	Total Tax Increment ⁽³⁾	33676 Revenue ⁽⁴⁾	Property Tax Admin. Fees ⁽⁵⁾	Tax Revenues ⁽⁶⁾
2018	\$1,237,532	\$107,489	\$1,345,021	\$907,816	\$9,345	\$154	\$226	\$8,965
2019	1,262,283	107,489	1,369,772	932,566	9,592	163	232	9,198
2020	1,287,528	107,489	1,395,017	957,812	9,845	172	238	9,435
2021	1,313,279	107,489	1,420,768	983,563	10,102	181	244	9,677
2022	1,339,544	107,489	1,447,033	1,009,828	10,365	191	250	9,924
2023	1,366,335	107,489	1,473,824	1,036,619	10,633	201	257	10,175
2024	1,393,662	107,489	1,501,151	1,063,946	10,906	212	263	10,431
2025	1,421,535	107,489	1,529,024	1,091,819	11,185	223	270	10,691
2026	1,449,966	107,489	1,557,455	1,120,250	11,469	235	277	10,957
2027	1,478,965	107,489	1,586,454	1,149,249	11,759	248	284	11,227
2028	1,508,545	107,489	1,616,034	1,178,828	12,055	261	291	11,502
2029	1,538,716	107,489	1,646,204	1,208,999	12,356	276	298	11,783
2030	1,569,490	107,489	1,676,979	1,239,774	12,664	290	306	12,068
2031	1,600,880	107,489	1,708,369	1,271,163	12,978	306	313	12,359
2032	1,632,897	107,489	1,740,386	1,303,181	13,298	323	321	12,655
2033	1,665,555	107,489	1,773,044	1,335,839	13,625	340	329	12,956
2034	1,698,866	107,489	1,806,355	1,369,150	13,958	358	337	13,263
2035	1,732,844	107,489	1,840,333	1,403,127	14,298	378	345	13,575
2036	1,767,501	107,489	1,874,989	1,437,784	14,644	398	354	13,893
2037	1,802,851	107,489	1,910,339	1,473,134	14,998	420	362	14,216
2038	1,838,908	107,489	1,946,396	1,509,191	15,358	442	371	14,545

(1) Prior year real property value increased by 2% per year. No new development included.

(2) Includes personal property value that has been held constant.

(3) Based on the application of 1% tax rate to incremental taxable value plus unitary estimate.

(4) Allocation per former Section 33676 of the California Redevelopment Law.

(5) Per SB 2557, reflect Project Area share of County's property tax administrative costs.

(6) Assumes subordination of all pass-throughs.

Source: Fraser & Associates.

Section Three

Bond Financing Structure

Proposed Financing Structure

- Proceeds from the Bonds will be used to refund the 1998, 2003, 2008A and 2008B Bonds.
- Secured by a lien on the Tax Revenues derived from the Project Area, and deposited to RPTTF or available for deposit.
- Will obtain insurance from either AGM or BAM on some or all maturities as conditions warrant.
- Reserve requirement will be satisfied by a surety policy

Estimated Annual Debt Service*

Sources:

Bond Proceeds:

Par Amount	38,255,000.00
Net Premium	2,473,809.70
	<u>40,728,809.70</u>

Other Sources of Funds:

1998 TABs Prior Fund Balances	485,752.26
2008A TABs Prior Fund Balances	2,351,655.78
2008B TABs Prior Fund Balances	264,317.10
1998 TABs Debt Service Due 9-1-18	278,456.25
2003 TABs Debt Service Due 9-1-2018	985,537.50
2008A TABs Debt Service Due 9-1-18	1,014,943.75
2008B TABs Debt Service Due 9-1-18	176,321.88
	<u>5,556,984.52</u>
	<u>46,285,794.22</u>

Uses:

Refunding Escrow Deposits:

Cash Deposit	0.12
SLGS Purchases	45,362,235.00
	<u>45,362,235.12</u>

Delivery Date Expenses:

Cost of Issuance	250,000.00
Underwriter's Discount	80,335.50
Bond Insurance	428,590.50
Surety	152,789.75
	<u>911,715.75</u>

Other Uses of Funds:

Additional Proceeds	11,843.35
	<u>46,285,794.22</u>

*Preliminary, subject to change.

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
3/1/2019			1,044,087.92	1,044,087.92	1,044,087.92
9/1/2019	1,420,000	**	813,575.00	2,233,575.00	
3/1/2020			797,106.25	797,106.25	3,030,681.25
9/1/2020	1,455,000	**	797,106.25	2,252,106.25	
3/1/2021			771,106.25	771,106.25	3,023,212.50
9/1/2021	1,515,000	**	771,106.25	2,286,106.25	
3/1/2022			743,206.25	743,206.25	3,029,312.50
9/1/2022	1,560,000	**	743,206.25	2,303,206.25	
3/1/2023			714,068.75	714,068.75	3,017,275.00
9/1/2023	1,620,000	**	714,068.75	2,334,068.75	
3/1/2024			683,368.75	683,368.75	3,017,437.50
9/1/2024	1,680,000	**	683,368.75	2,363,368.75	
3/1/2025			650,865.63	650,865.63	3,014,234.38
9/1/2025	1,750,000	**	650,865.63	2,400,865.63	
3/1/2026			616,428.13	616,428.13	3,017,293.76
9/1/2026	1,830,000	5.000%	616,428.13	2,446,428.13	
3/1/2027			570,678.13	570,678.13	3,017,106.26
9/1/2027	1,920,000	5.000%	570,678.13	2,490,678.13	
3/1/2028			522,678.13	522,678.13	3,013,356.26
9/1/2028	1,595,000	5.000%	522,678.13	2,117,678.13	
3/1/2029			482,803.13	482,803.13	2,600,481.26
9/1/2029	2,180,000	5.000%	482,803.13	2,662,803.13	
3/1/2030			428,303.13	428,303.13	3,091,106.26
9/1/2030	2,290,000	5.000%	428,303.13	2,718,303.13	
3/1/2031			371,053.13	371,053.13	3,089,356.26
9/1/2031	2,380,000	3.375%	371,053.13	2,751,053.13	
3/1/2032			330,890.63	330,890.63	3,081,943.76
9/1/2032	2,485,000	5.000%	330,890.63	2,815,890.63	
3/1/2033			268,765.63	268,765.63	3,084,656.26
9/1/2033	2,610,000	5.000%	268,765.63	2,878,765.63	
3/1/2034			203,515.63	203,515.63	3,082,281.26
9/1/2034	2,275,000	3.625%	203,515.63	2,478,515.63	
3/1/2035			162,281.25	162,281.25	2,640,796.88
9/1/2035	2,355,000	3.750%	162,281.25	2,517,281.25	
3/1/2036			118,125.00	118,125.00	2,635,406.25
9/1/2036	2,440,000	3.750%	118,125.00	2,558,125.00	
3/1/2037			72,375.00	72,375.00	2,630,500.00
9/1/2037	2,545,000	5.000%	72,375.00	2,617,375.00	
3/1/2038			8,750.00	8,750.00	2,626,125.00
9/1/2038	350,000	5.000%	8,750.00	358,750.00	
3/1/2039					358,750.00
	<u>38,255,000</u>		<u>18,890,400.52</u>	<u>57,145,400.52</u>	<u>57,145,400.52</u>

Projected Debt Service Coverage

(Assuming No Annual Growth of AVs)

Bond Year Ending Sept.1	Tax Revenues (0% Growth)	2018 Bonds Debt Service*	Debt Service Coverage
2019	\$8,965,000	\$3,277,662.92	2.74
2020	\$8,965,000	\$3,049,212.50	2.94
2021	\$8,965,000	\$3,057,212.50	2.93
2022	\$8,965,000	\$3,046,412.50	2.94
2023	\$8,965,000	\$3,048,137.50	2.94
2024	\$8,965,000	\$3,046,737.50	2.94
2025	\$8,965,000	\$3,051,731.26	2.94
2026	\$8,965,000	\$3,062,856.26	2.93
2027	\$8,965,000	\$3,061,356.26	2.93
2028	\$8,965,000	\$2,640,356.26	3.40
2029	\$8,965,000	\$3,145,606.26	2.85
2030	\$8,965,000	\$3,146,606.26	2.85
2031	\$8,965,000	\$3,122,106.26	2.87
2032	\$8,965,000	\$3,146,781.26	2.85
2033	\$8,965,000	\$3,147,531.26	2.85
2034	\$8,965,000	\$2,682,031.26	3.34
2035	\$8,965,000	\$2,679,562.50	3.35
2036	\$8,965,000	\$2,676,250.00	3.35
2037	\$8,965,000	\$2,689,750.00	3.33
2038	\$8,965,000	\$367,500.00	24.39

* Preliminary; subject to change.

Sources: Underwriter and Fraser & Associates.

Projected Debt Service Coverage

(Assuming 2% Growth of AVs)

Bond Year Ending Sept.1	Tax Revenues (2% Growth)	2018 Bonds Debt Service*	Debt Service Coverage
2019	\$9,198,000	\$3,277,662.92	2.81
2020	\$9,435,000	\$3,049,212.50	3.09
2021	\$9,677,000	\$3,057,212.50	3.17
2022	\$9,924,000	\$3,046,412.50	3.26
2023	\$10,175,000	\$3,048,137.50	3.34
2024	\$10,431,000	\$3,046,737.50	3.42
2025	\$10,691,000	\$3,051,731.26	3.50
2026	\$10,957,000	\$3,062,856.26	3.58
2027	\$11,227,000	\$3,061,356.26	3.67
2028	\$11,502,000	\$2,640,356.26	4.36
2029	\$11,783,000	\$3,145,606.26	3.75
2030	\$12,068,000	\$3,146,606.26	3.84
2031	\$12,359,000	\$3,122,106.26	3.96
2032	\$12,655,000	\$3,146,781.26	4.02
2033	\$12,956,000	\$3,147,531.26	4.12
2034	\$13,263,000	\$2,682,031.26	4.95
2035	\$13,575,000	\$2,679,562.50	5.07
2036	\$13,893,000	\$2,676,250.00	5.19
2037	\$14,216,000	\$2,689,750.00	5.29
2038	\$14,545,000	\$367,500.00	39.58

* Preliminary; subject to change.

Sources: Underwriter and Fraser & Associates.

Section Four

Credit Summary, Projected Schedule,
and Questions

Credit Summary

- Large Project Area - Approximately 3,610 acres of land
- Strong debt service coverage – 2.74% of MADS
- Low concentration of ownership – Top 10 Property Taxpayers represent 11.71% of AV
- Volatility Ratio – 0.33

Recent Successor Agency Ratings

Successor Agency	Madera SA	Arroyo Grande SA	Oakdale SA	Twentynine Palms SA	San Leandro SA	Rohnert Park SA	Commerce SA	Lake Elsinore SA	Carson SA
S&P Rating		A/Stable	A-/Stable	A-/Stable	AA-/Stable	A+/Stable	A/Stable	A/Stable	A+/Stable
Rating Date		5/31/2018	5/26/2018	5/17/2018	4/25/2018	4/6/2018	3/6/2018	3/1/2018	2/15/2018
Acreage	3,610	510	1,233	4,880	1,700	1,711	2,655	8,400	942
MADS Coverage	2.74x	3.63x	1.81x	1.93x	4.6x	3.80x	3.88x	9.02x	3.03x
Volatility Ratio	0.33	0.38	0.32	0.49	0.33	0.23	0.32	0.08	0.40
Top 10% of AV	11.71%	19.06%	36.50%	20.71%	14.90%	16.43%	30.74%	7.53%	15.30%

Projected Schedule

Action Item	Date
Receive Rating	Week of June 11 th
Receive Insurance/Surety Bids	Week of June 11 th
Post POS	Mon., June 18 th
Pricing	Thurs., June 28 th
Closing	Week of July 9 th

RatingsDirect®

Summary:

Successor Agency to the Madera Redevelopment Agency, California; Tax Increment

Primary Credit Analyst:

Alyssa B Farrell, Centennial (1) 303-721-4184; alyssa.farrell@spglobal.com

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Li Yang, San Francisco (1) 415-371-5024; li.yang@spglobal.com

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Rationale

Outlook

Related Research

Summary:

Successor Agency to the Madera Redevelopment Agency, California; Tax Increment

Credit Profile

US\$34.015 mil rfdg tax alloc bnds ser 2018A due 09/01/2038

Long Term Rating

AA-/Stable

New

US\$4.24 mil tax alloc rfdg bnds ser 2018B due 09/01/2025

Long Term Rating

AA-/Stable

New

Rationale

S&P Global Ratings assigned its 'AA-' long-term rating to the Successor Agency (SA) to the Madera Redevelopment Agency (RDA), Calif.'s series 2018A and series 2018B tax allocation refunding bonds (TARBs). The outlook is stable.

The 2018 TARBs are secured by a senior lien on tax increment revenue generated by the Madera Redevelopment Project Area deposited from time to time into the redevelopment property tax trust fund, net of county charges and senior pass-through obligations. We note that a portion of the city's pass-through payments have been subordinated to debt service on the bonds. A debt service reserve is expected to be funded by an investment-grade surety at the lowest of maximum annual debt service (MADS), 10% of principal, or 125% of average annual debt service. The TARBs will refund the agency's series 1998, 2003, 2008A, and 2008B bonds outstanding for cost savings. After the refunding, our ratings on the 2003, 2008A, and 2008B bonds will be subject to discontinuation.

The rating reflects our view of:

- The recent and expected assessed value (AV) growth within the project area, with property values surpassing their prerecession peak;
- The diverse tax base, with the 10 largest taxpayers accounting for 11.3% of total and 17.0% of incremental AV;
- The project area's strong, 2.73x MADS coverage; and
- The project area's limited ability to issue additional debt under dissolution law.

Partly offsetting our view of the above strengths are the project area's:

- Somewhat limited local economy centered on agriculture and agribusiness in California's Central Valley, and
- Moderately high, 0.34 volatility ratio, indicating increased sensitivity of tax increment revenues to overall fluctuations in AV.

Tax base

Madera, with an estimated population of 65,701, is located in California's Central Valley in Madera County, 22 miles north of Fresno. Although the city's economy historically has been based on agriculture, leading products now include

wine, glass containers, farm equipment, and steel. Median household and per capita effective buying incomes are 79% and 46% of the national averages, which we consider adequate and low, respectively. The city's unemployment rate has been improving in recent years, although it remains higher than state and national averages at 8.7% in 2017, reflecting the cyclical agricultural nature of the local economy.

The Madera Redevelopment Project Area is made up of three sections: an original area and two amended areas. The consolidated project area encompasses 3,610 acres of the city, including most of the central portions of the city. The project area's land use is primarily residential (45% of total AV), followed by commercial (25%) and industrial (11%). Following several years of a relatively modest, 7.5% AV decline during the recent recession, the project area's AV has grown steadily since fiscal 2014, exceeding its prerecession peak. Most recently, the project area's AV increased by 3.2% in 2018 to nearly \$1.4 billion. We understand that there is ongoing development within the 2008 Amendment Area, which is the most recent amendment, where management anticipates additional housing growth in the near term. With the more recent inclusion of the 2008 Amendment Area, the project area's base-to-total project area AV volatility ratio increased slightly to 0.34, suggesting elevated tax increment revenue sensitivity to overall AV fluctuations.

We consider the project area's tax base diverse, with the 10 largest taxpayers comprising 11.3% of total AV and 17.0% of incremental AV in 2018. The 10 leading taxpayers are primarily industrial, including the largest taxpayer, Sealed Air Corp., which accounts for only 2.2% of incremental AV. We note that no other single taxpayer accounts for more than 2% of AV alone.

Coverage

Based on the proposed refunding debt service schedule, MADS coverage on the 2018 bonds totaled 2.73x in fiscal 2018, which we view as strong. Considering the moderately high volatility ratio and strong MADS coverage, we calculate that the project area could withstand a 41.96% decline in total AV before MADS coverage fell below 1.0x, amply covering all of the top 10 taxpayers.

Debt management

Assembly bills (ABs) 1x26 and 1484 require SA and oversight officials to adhere to deadlines for requesting debt service amounts and subordinating pass-through payments when necessary. Because the law limits the SA revenue to payment on enforceable obligations, and because it requires more proactive management than under the predissolution flow of funds, we believe an SA's debt management practices after dissolution become more important to credit quality. Under the bond indenture, the SA covenants to request 100% of annual debt service from the recognized obligation payments schedule B period revenue distribution.

The city of Madera has acted as SA to the former RDA since the state legislature, through AB 1x26, and a subsequent court ruling, AB 1484, dissolved all RDAs in California in February 2012. ABs 1x26 and 1484 provide an SA and its oversight board with the ability to issue refunding debt. AB 1484 also provides that bonds issued after dissolution maintain the same validity as those issued before dissolution and includes provisions that allow, in practice, the issuance of refunding debt. The law requires an SA to receive approval from its oversight board and the state Department of Finance before it can issue refunding bonds. Dissolution legislation permits the SA to issue debt only for limited purposes, such as paying or amending an enforceable obligation, generating savings, or flattening spikes in

debt service. The indenture does not permit additional debt except for refunding purposes.

The agency has received its finding of completion, which allows it to reinstate previously rejected loans and spend bond proceeds, as well as its asset transfer review report from the State Controller's Office.

Outlook

The stable outlook reflects our view of the stable project area, which we expect to show continued AV growth as the local economy continues to strengthen and as vacant land continues to be developed. The outlook further reflects our anticipation that tax increment revenue will continue to provide at least strong debt service coverage over the next two years. We do not expect to change the rating within the two-year outlook horizon.

Upside scenario

We could raise the rating should AV continue to grow, reducing the volatility ratio and further strengthening MADS coverage to levels commensurate with those of higher-rated peers.

Downside scenario

Should the project area's AV deteriorate substantially, reducing coverage to a level that is no longer comparable with that of similarly rated peers, we could lower the rating.

Related Research

- Revisiting The Dissolution Of California Redevelopment Agencies, June 11, 2013
- California's Tax Increment Bonds Prove Increasingly Resilient; Sector Trend Is Stable To Positive, May 16, 2018

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.standardandpoors.com for further information. Complete ratings information is available to subscribers of RatingsDirect at www.capitaliq.com. All ratings affected by this rating action can be found on S&P Global Ratings' public website at www.standardandpoors.com. Use the Ratings search box located in the left column.

**Successor Agency to the Former Madera
Redevelopment Agency
Tax Allocation Refunding Bonds, Series
2018A**

**Successor Agency to the Former Madera
Redevelopment Agency
Tax Allocation Refunding Bonds, Series
2018B
(Federally Taxable)**

**3:00 p.m., Monday, June 18, 2018
Dial-in Number: 1-855-777-2962
Conference Code: 2030559#**

DUE DILIGENCE QUESTIONS

DOF AND AUDITOR-CONTROLLER RELATED ISSUES

1. Please describe the Agency's policies or procedures with respect to filing the ROPS and the Agency's methodology for ensuring sufficient revenues to pay debt service on the Bonds.

The Agency takes the ROPS to the Successor Agency in December of each year and then the Oversight Board shortly thereafter before the February deadline. The debt service for the upcoming year is placed on the ROPs.

2. Has the County Auditor or DOF previously rejected any Agency ROPS for the payment of debt service on bonds or any other material contract secured by a pledge and lien on Tax Revenues? **No.**

3. Does the Agency plan to file a Last and Final ROPS? **No.**

4. Are there any ongoing disputes between the Agency and the County Auditor-Controller or the DOF? **No.**

5. Are there any current disputes with the County Auditor-Controller regarding the calculations of pass-through payments that we or investors should be aware of? **No.**

PROJECT AREA INFORMATION

6. Except as disclosed in the Preliminary Official Statement, is the Agency aware of any further information which could affect the assessed value of the property of any of the ten largest taxpayers in the Project Area (i.e. planned appeals, sale of property, significant vacancies, etc.)? **No.**

7. Do the Preliminary Official Statement and the Fiscal Consultant Report describe all obligations of the Agency secured by a pledged and lien on tax increment revenues on a parity with or senior to the Bonds (e.g. pass-through agreements, statutory pass-throughs, 33676 elections, OPAs, DDAs, loans, etc.)? Is such discussion accurate?

Yes, all obligations are described in Tables 4 and 5 of the POS.

8. Has any portion of Project Area ever experienced significant flooding, fire, toxic contamination or earthquake damage? **No.**

9. Should any other risk factors be discussed for Project Area or should any of the special risk factors that are discussed in the Preliminary Official Statement include additional information relevant to Project Area? **No.**

10. Does the Agency have any reason to believe that the County will disenroll the Teeter Plan, as now implemented in the County? **No.** Does the Agency have any reason to believe the County will modify its existing practice of allocating tax increment generated from the unsecured tax roll based on 100% of the County calculated levy, as currently described in the Preliminary Official Statement? **No.**

11. Have all of the Pass-Through Agreements and Statutory Pass-Through Payments been subordinated to the Bonds? If not, please confirm which ones have not.

All agreements, except the tax sharing agreement with the Madera Unified School District have been subordinated.

12. Does the Agency believe the Fiscal Consultant's assumptions regarding the projections of taxable valuations on land in the Project Area and projected Tax Revenues are reasonable?

Yes. The Agency believes the assumptions are conservative.

DEBT RELATED ISSUES

13. Does the Agency have unexpended bond proceed relating to the 1998 Bonds, the 2003 Bonds or the 2008 Bonds? If so, please explain the Agency's plans and timing for the expenditure of such remaining bond proceeds.

Yes, there are unexpended proceeds from the 2008 Bonds. The Agency has included the full expenditure of such remaining unexpended proceeds in the current ROPS.

14. Has the Agency or the City or their respective debt obligations been audited by the IRS in the last ten years? No. If so, please discuss the outcome of such audits. N/A. Are there any other pending audits or inquiries (e.g., State, IRS, SEC, DA, DOJ, FBI or other federal authorities) regarding the Agency's or the City's finances? No.

15. Has the Agency adopted a debt policy, as required by Government Code Section 8855(i)? Does the proposed issuance of the Bonds comply with that policy?

Yes, the policy was approved by resolution No. 1801, adopted on February 21, 2018. Yes, the proposed issuance of Bonds complies with the policy.

16. Has the Agency received any indication from any rating agency concerning any possible downgrades or placement on "negative watch" or similar action with respect to outstanding debt of the Agency? No. Have there been any topics, issues or concerns expressed recently by the rating analysts that we should be aware of? No.

OTHER MATTERS

17. Is there any pending litigation against the Agency or the City that we or investors should be aware of? No. If so, would such litigation have a material adverse impact on the ability of the Agency to pay debt service on the Bonds if decided adversely to the Agency? N/A

18. The City of Madera's Audited Financial Statements for fiscal year 2016-17 will be included as appendix to the POS. Given that, to the best of your knowledge, do the Audited

Financial Statements contain any untrue statement of a material fact or omit to state any material facts? **No.**

19. Please describe any anticipated changes, if any, in management which could affect the affairs of the Agency. **None.**

CONTINUING DISCLOSURE

20. Except as otherwise disclosed in the Preliminary Official Statement, have the City and the Agency complied in all material respects with their respective continuing disclosure undertakings in the past five years? **Yes.**

21. Has the Agency adopted written disclosure policies and procedures? **No.** Has the Agency established a system or process for compliance with its continuing disclosure undertakings? Does the Agency plan to make any changes to this process?

Yes. Fraser and Associates will prepare the reports with information provided by the Agency and other sources and will file Annual Reports and Audited Financial Statements on EMMA on the Agency's behalf.

22. Who at the City is responsible for ensuring compliance with the City's and Agency's continuing disclosure obligations?

With respect to the City – the City Administrator and the Finance Director. With respect to the Agency – the Executive Director and the Treasurer.

23. Has the City or the Agency engaged a dissemination agent with respect to its continuing disclosure obligations related to its prior continuing disclosure undertakings? If so, does the City/Agency expect to engage the same agent in connection with the Bonds described in the POS?

The Agency has in the past utilized Urban Futures as dissemination agent for its outstanding continuing disclosure undertakings, but will utilize Fraser and Associates as dissemination agent for the 2018 Bonds moving forward.

24. Based on the Agency's understanding of its continuing disclosure responsibilities, is there any reason the Agency would not be able to comply with its future disclosure requirements pursuant to the Rule? **No.**

25. In connection with prior security offerings subject to Rule 15c2-12, have any of the following 14 events occurred in the past five years, and if so was notice of such event timely posted on EMMA?

- Principal and interest payment delinquencies;
- Non-payment related defaults, if material;
- Unscheduled draws on debt service reserves reflecting financial difficulties;
- Unscheduled draws on credit enhancements reflecting financial difficulties;
- Substitution of credit or liquidity providers, or their failure to perform;
- Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
- Modifications to rights of security holders, if material;
- Bond calls, if material, and tender offers;
- Defeasances;
- Release, substitution, or sale of property securing repayment of the securities, if material;
- Rating changes;
- Bankruptcy, insolvency, receivership or similar event of the obligated person;
- The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- Appointment of a successor or additional trustee or the change of name of a trustee, if material

None of the listed events have occurred with respect to the Agency. With respect to the City, there have been redemptions/defeasances that have occurred in the past five years and notices of such events were timely filed on EMMA.

OFFICIAL STATEMENT SPECIFIC QUESTIONS

26. Have the appropriate officials of the Agency reviewed the Preliminary Official Statement? **Yes.**

27. Has Agency staff attended any in-house or outside training sessions related to initial disclosure and/or federal securities laws? **No.**

28. Are the Agency officials who have been involved in the preparation of the Preliminary Official Statement aware of the Agency's responsibilities under the federal securities laws to provide complete and accurate disclosure of all material information? **Yes.**

29. Does the Agency believe that the officials involved in the disclosure process relating to the Preliminary Official Statement are in a position to know all of the material information within the possession of the Agency? **Yes.**

30. Please describe the Agency's process for preparing for this due diligence session. Who at the Agency reviewed the questions and contributed to the Agency's responses?

The Executive Director reviewed and discussed the questions with Bond Counsel and the Agency's Treasurer.

CONCLUDING QUESTIONS

31. Is the information in the Preliminary Official Statement to the best of the staff's knowledge true and correct in all material respects? **Yes.**

32. Is there any information that has been omitted from the Preliminary Official Statement that should be included to make the statements contained therein not false or misleading? **No.**

33. Other than what is described in the Preliminary Official Statement and the Fiscal Consultant's report and what we have discussed on this call, are there any other matters that we should know about that would be material to a potential purchaser's decision as to whether to purchase any of the Bonds? **No.**



Successor Agency to the Former Madera Redevelopment Agency

**Tax Allocation Refunding Bonds, Series 2018A and
Tax Allocation Refunding Bonds, Series 2018B (Taxable)**

Final Pricing Information Book

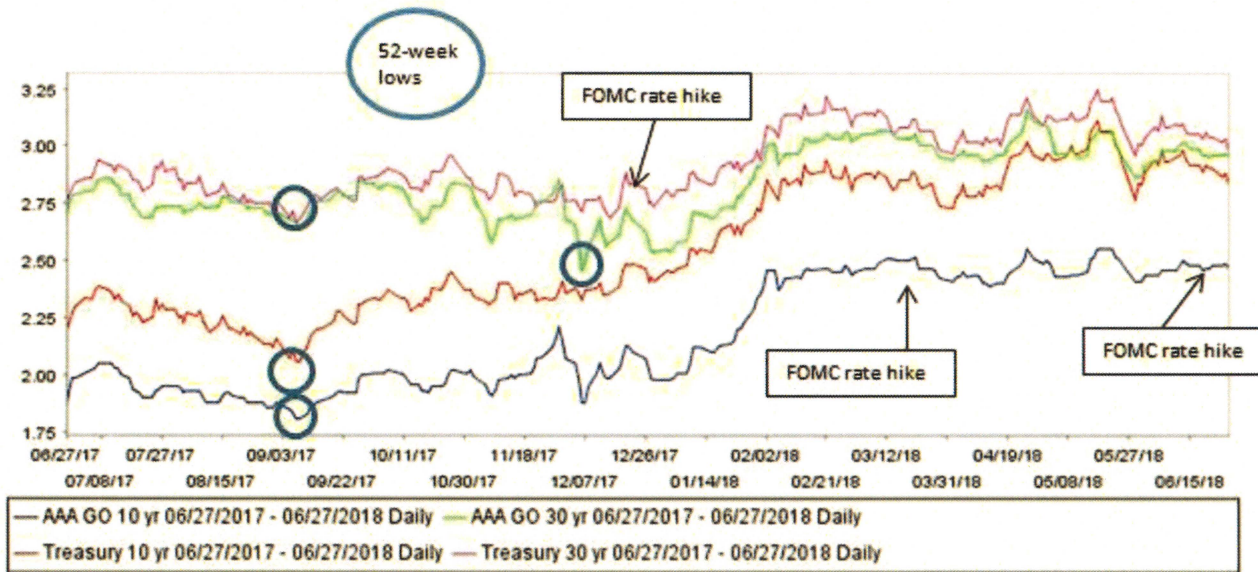
Thursday, June 28, 2018

Schedule of Events

Date	Event
June 19, 2018	Distribute Preliminary Official Statement to Investors
June 19 – June 27	Marketing of Bonds to Potential Investors
June 27, 2018 3:00pm PDT	Preliminary Pricing Conference Call Dial: 1-855-777-2962, Passcode: 2030559#
June 28, 2018 7:00-9:30am PDT	Order Period
June 28, 2018 12:30pm PDT (Taxable) 1:30pm PDT (Tax-Ex)	Final Pricing Call Dial: 1-855-777-2962, Passcode: 2030559#
June 28, 2018 4:30pm PDT	Execute Bond Purchase Agreement
July 17, 2018	Close Financing
July 30, 2018	Call 1998 and 2003 Bonds
September 1, 2018	Call 2008 Bonds

Bond Market Rates

June 27, 2017 – June 28, 2018



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10-year Treasury Yields

9:30 am: 2.84%
 52-week High: 3.11% - May 17, 2018
 52-week Low: 2.06% - September 8, 2017

10-year MMD Yields

6/27/2018 close: 2.47%
 52-week High: 2.55% - May 22, 2018
 52-week Low: 1.81% - September 8, 2017

30-year Treasury Yields

9:30 am: 2.98%
 52-week High: 3.25% - May 17, 2018
 52-week Low: 2.67% - September 7, 2017

30-year MMD Yields

6/27/2018 close: 2.95%
 52-week High: 3.16% - April 25, 2018
 52-week Low: 2.46% - December 6, 2017

Market Commentary

Thursday, June 28, 2018

- Weekly jobless claims increased by 9,000, but are still near decades-low.
- The GDP was revised down to 2% from 2.2% (previous and expectations).
- Trade uncertainties have equity and bond markets struggling for direction.

9:30 am MMD Read:

2019: 0-1 bps cut
2020-2034: Steady
2035-2048: 0-1 bump

At 9:30 am PST both 10- and 30-year **Treasury yields were 1 bps higher:**

The 10-year Treasury yield was at **2.84%**
The 30-year yield was **2.98%**.

Final Pricing v Preliminary Pricing

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Sale Date	FINAL 6/28/2018						PRELIMINARY 6/28/2018					
Issue Name	Successor Agency to the Former Madera Redevelopment Agency						Successor Agency to the Former Madera Redevelopment Agency					
Issue Size U/W Type	\$31,445,000 Brandis Tallman LLC Refunding TABs						\$30,830,000 Brandis Tallman LLC Refunding TABs					
Insurer												
Insured Rating U/L Rating	AA-						AA-					
Call Feature	9/1/2028 at par						9/1/2028 at par					
10 YR MMD	2.47						2.47					
30 YR MMD	2.95						2.95					
10 YR T-Bond	2.84						2.83					
30 YR T-Bond	2.98						2.97					
Maturity	Coupon	Yield	YTM	Spread	YTM Sprd	MMD	Coupon	Yield	YTM	Spread	YTM Sprd	MMD
2018												
2019	4.000	1.440		-4.0		1.48	4.000	1.440		-4.0		1.48
2020	5.000	1.600		-4.0		1.64	4.000	1.590		-5.0		1.64
2021	5.000	1.730		-6.0		1.79	4.000	1.710		-8.0		1.79
2022	5.000	1.830		-6.0		1.89	4.000	1.820		-7.0		1.89
2023	5.000	1.930		-7.0		2.00	4.000	1.930		-7.0		2.00
2024	5.000	2.040		-8.0		2.12	4.000	2.040		-8.0		2.12
2025	5.000	2.160		-8.0		2.24	4.000	2.150		-9.0		2.24
2026	4.000	2.250		-9.0		2.34	4.000	2.240		-10.0		2.34
2027	5.000	2.330		-9.0		2.42	5.000	2.320		-10.0		2.42
2028	5.000	2.430		-4.0		2.47	5.000	2.470		0.0		2.47
2029	5.000	2.530	2.70	2.0	19.0	2.51	5.000	2.560	2.73	5.0	22.0	2.51
2030	3.000	3.090		54.0		2.55	5.000	2.630	2.94	8.0	39.0	2.55
2031	4.000	3.060	3.24	47.0	65.0	2.59	5.000	2.720	3.13	13.0	54.0	2.59
2032	4.000	3.150	3.35	52.0	72.0	2.63	5.000	2.810	3.29	18.0	66.0	2.63
2033	5.000	2.830	3.39	15.0	71.0	2.68	5.000	2.860	3.41	18.0	73.0	2.68
2034	5.000	2.870	3.48	15.0	76.0	2.72	5.000	2.900	3.50	18.0	78.0	2.72
2035	5.000	2.910	3.57	15.0	81.0	2.76	5.000	2.940	3.59	18.0	83.0	2.76
2036	5.000	2.940	3.64	15.0	85.0	2.79	5.000	2.970	3.66	18.0	87.0	2.79
2037	5.000	2.950	3.69	14.0	88.0	2.81	5.000	2.990	3.72	18.0	91.0	2.81
2038	3.250	3.550		72.0		2.83	3.375	3.560		73.0		2.83
2039												
2040												
2041												

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Sale Date	FINAL 6/28/2018						5/8/2018					
Issue Name	Successor Agency to the Former Madera Redevelopment Agency						Successor Agency to the Redevelopment Agency of the City of San Leandro					
Issue Size U/W Type	\$31,445,000 Brandis Tallman LLC Refunding TABs						\$19,060,000 Raymond James Refunding TABs					
Insurer Insured Rating U/L Rating	AA-						AA-					
Call Feature	9/1/2028 at par						9/1/28 at par					
10 YR MMD	2.47						2.43					
30 YR MMD	2.95						2.97					
10 YR T-Bond	2.84						2.97					
30 YR T-Bond	2.98						3.12					
Maturity	Coupon	Yield	YTM	Spread	YTM Sprd	MMD	Coupon	Yield	YTM	Spread	YTM Sprd	MMD
2018												
2019	4.000	1.440		-4.0		1.48						
2020	5.000	1.600		-4.0		1.64						
2021	5.000	1.730		-6.0		1.79						
2022	5.000	1.830		-6.0		1.89	4.000	1.950		-4.0		1.99
2023	5.000	1.930		-7.0		2.00	4.000	2.000		-6.0		2.06
2024	5.000	2.040		-8.0		2.12	5.000	2.100		-7.0		2.17
2025	5.000	2.160		-8.0		2.24	5.000	2.190		-6.0		2.25
2026	4.000	2.250		-9.0		2.34	5.000	2.270		-5.0		2.32
2027	5.000	2.330		-9.0		2.42	5.000	2.340		-4.0		2.38
2028	5.000	2.430		-4.0		2.47	5.000	2.440		1.0		2.43
2029	5.000	2.530	2.70	2.0	19.0	2.51	5.000	2.530	2.70	5.0	22.0	2.48
2030	3.000	3.090		54.0		2.55	5.000	2.620	2.92	9.0	39.0	2.53
2031	4.000	3.060	3.24	47.0	65.0	2.59	4.000	2.940	3.14	36.0	56.0	2.58
2032	4.000	3.150	3.35	52.0	72.0	2.63	4.000	3.030	3.25	40.0	62.0	2.63
2033	5.000	2.830	3.39	15.0	71.0	2.68	4.000	3.130	3.36	45.0	68.0	2.68
2034	5.000	2.870	3.48	15.0	76.0	2.72	4.000	3.180	3.43	45.0	70.0	2.73
2035	5.000	2.910	3.57	15.0	81.0	2.76	4.000	3.240	3.49	47.0	72.0	2.77
2036	5.000	2.940	3.64	15.0	85.0	2.79	4.000	3.320	3.56	52.0	76.0	2.80
2037	5.000	2.950	3.69	14.0	88.0	2.81	3.375	3.600		77.0		2.83
2038	3.250	3.550		72.0		2.83	3.500	3.625		77.5		2.85
2039												
2040												
2041												

Final Pricing v Preliminary Pricing

Sale Date	FINAL 6/28/2018				PRELIMINARY 6/27/2018			
Issue Name	Successor Agency to the Former Madera Redevelopment Agency				Successor Agency to the Former Madera Redevelopment Agency			
Issue Size U/W Type	\$4,065,000 Brandis Tallman Refunding TABs				\$4,065,000 Brandis Tallman Refunding TABs			
Insurer								
Insured Rating U/L Rating	AA-				AA-			
Call Feature	Non-Callable				Non-Callable			
1-YR T-Bond	2.307				2.312			
2-YR T-Bond	2.516				2.508			
3-YR T-Bond	2.605				2.589			
5-YR T-Bond	2.723				2.702			
7-YR T-Bond	2.807				2.787			
10-YR T-Bond	2.844				2.831			
30-YR T-Bond	2.975				2.974			
Maturity	Coupon	Yield	Spread	Priced to	Coupon	Yield	Spread	Priced to
2018								
2019	2.79	2.79	48.0	1-YR	2.80	2.80	49.0	1-YR
2020	2.98	2.98	46.0	2-YR	2.98	2.98	47.0	2-YR
2021	3.10	3.10	49.0	3-YR	3.08	3.08	49.0	3-YR
2022	3.21	3.21	49.0	5-YR	3.19	3.19	49.0	5-YR
2023	3.35	3.35	63.0	5-YR	3.33	3.33	63.0	5-YR
2024	3.45	3.45	64.0	7-YR	3.43	3.43	64.0	7-YR
2025	3.56	3.56	75.0	7-YR	3.54	3.54	75.0	7-YR
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Final	6/28/18				5/8/2018				3/23/2018			
Issue Name	Successor Agency to the Former Madera Redevelopment Agency				Successor Agency to the Redevelopment Agency of the City of San Leandro				Successor Agency to the Oakdale Redevelopment Agency			
Issue Size U/W Type	\$4,065,000 Brandis Tallman Refunding TABs				\$2,215,000 Raymond James Refunding TABs				\$1,660,000 Hilltop Refunding TABs			
Insurer									AGM			
Insured Rating U/L Rating	AA-				AA-				AA A-			
Call Feature	Non-Callable				Non-callable				Non-callable			
1-YR T-Bond	2.307				2.244				2.040			
2-YR T-Bond	2.516				2.513				2.280			
3-YR T-Bond	2.605				2.648				2.410			
5-YR T-Bond	2.723				2.807				2.610			
7-YR T-Bond	2.807				2.930				2.743			
10-YR T-Bond	2.844				2.970				2.820			
30-YR T-Bond	2.975				3.130				3.060			
Maturity	Coupon	Yield	Spread	Priced to	Coupon	Yield	Spread	Priced to	Coupon	Yield	Spread	Priced to
2018												
2019	2.79	2.79	48.0	1-YR	2.700	2.700	45.6	1-YR				
2020	2.98	2.98	46.0	2-YR	2.950	2.950	43.7	2-YR				
2021	3.10	3.10	49.0	3-YR	3.100	3.100	45.2	3-YR				
2022	3.21	3.21	49.0	5-YR	3.210	3.210	40.3	5-YR				
2023	3.35	3.35	63.0	5-YR								
2024	3.45	3.45	64.0	7-YR					3.402	3.402	65.3	7-YR
2025	3.56	3.56	75.0	7-YR					3.552	3.552	80.3	7-YR
2026												
2027												
2028												
2029												
2030												
2031												
2032												
2033												
2034												
2035												
2036												
2037												
2038												
2039												
2040												
2041												

Numerical Results

	Preliminary Pricing	Pricing Day Results
Par Amount	\$34,895,000	\$35,510,000
Total Net Savings	\$11,288,589	\$11,314,301
Net Present Value Savings	\$8,676,829	\$8,659,584
Net Present Value Savings %	19.57%	19.53%

*Annual Savings on next slide

Combined Annual Savings

Date	1998 TABs	2003 TABs	2008A TABs	2008B TABs	Combined
9/1/2018	-895.39	0	-4,330.32	-487.28	-5,712.99
9/1/2019	93,967.04	150,988.89	263,684.80	33,597.02	542,237.75
9/1/2020	117,400.10	152,300.00	349,529.12	51,240.90	670,470.12
9/1/2021	112,393.60	152,500.00	347,011.12	49,571.92	661,476.64
9/1/2022	107,418.60	151,900.00	352,141.12	52,684.40	664,144.12
9/1/2023	102,936.60	151,375.00	351,870.12	50,669.40	656,851.12
9/1/2024	109,911.60	150,950.00	351,455.12	50,456.90	662,773.62
9/1/2025	107,911.60	149,112.50	375,817.62	49,656.90	682,498.62
9/1/2026	106,011.60	167,312.50	360,807.62	48,831.92	682,963.64
9/1/2027	106,211.60	167,337.50	359,607.62	51,744.40	684,901.12
9/1/2028	619.08	169,350.00	358,432.62	50,644.40	579,046.10
9/1/2029		171,150.00	356,907.62	49,519.42	577,577.04
9/1/2030		181,900.00	365,045.12	53,369.40	600,314.52
9/1/2031		180,600.00	358,932.62	49,056.92	588,589.54
9/1/2032		185,550.00	362,320.12	50,850.66	598,720.78
9/1/2033		183,750.00	359,288.86	52,306.90	595,345.76
9/1/2034			397,570.12	50,075.66	447,645.78
9/1/2035			408,776.36	52,806.92	461,583.28
9/1/2036			423,032.62	50,231.90	473,264.52
9/1/2037			435,070.12	45,194.40	480,264.52
9/1/2038			2,877.99	6,467.09	9,345.08
	963,886.03	2,466,076.39	6,935,848.11	948,490.15	11,314,300.68

REPORT TO THE CITY COUNCIL

BOARD MEETING OF: July 11, 2018
AGENDA ITEM NUMBER: 5A

APPROVED BY:


Executive Director

Subject: Consideration of a Resolution Approving Agreement for Purchase and Sale of Real Property and Escrow Instructions for the Sale of Real Property Located at 5 East Yosemite Avenue (APN 007-101-017) to Maria M. Melgar

Summary: The City Council will consider a resolution approving a sales agreement for property located at 5 East Yosemite Avenue. The buyer is Maria M. Melgar and the sales price is \$135,500.00

HISTORY/BACKGROUND

The prior office of the Madera Redevelopment Agency at 5 East Yosemite Avenue has remained vacant for the last five years. Staff has explored the option to lease the space with several interested tenants. However it was determined the cost to make tenant improvements to lease the property do not pencil out for the tenant or the City.

SITUATION

Maria M. Melgar has approached staff and offered to purchase the property. Ms. Melgar's intent is to open a sandwich shop/café. An appraisal was completed by Robert P. Rowe & Associates to determine fair market value. The appraisal determined fair market value to be \$135,500.00.

RECOMMENDATION

Staff recommends the City Council adopt the resolution approving the sale of property at 5 East Yosemite Avenue to Maria M. Melgar. The sales price is \$135,500.00.

Attachments:

- Resolution (City)
- Agreement for Purchase and Sale of Real Property

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA, MADERA, CALIFORNIA, APPROVING AGREEMENT WITH MARIA M. MELGAR FOR THE PURCHASE AND SALE OF REAL PROPERTY KNOWN AS 5 EAST YOSEMITE AVENUE, IN THE CITY OF MADERA AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT, GRANT DEED AND ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE TRANSACTION ON BEHALF OF THE CITY OF MADERA

WHEREAS, the City of Madera (the "City") has offered for sale to Maria M. Melgar (the "Buyer"), one parcel of land (the "Property") in the City of Madera; and

WHEREAS, the Property is more specifically described in the Agreement For Purchase and Sale of Real Property and Escrow Instructions (the "Agreement") on file in the Office of the City Executive Director and referred to for more particulars; and

WHEREAS, the purchase price of \$135,500.00 to be paid for the Property under the terms of the Agreement is determined to be consistent with the fair market value of the Property; and

WHEREAS, the use of the Property is consistent with the General Plan of the City of Madera.

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 Agreement between the City and Maria M. Melgar, is approved in the amount of \$135,500.00, and a copy of said agreement can be found in the office of the Executive Director of the City for more particulars.
3. The Mayor of the City of Madera is authorized to execute the Agreement on behalf of the City as well as all other documents necessary to perfect the acquisition of the Property and to accept the Property which is deeded to the City in accordance with the Agreement.

4. The Executive Director of the City of Madera Successor Agency to the Former Madera Redevelopment Agency is directed to take all steps necessary to convey the Property in accordance with the Agreement.

5. This resolution is effective immediately upon adoption.

* * * * *

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY AND ESCROW INSTRUCTIONS

The CITY OF MADERA, a municipal corporation, hereinafter called the "City," agrees to sell to Maria M. Melgar, an individual, hereinafter called the "Buyer," the real property described in Exhibit "A" attached hereto (the "Subject Property").

1. The purchase price for the Subject Property shall be the sum of One Hundred Thirty-Five Thousand Five Hundred and no/one hundredths dollars (\$135,500.00) as just compensation therefor.

2. City represents and warrants that it has the authority to make the agreement herein made, and that it holds fee title to the Subject Property.

3. The sale shall be completed through an escrow to be opened by Chicago Title Company, 601 W. Yosemite Avenue, Madera, CA 93637 (the "Title Company"). Said escrow shall be opened upon the following terms and conditions, and City and Buyer by their signature to this Agreement make this section their escrow instructions:

a. It is the intent of the parties to this Agreement that the City will place into escrow a grant deed to the Subject Property in favor of the Buyer. The Buyer will place into escrow, funds in the amount of the Purchase Price and any costs to be paid by the Buyer.

b. The escrow fee, cost of policy of title insurance, recording fees (if any), and all other closing costs shall be paid by City. City will pay any cost to clear the title to the Subject Property prior to the recording of the grant deed conveying the property to the Buyer.

c. Buyer shall deposit the sums specified in Paragraph 1 of this Agreement together with an amount equal to its share of the closing costs in escrow upon receipt of a demand and statement from Title Company therefor.

d. City shall deposit a duly executed grant deed sufficient to convey to Buyer marketable fee simple title to the Subject Property free and clear of all recorded and unrecorded deeds of trusts, liens, encumbrances, assessments, easements, leases, and taxes EXCEPT:

(1). Quasi-public utility, public alley, public street easements, and rights of way of record.

e. It is understood that City shall be responsible for the payment of all current, delinquent and unpaid taxes, penalties, redemptions, and costs allocable to the Subject Property for all periods prior to close of escrow. Any taxes which have been paid by City, prior to opening of this escrow, shall not be prorated between Buyer and City. There will be no reimbursement of any taxes to City.

f. Disbursements to be in the amounts, at the times, and in all respects in accordance with the terms and conditions and subject to the limitations of this Agreement.

g. City shall provide a duly executed grant deed and Buyer shall submit to Title Company the amounts required to be paid by Buyer, and Title Company shall record the grant deed in favor of the Buyer within 30 days from the date of both parties' compliance with the terms of this Agreement. Should a party not be able to comply with the terms of this Agreement and escrow instructions and the property is not conveyed within said period of time, a fifteen day extension for compliance with the terms of escrow may be granted by the other party hereto. Such extension in order to be effective must be in writing and filed with the Title Company before the expiration of the time of performance and terms of escrow required

herein.

5. City shall vacate the property immediately upon close of escrow and Buyer shall have the immediate right of possession of such property.

6. City hereby grants to Buyer, or its authorized agents, permission to enter upon the Subject Property at all reasonable times prior to close of escrow for the purpose of making necessary or appropriate inspections.

7. Loss or damage to the Subject Property or any improvements thereon, by fire or other casualty, occurring prior to the recordation of the Deed shall be at the risk of City. In the event that loss or damage to the Subject Property or any improvements thereon, by fire or other casualty, occurs prior to the recordation of the Deed, Buyer may elect to require that the City pay to Buyer the proceeds of any insurance which may become payable to City by reason thereof, or to permit such proceeds to be used for the restoration of the damage done, or to reduce the total price by an amount equal to the diminution in value of the Subject Property by reason of such loss or damage or the amount of insurance payable to City, whichever is greater.

8. To the best of City's knowledge the Subject Property complies with all applicable laws and governmental regulations including, without limitation, all applicable federal, state, and local laws pertaining to air and water quality, hazardous waste, waste disposal, and other environmental matters, including but not limited to, the Clean Water, Clean Air, Federal Water Pollution Control, Solid Waste Disposal, Resource Conservation Recovery and Comprehensive Environmental Response Compensation and Liability Acts, and the California Environmental Quality Act, and the rules regulations, and ordinances of the city within which the Subject Property is located, the California Department of Health Service, the Regional Water Quality Control Board, the State Water Resources Control Board, the Environmental Protection City, and all applicable federal, state, and local agencies and bureaus.

9. City hereby warrants, represents and/or covenants to Buyer that:

a. To the best of City's knowledge, there are no actions, suits, material claims, legal proceedings, or any other proceedings affecting the Subject Property or any portion thereof, at law, or in equity before any court or governmental City, domestic or foreign.

b. To the best of City's knowledge, there are no encroachments onto the Subject Property by improvements on any adjoining property, nor do any buildings or improvements encroach on other properties.

c. Until the closing, City shall maintain the Subject Property in good condition and state of repair and maintenance, and shall perform all of its obligations under any service contracts or other contracts affecting the Subject Property.

d. Until the closing, City shall not do anything which would impair City's title to any of the Subject Property.

e. To the best of City's knowledge, neither the execution of this Agreement nor the performance of the obligations herein will conflict with, or breach any of the provisions of any bond, note, evidence of indebtedness, contract, lease, or other agreement or instrument to which the Subject Property may be bound.

f. Until the closing, City shall, upon learning of any fact or condition which would cause any of the warranties and representations in this Warranties, Representations, and Covenants of City Section not

to be true as of closing, immediately give written notice of such fact or condition to Buyer.

11. Buyer acknowledges it is purchasing the Subject Property **as is** and City does **not** warrant that the Subject Property is free from any hazardous materials. Further, Seller makes no warranties as to the conditions of any improvements located on the Subject Property.

12. Time is of the essence of each and every term, condition, and covenant hereof.

13. It is understood and agreed that upon the execution of this Agreement, it shall become a contract for the purchase and sale of real property binding upon City and Buyer, their heirs, executors, administrators, successors in interest, and assigns.

[signatures on next page]

BUYER: MARIA M. MELGAR

Dated: _____

By: _____
Maria M. Melgar

This Agreement is executed by the Seller, by and through the Mayor of the City of Madera pursuant to the authority granted by the City on _____, 2018.

Dated: _____

APPROVED AS TO FORM:

City of Madera

By: _____
J. Brent Richardson, City Attorney

By: _____
Andrew J. Medellin, Mayor

ATTEST:

By: _____
Sonia Alvarez, City Clerk

ATTACH NOTARY ACKNOWLEDGMENTS

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 007-101-017

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

Parcel 2, of Parcel Map 90-P-12, in the City of Madera, County of Madera, State of California, according to the map recorded September 10, 1991 in Book 38 at Pages 94 & 95 of Maps, Madera County Records.

Excepting therefrom all minerals, and mineral rights, interest and royalties, including without limited the generality thereof, oil, gas and other hydrocarbon substances as well as metallic or other solid minerals, in and under the property, as reserved by Southern Pacific Transportation Company, a Delaware corporation