

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

Tuesday, February 17, 2015 at 9:00 a.m. – Regular Session

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

Action/Summary Minutes

1. CALL TO ORDER – REGULAR SESSION

Meeting called to order by Executive Director James E. Taubert at 9:00 a.m.

ROLL CALL

Board Members Present:

Derek O. Robinson, Board Member
Stell Manfredi, Board Member
Rick Farinelli, Board Member
Bobby Kahn, Board Member

Board Members Absent:

Donald Horal, Board Member
Bob Wilson, Board Member
Cecilia Massetti, Ed.D, Board Member

Successor Agency Staff Members Present:

James E. Taubert, Executive Director and Recording Secretary
Claudia Mendoza

ELECTION OF OFFICERS

Nomination of Chairperson

Executive Director Taubert opened nominations to replace former Chairperson, Council Member Gary Svanda. Board Member Kahn nominated Board Member Manfredi. There were no other nominations.

Action: Elected Stell Manfredi as Chairperson

Moved by: Board Member Kahn; seconded by Board Member Farinelli.

Vote: 4/0. Ayes: Board Members Manfredi, Farinelli, Robinson and Kahn

Noes: None

Absent: Board Members Wilson, Massetti and Horal

Nomination of Vice-Chairperson

Chairperson Manfredi opened nominations for the position of Vice-Chairperson. Board Member Kahn nominated Board Member Farinelli. There were no other nominations.

Action: Elected Rick Farinelli Vice-Chairperson

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

Vote: 4/0. Ayes: Board Members Manfredi, Farinelli, Robinson and Kahn

Noes: None

Absent: Board Members Wilson, Massetti and Horal

The Pledge of Allegiance was led by Chairperson Manfredi.

PUBLIC COMMENT

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

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

2. CONSENT CALENDAR

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

Action: Approval of the Consent Calendar item as presented.

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

Vote: 4/0. Ayes: Board Members Manfredi, Farinelli, Robinson and Kahn.

Noes: None.

Absent: Board Members Wilson, Massetti and Horal.

3. PRESENTATIONS/ADMINISTRATIVE REPORTS

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

Summary of staff report:

Executive Director Taubert presented a staff report stating that since 2012 we have undergone six (6) audits and we are required to do a budget every six (6) months. After the Oversight Board approves it, the Department of Finance will go through it and deny items. Our only administrative remedy is to request a "Meet and Confer". We have gone through with our audits and we have received a "Finding of Completion" which allows us to spend our bond proceeds according to our bond covenants. The projects that we have tentatively listed have been on there since 2012 and are included in the staff report.

Discussion followed.

Action: Adopted Resolution No. OB 15-01, Adopting the Madera Recognized Obligation Payment Schedule 15-16A (ROPS) Representing the Period July 1, 2015 to December 31, 2015

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

Vote: 4/0. Ayes: Board Members Manfredi, Farinelli, Robinson and Kahn

Noes: None

Absent: Board Members Wilson, Massetti and Horal

3.2 Consideration of a Resolution Approving the Administrative Budget of the Successor Agency for the Period July 1, 2015 to December 31, 2015

Summary of staff report:

Executive Director Taubert reported that the law allows us \$125,000.00 per ROPS cycle to cover administrative costs, so we have to adopt a separate administrative budget. We fund our administrative activities that exceed the \$125,000.00 through the housing fund, bond proceeds and grant programs. The administrative budget has not changed since 2012.

Discussion followed.

Action: Adopted Resolution No. OB 15-02, Approving the Administrative Budget of the Successor Agency for the Period July 1, 2015 to December 31, 2015

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

Vote: 4/0. Ayes: Board Members Manfredi, Farinelli, Robinson and Kahn.

Noes: None.

Absent: Board Members Wilson, Massetti and Horal.

3.3 Consideration of a Resolution Approving the Amended Long Range Property Management Plan

Summary of staff report:

Executive Director Taubert reported that we submitted our Long Range Property Management Plan in June of 2013 and the Department of Finance has been holding us up over the acquisition of 300 South G Street. The acquisition of 300 South G Street was approved by both the Successor Agency and the Oversight Board, but it was rejected by the Department of Finance. The Department of Finance asked the Oversight

Board to reconsider. The Oversight Board reconsidered and still approved the acquisition. Last Monday, we finally came to a successful conclusion. The Department Finance stated that if we amended some wording and resubmitted the Long Range Property Management Plan, they would approve it. This action is huge and would allow us to sell non-housing properties.

Discussion followed.

Action: Adopted Resolution No. OB 15-03, Approving the Amended Long Range Property Management Plan

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

Vote: 4/0. Ayes: Board Members Manfredi, Farinelli, Robinson and Kahn.

Noes: None.

Absent: Board Members Wilson, Massetti and Horal.

4. NEW BUSINESS

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

Summary of staff report:

Executive Director Taubert reported that this project was initiated in 2009. The specific elements included an analysis of sewer, water, storm drainage and a traffic and circulation study. The intent was to identify deficiencies and develop a plan for the future development of the area. The project was initially delayed by the dissolution of redevelopment. More recently, it was delayed because of our proposal to add a railroad crossing at Massetti Drive. Union Pacific's position is that they will not allow us to add a new crossing until we close (3) three crossings. As a result we have requested NorthStar to prepare a circulation plan that doesn't add a new crossing. The Department of Finance wanted us to bring it back to the Oversight Board because we changed the funding source from property taxes to bond proceeds.

Discussion followed.

Action: Adopted Resolution No. OB 15-04, Approving agreement between NorthStar Engineering Group Inc., and the Successor Agency of the Former Madera Redevelopment Agency for Engineering Services Related to the Southwest Industrial Park Project Infrastructure Master Plan

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

Vote: 4/0. Ayes: Board Members Manfredi, Farinelli, Robinson and Kahn.

Noes: None.

Absent: Board Members Wilson, Massetti and Horal.

5. GENERAL

There are no items for this section.

6. BOARD MEMBER REPORTS

Board Member Robinson had nothing to report.

Vice-Chairperson Farinelli asked if Successor Agency is involved in the project on Pine Street? Executive Director Taubert responded that no.

Board Member Kahn had nothing to report.

Chairperson Manfredi had nothing to report.

7. ADJOURNMENT

The meeting was adjourned at 9:25 a.m.

Respectfully submitted by,

Claudia Mendoza, Recording Secretary

/cm