

**SPECIAL MEETING OF THE OVERSIGHT BOARD OF THE  
SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY**  
Tuesday, January 19, 2016 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 Board Member Donald Horal at 9:00 a.m.

**ROLL CALL**

**Board Members Present:**

Bob Wilson, Board Member  
Bobby Kahn, Board Member  
Derek O. Robinson, Board Member  
Donald Horal, Board Member

**Board Members Absent:**

Stell Manfredi, Chairperson  
Cecilia Massetti, Ed.D, Board Member  
Max Rodriguez, Board Member

**Successor Agency Staff Members Present:**

Brent Richardson, General Counsel and Recording Secretary Claudia Mendoza

The Pledge of Allegiance was led by Board Member Horal.

**ELECTION FOR VICE CHAIRPERSON**

Board Member Horal called for any nominations for the Vice Chairperson position.  
Board Member Wilson nominated Board Member Kahn.  
Board Member Horal asked if there were any other nominations. There were none.

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

**Vote: 4/0. Ayes: Board Members Kahn, Wilson, Robinson, and Horal.**

**Noes: None.**

**Absent: Board Members Manfredi, Massetti and Rodriguez.**

**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.

*Vice-Chairperson Kahn 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 December 14, 2015**

Vice-Chairperson Kahn called for questions or comments, there were none.

**Action:** Approval of the Consent Calendar item as presented.  
**Moved by:** Board Member Massetti; seconded by Board Member Wilson.  
**Vote:** 4/0. Ayes: Board Members Kahn, Wilson, Robinson, and Horal.  
Noes: None.  
Absent: Board Members Manfredi, Massetti and Rodriguez.

### 3. **PRESENTATIONS/ADMINISTRATIVE REPORTS**

#### 3.1 Consideration of a Resolution Adopting the Madera Recognized Obligation Payment Schedule 16-17 (ROPS) Representing the Period July 1, 2016 through June 30, 2017

**Summary of staff report:** Board Member Wilson reported this is the first time that the ROPS is an annual budget, of all the prior ROPS have been a six (6) month budgets. This budget asks for \$3.5 million for debt service for the entire year. Our payments are due in September and March of the following year. It is carrying forward \$650,000 from the period we are in to make a debt service payment in September, it is listed on the ROPS under the RPTTF column. Also on the budget, is approximately \$6 million in bond funds to cover our bond projects

Discussion followed.

**Action:** Adoption of Resolution OB 16-01 Approving Madera Recognized Obligation Payment Schedule 16-17 (ROPS) Representing the Period July 1, 2016 through June 30, 2017  
**Moved by:** Board Member Robinson; seconded by Board Member Horal.  
**Vote:** 4/0. Ayes: Board Members Kahn, Wilson, Robinson, and Horal.  
Noes: None.  
Absent: Board Members Manfredi, Massetti and Rodriguez.

#### 3.2 Consideration of a Resolution Approving the Administrative Budget of the Successor Agency for the Period July 1, 2016 – June 30, 2017

**Summary of staff report:** Board Member Wilson reported this is also another requirement of the dissolution legislation. The administrative budget shows that we will be spending \$250,000 administrative costs, salaries and operation.

Vice Chairperson Kahn called for any questions/comments. There were none.

**Action:** Adoption of Resolution OB 16-02 Approving Administrative Budget of the Successor Agency for the Period July 1, 2016 – June 30, 2017  
**Moved by:** Board Member Robinson; seconded by Board Member Horal.  
**Vote:** 4/0. Ayes: Board Members Kahn, Wilson, Robinson, and Horal.  
Noes: None.  
Absent: Board Members Manfredi, Massetti and Rodriguez.

### 4. **NEW BUSINESS**

There are no items for this section.

### 5. **GENERAL**

There are no items for this section.

6. **BOARD MEMBER REPORTS**

No reports given.

7. **ADJOURNMENT**

The meeting was adjourned at 9:08 a.m.

Respectfully submitted by,

---

Claudia Mendoza, Recording Secretary

---

Stell Manfredi, Chairperson



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

**BOARD MEETING OF:** September 19, 2016  
**AGENDA ITEM NUMBER:** 3.1

**APPROVED BY:**

  
\_\_\_\_\_  
Executive Director

  
\_\_\_\_\_  
Redevelopment Manager

**Subject:** Consideration of a Resolution Amending the Madera Recognized Obligation Payment Schedule (ROPS) 16-17B Representing the Period January 1, 2017 to June 30, 2017

**Summary:** The Oversight Board will consider a resolution amending the Recognized Obligation Payment Schedule (ROPS) 16-17B for the period January 1, 2017 to June 30, 2017

**HISTORY/BACKGROUND**

Pursuant to HSC section 34177 (o) (1), in February 2016 the Successor Agency submitted its July 1, 2016 to June 30, 2017 ROPS. The ROPS was subsequently approved by the OB and the State Department of Finance.

Health and Safety Code section 34177 (o) (1) (E) authorizes a successor agency once per Recognized Obligation Payment Schedule (ROPS) period, and no later than October 1, to submit one amendment to the ROPS if the oversight board (OB) finds a revision is necessary for the payment of approved enforceable obligations during the second one-half of the ROPS period. A successor agency may only amend the amount requested for payment of **approved** enforceable obligations.

**SITUATION**

The Agency has several ongoing projects at different levels of readiness. Staff has determined that funding requirements/estimates have changed resulting in the need to amend the upcoming budget period represented by ROPS 16-17B. The projects below will utilize Pre 2011 Bond funds for the purpose for which the bonds were issued.

1. Adelaide/Hunter Subdivision: Prior to dissolution the Agency displaced 63 low income households in conjunction with several projects. H&SC Section 33413 requires that we replace 100% of these units. Dissolution law did not eliminate this requirement, however the Department of Finance's position was that the Successor Housing Agency assumed these responsibilities, however, it is not recognized as an "enforceable obligation" so no funding was provided. 702 and 706 Lilly were purchased with program income from the land sale proceeds from infill/Sugar Pine, the Bravo loan repayment and the Nebraska/Central properties. The acquisition and



addition of 702 and 706 Lilly to the Adelaide subdivision will double the size of this subdivision addressing the Agency's replacement housing requirement. It also increases the infrastructure requirements for this subdivision. The prior estimate of \$451,680 has been increased to \$1,290,755. Therefore a budget amendment is needed to accommodate the growth of the Adelaide/Hunter Subdivision:

ROPS line item 156 Infrastructure Budget Increase.....	\$839,075.00
ROPS line item 155 Demolition and Asbestos Removal Increase .....	\$100,000.00
2. Yosemite at Elm traffic signal: Continues to jump through CalTrans hoops. A budget amendment is needed to address current estimates.	
ROPS line item 82 Budget Increase.....	\$22,346.00

**RECOMMENDATION**

Staff recommends the Oversight Board adopt the resolution amending the Madera Recognized Obligation Payment Schedule 16-17B representing the period January 1, 2017 to June 30, 2017.

Attachments:

- Resolution (Oversight Board)
- ROPS

RESOLUTION NO. OB

RESOLUTION OF THE OVERSIGHT BOARD OF THE CITY OF MADERA AS THE SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY OF THE CITY OF MADERA, AMENDING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 16-17B PURSUANT TO SECTION 34177 OF THE CALIFORNIA HEALTH AND SAFETY CODE FOR THE PERIOD JANUARY 1, 2017 THROUGH JUNE 30, 2017

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

WHEREAS, Health and Safety Code section 34177 (o)(1)(E) authorizes a successor agency once per Recognized Obligation Payment Schedule (ROPS) period, and no later than October 1, to submit one amendment to the ROPS; and

WHEREAS, on September 14, 2016 the Successor Agency to the former Madera Redevelopment Agency approved the Amended Recognized Obligation Payment Schedule 16-17B as necessary for payment of approved enforceable obligations; and

WHEREAS, the amendment includes ROPS Line Items 82, 155, and 156 all utilizing pre-2011 bond funds for the purpose for which the bonds were issued; and

WHEREAS, the Recognized Obligation Payment Schedule, in a form approved by the Successor Agency to the former Madera Redevelopment Agency, is presented to the Oversight Board for its consideration at the regular meeting of the Oversight Board held on September 19, 2016.

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

1. The above recitals are true and correct.
2. The Recognized Obligation Payment Schedule 16-17B for the period for the period January 1, 2017 through June 30, 2017, as set forth in Exhibit A attached hereto and by this reference incorporated herein, is hereby amended and approved by the Oversight Board.
3. The certification of the Summary of Recognized Obligation Payment Schedule page is hereby approved and the Chairperson is authorized to execute the document on behalf of the Oversight Board.

4. The Oversight Board authorizes and directs the Executive Director of the Successor Agency to the former Madera Redevelopment Agency to:
  - (a) Transmit a copy of the adopted Recognized Obligation Payment 16-17B for the period January 1, 2017 through June 30, 2017 by mail or electronic means to the State Department of Finance, the State Controller's Office, the Madera County Auditor-Controller, and the Madera County Administrative Officer.
  - (b) Post the Recognized Obligation Payment Schedule 16-17B for the period for the period January 1, 2017 through June 30, 2017 on the City's website.
5. The Oversight Board designates its Executive Director as the individual to whom the Department of Finance may make requests for information and who shall provide the department with his telephone number and email address for purposes of communication.
6. This resolution shall become effective immediately upon adoption.

\* \* \* \* \*

PASSED AND ADOPTED by the Oversight Board of the City of Madera as the Successor Agency to the former Madera Redevelopment Agency of the City of Madera this 19<sup>th</sup> day of September 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Stell Manfredi, Chairperson

ATTEST:

---

Claudia Mendoza, Recording Secretary



**Amended Recognized Obligation Payment Schedule (ROPS 16-17B) - Summary**

Filed for the January 1, 2017 through June 30, 2017 Period

Successor Agency: Madera City  
 County: Madera

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		ROPS 16-17B Authorized Amounts	ROPS 16-17B Requested Adjustments	ROPS 16-17B Amended Total
<b>A</b>	<b>Enforceable Obligations Funded as Follows (B+C+D):</b>	<b>\$ 127,000</b>	<b>\$ 961,421</b>	<b>\$ 1,088,421</b>
B	Bond Proceeds	127,000	961,421	1,088,421
C	Reserve Balance	-	-	-
D	Other Funds	-	-	-
<b>E</b>	<b>Redevelopment Property Tax Trust Fund (RPTTF) (F+G):</b>	<b>\$ 1,975,505</b>	<b>\$ -</b>	<b>\$ 1,975,505</b>
F	RPTTF	1,850,505	-	1,850,505
G	Administrative RPTTF	125,000	-	125,000
<b>H</b>	<b>Current Period Enforceable Obligations (A+E):</b>	<b>\$ 2,102,505</b>	<b>\$ 961,421</b>	<b>\$ 3,063,926</b>

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

\_\_\_\_\_  
 Name Title  
 /s/ \_\_\_\_\_  
 Signature Date



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

BOARD MEETING OF: September 19, 2016

AGENDA ITEM NUMBER: 3.2

APPROVED BY:

  
Executive Director

**Subject:** Consideration of a Resolution Approving the Successor Agency's Approval of the Fourth Amendment to the Agreement with Blair, Church & Flynn Consulting Engineers for Design and Construction of the Public Improvements for the Central Madera Residential Project.

**Summary:** The Oversight Board will consider a resolution approving the Successor Agency's approval of the fourth amendment to the agreement with Blair, Church and Flynn for services related to the Central Madera Residential/Riverwalk Drive Improvement Project. The amendment is to extend the Time of Completion to one year from the date of this amendment.

## HISTORY/BACKGROUND

The Riverwalk Drive improvement project began long before dissolution. In December of 2008 Blair, Church & Flynn entered into an agreement with the Agency for the design of the subdivision and street improvements. The design process was put on hold during dissolution process, subsequently restarted, completed in December 2015 and construction of the Riverwalk Drive Improvement project was awarded at the Agency January 13, 2016 meeting. The agreement has been amended three times to address the various needs of the project.

## SITUATION

At this time "The Time of Completion" on the approved agreement has expired. As the project is still ongoing it is necessary to extend the expiration date on the agreement. The agreement not only includes the infrastructure which is substantially complete at this time but also includes the upcoming subdivision. Due to the non-conforming parcel sizes the subdivision will have to be rezoned to PD (Planned Development).

## RECOMMENDATION

Staff recommends the Oversight Board adopt the resolution approving the Successor Agency's approval of the fourth amendment to the Agreement with Blair, Church & Flynn increasing the "Time of Completion" to one year from the date of this amendment.

BW

Attachments:  
-Resolution (Oversight Board)  
-Agreement



RESOLUTION NO. OB

RESOLUTION OF THE OVERSIGHT BOARD OF THE CITY OF MADERA AS SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY MADERA, CALIFORNIA APPROVING THE SUCCESSOR AGENCY'S APPROVAL OF THE FOURTH AMENDMENT TO AGREEMENT WITH BLAIR, CHURCH & FLYNN FOR DESIGN AND CONSTRUCTION OF THE PUBLIC IMPROVEMENTS FOR THE CENTRAL MADERA RESIDENTIAL PROJECT, AND AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT ON BEHALF OF THE SUCCESSOR AGENCY OF THE FORMER MADERA REDEVELOPMENT AGENCY

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

**WHEREAS**, the Successor Agency of the former Madera Redevelopment Agency is in need of design and construction services in its efforts to finish the Public Improvements for the Central Madera Residential Project, located in the Riverwalk Subdivision between A Street and C Street and out Central to D Street, hereinafter referred to as the "Project"; and

**WHEREAS**, Blair, Church & Flynn is a firm that is qualified to provide professional engineering services; and

**WHEREAS**, the Successor Agency of the former Madera Redevelopment Agency desires to amend the scope of services to the original contract to extend the "Time of Completion" to September 13, 2017; and

**WHEREAS**, this agreement is an approved enforceable obligation included in ROPS 16-17 Line Item 66 utilizing pre-2011 bond funds for the purpose for which they were issued; and

**WHEREAS**, the Successor Agency of the former Madera Redevelopment Agency has prepared a Fourth Amendment to Agreement with Blair, Church & Flynn for Design and Construction of the Public Improvements for the Central Madera Residential Project, (the "Agreement") and such Amended Agreement is on file in the office of the Executive Director of the Successor Agency of the former Madera Redevelopment Agency and referred to for more particulars.

**WHEREAS**, on September 14, 2016 the Successor Agency to the former Madera Redevelopment Agency approved amended agreement between Blair, Church and Flynn and the Successor Agency to the Former Madera Redevelopment Agency

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

1. The above recitals are true and correct.
2. The Oversight Board has reviewed and considered the proposed Fourth Amendment to Agreement as presented by the Successor Agency to the former Madera Redevelopment Agency.
3. The proposed Fourth Amendment to Agreement as approved by the Successor Agency to the former Madera Redevelopment Agency at their meeting on September 14, 2016 is hereby approved.
4. This resolution is effective immediately upon adoption.

\* \* \* \* \*

PASSED AND ADOPTED by the Oversight Board of the City of Madera as the Successor Agency to the former Madera Redevelopment Agency of the City of Madera this 19<sup>th</sup> day of September 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Stell Manfredi, Chairperson

\_\_\_\_\_  
Claudia Mendoza, Recording Secretary

FOURTH AMENDMENT TO AGREEMENT BETWEEN BLAIR, CHURCH & FLYNN AND THE  
SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY FOR DESIGN AND  
CONSTRUCTION OF THE PUBLIC IMPROVEMENTS FOR THE CENTRAL MADERA  
RESIDENTIAL PROJECT

This Fourth Amendment to the previous agreement titled "Agreement Between Blair, Church & Flynn and The Madera Redevelopment Agency for Design and Construction of the Public Improvement for the Central Madera Residential Project" dated January 14, 2009, and amended on September 9, 2009, January 13, 2010, and May 9, 2012 is made and entered into this 14<sup>th</sup> day of September 2016, by and between the Successor Agency of the Former Madera Redevelopment Agency, hereinafter called "Successor Agency," and Blair, Church & Flynn, hereinafter called "Engineer".

WITNESSETH:

WHEREAS, the Madera Redevelopment Agency and Engineer entered into an agreement dated January 14, 2009, to contract with Engineer to provide engineering services for construction associated with the Central Madera Residential Project (located at the Riverwalk Subdivision) (the "Agreement"); and

WHEREAS, the Agreement has been amended three times previously by agreement of the parties; and

WHEREAS, Successor Agency and Engineer desire to enter into a fourth amendment to said Agreement which would extend the completion date of the work contemplated by the Agreement.

NOW THEREFORE, it is hereby agreed that the Agreement between the parties is amended in the following particulars only:

Section 1. Section 5.0 of the Agreement, "Time of Completion" is amended to read as follows:

5.0 Time of Completion. Agency and Engineer agree that time of the essence in each and every term of this Agreement, and the Project will be completed on or before September 13, 2017.

///

///

///



Section 2. All other provisions of the Agreement not inconsistent with this Amendment shall continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by and through their respective officers duly authorized on the date first written above.

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

BLAIR, CHURCH & FLYNN

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

By: \_\_\_\_\_

ATTEST:

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

APPROVED AS TO FORM:

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