



**CITY OF RIVERBANK
LOCAL REDEVELOPMENT AUTHORITY
MEETING**



City Hall Council Chambers
6707 Third Street • Riverbank • CA 95367

**AGENDA
MONDAY, OCTOBER 8, 2012 – 12:00 P.M.**

CALL TO ORDER: Chair Virginia Madueño

ROLL CALL: Chair Virginia Madueño
Vice Chair Dotty Nygard
Authority Member Richard O'Brien
Authority Member Jeanine Tucker
Authority Member Jesse James White

CONFLICT OF INTEREST

Declaration by Chair, Authority Members and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered.

1. PRESENTATIONS There are no presentations.

2. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the LRA. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time. Time cannot be yielded to another person. Under State Law, matters presented under this item cannot be discussed or acted upon at this time by the LRA. The public will be invited to make comments on agenda items when the item comes up for Authority consideration. For Closed Session items, the public will be invited to make comments before the meeting is recessed to Closed Session. For record purposes, you must step up to the podium, state your name, and speak into the microphone when addressing the LRA.

3. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the Local Redevelopment Authority unless otherwise requested by an individual Authority Member for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 3.A: Waive Readings. All Readings of ordinances and resolutions, except by title, are waived.

Item 3.B: Approval of the September 10, 2012, Local Redevelopment Authority Meeting Minutes.

Recommendation: Approve the Consent Calendar by roll call vote.

4. UNFINISHED BUSINESS There are no items to consider.

5. PUBLIC HEARINGS There are no items to consider.

6. NEW BUSINESS

Item 6.1: **Community Advisory Committee Membership Approved** – It is recommended that the Local Redevelopment Authority Board (“Board”) accept the Board’s subcommittee’s recommendations regarding the membership of the newly formed Local Redevelopment Authority (“LRA”) Community Advisory Committee (“Committee”) and other recommendations including number of members for a quorum and the participant’s terms of service.

7. COMMENTS

Item 7.1: Staff Comments: (Information Only – No Action)

Item 7.2: Authority Comments: (Information Only – No Action)

8. CLOSED SESSION

Item 8.1: **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Pursuant to Government Code § 54956.8
Property: APN # 062-031-007; APN #062-031-006; APN #062-008-009
Agency Negotiator: Debbie Olson, LRA Executive Director
Property Negotiator: Tom Lederle, U.S. Army-BRACD
Under Negotiation: Price and Terms of Payment

Recommendation: It is recommended that the Authority Board give direction to Staff.

9. REPORT FROM CLOSED SESSION

Item 9.1: Report on Closed Session Item 8.1: **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

ADJOURNMENT

AFFIDAVIT OF POSTING

<p>I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board 72 hours prior to the meeting.</p>

<p>Dated this 4th day of October, 2012 Annabelle Aguilar, CMC, Acting City Clerk</p>

Notice Regarding Americans with Disabilities Act:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (209) 863-7122. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

Notice Regarding Non-English Speakers:

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank Redevelopment Agency shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

General Information:	The Local Redevelopment Authority meets on a "as needed" basis.
Agency Agendas:	The Local Redevelopment Authority agenda is available for public review at the City's website at www.riverbank.org and City Clerk's Office, 6707 Third Street, Riverbank, California generally 72 hours prior to the scheduled meeting. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.
Public Hearings:	In general, a public hearing is an open consideration within a regular meeting of the City Council, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.
Questions:	Contact the City Clerk at (209) 863-7198 or aguilar@riverbank.org

**RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 3.A**

SECTION 3: CONSENT CALENDAR

Meeting Date:	October 8, 2012
Subject/ Title:	Waiver of Readings
From:	Marisela Hernandez, Finance Director (Acting City Manager)
Submitted by:	Annabelle Aguilar, CMC, Acting City Clerk

RECOMMENDATION

It is recommended that the Local Redevelopment Authority approve the waiver of readings of Ordinances and Resolutions, except by title.

SUMMARY

The approval of the waiver of readings will allow Ordinances and Resolutions to be introduced by title only and acted upon without the need to read the entire text of the item into the public record. The documents related to proposed Ordinances and Resolutions are available for review by the public on the City's website and in the City Clerk's office at City Hall (North).

FINANCIAL IMPACT

There is no financial impact.

ATTACHMENTS

There are no attachments to this report.

**RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 3.B**

SECTION 3: CONSENT CALENDAR

Meeting Date:	October 8, 2012
Subject/ Title:	Approval of the September 10, 2012, Local Redevelopment Authority Minutes
From:	Marisela Hernandez, Finance Director (Acting City Manager)
Submitted by:	Annabelle Aguilar, CMC, Acting City Clerk

RECOMMENDATION

It is recommended that approve the Local Redevelopment Authority Meeting Minutes.

SUMMARY

The Draft Minutes of the September 10, 2012 Local Redevelopment Authority meeting have been prepared for the Authority's review and approval.

FINANCIAL IMPACT

There is no financial impact.

ATTACHMENT

1. September 10, 2012 LRA Minutes



**CITY OF RIVERBANK
LOCAL REDEVELOPMENT
AUTHORITY**



MINUTES

MONDAY, SEPTEMBER 10, 2012

CALL TO ORDER:

The Local Redevelopment Authority (LRA) of the City of Riverbank met this date in a session at 7:28 p.m. at the Riverbank Council Chambers, 6707 Third Street, Riverbank, California with Chair Madueño presiding.

ROLL CALL:

Present: Chair Virginia Madueño
Vice Chair Dotty Nygard
Authority Member Richard O'Brien
Authority Member Jeanine Tucker

Absent: Authority Member Jesse James White

CONFLICT OF INTEREST

Declaration by Chair, Authority Members, and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered.

No one spoke.

1. PRESENTATIONS *There were no presentations.*

2. PUBLIC BUSINESS FROM THE FLOOR (No action can be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the LRA. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time. Time cannot be yielded to another person. Under State Law, matters presented under this item cannot be discussed or acted upon at this time by the LRA. The public will be invited to make comments on agenda items when the item comes up for Authority consideration. For Closed Session items, the public will be invited to make comments before the meeting is recessed to Closed Session. For record purposes, you must step up to the podium, state your name, and speak into the microphone when addressing the LRA.

No one spoke.

3. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the Local Redevelopment Authority unless otherwise requested by an individual Authority Member for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 3.A: Waive Readings. All Readings of ordinances and resolutions, except by title, are waived.

Item 3.B: Approval of the August 27, 2012, Local Redevelopment Authority Meeting Minutes.

Recommendation: It is recommended that the Local Redevelopment Authority Board approve Consent Calendar items as presented.

ACTION: *By motion (O'Brien / Tucker / passed 4-0) to approve Consent Calendar Item 3.A (passed 3-0) to approve Item 3.B as presented; motion carried by roll call vote.*

ABSENT: Authority Member White

ABSTAINED: Vice Chair Nygard (Item 3.B only)

4. UNFINISHED BUSINESS *There were no items to consider.*

5. PUBLIC HEARINGS *There were no items to consider.*

6. NEW BUSINESS

Item 6.1: **Master Developer - Request for Proposal** – It is recommended that the Local Redevelopment Authority Board give direction regarding changes and/or authorize release of the attached Request for Qualifications for a Master Developer for the Riverbank Industrial Complex (formerly Riverbank Army Ammunition Plant).

Pam Carder, Project Management Specialist, presented the staff report.

The Authority Board and Staff discussed the item; the Board agreed to move forward with a formalized Request for Qualifications (RFQ) as presented and to have the Community Advisory Committee, once established, assist in reviewing the RFQs received.

ACTION: *By motion (O'Brien / Nygard / passed 4-0); to proceed with a Master Development RFQ in conjunction with the appointments of the LRA*

Community Advisory Committee Members; motion carried by roll call vote.

ABSENT: Authority Member White

Item 6.2: **Information on the Application Process for the Community Advisory Committee** – It is recommended that the Local Redevelopment Authority Board (“Board”) receive information regarding the applications received for the Local Redevelopment Authority (“LRA”) Community Advisory Committee (“Committee”) and the Board select a sub-committee to review the applications and make recommendations regarding the Committee appointments.

Debbie Olson, LRA Executive Director, presented the staff report.

The Authority Board and Staff discussed the formation of a subcommittee to review the applications received for the appointment of members to the Community Advisory Committee; Chair Madueño and Vice Chair Nygard expressed interest in serving on the subcommittee; no one objected.

ACTION: *By motion (O’Brien / Tucker / passed 4-0); to approve the formation of a subcommittee for the review of applications and processes of the newly established Community Advisory Committee and to assign Chair Madueño and Vice Chair Nygard to the subcommittee; motion carried by roll call vote.*

ABSENT: Authority Member White

7. COMMENTS *No comments were made by the Board or Staff.*

Item 7.1: Staff Comments: (Information Only – No Action)

Item 7.2: Authority Comments: (Information Only – No Action)

ADJOURNMENT

There being no further business, Chair Madueño adjourned the meeting at 7:57 p.m.

ATTEST:

APPROVED:

Annabelle Aguilar, Acting Secretary

Virginia Madueño, Chair

**RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 6.1**

SECTION 6: NEW BUSINESS

Meeting Date:	October 8, 2012
Subject/ Title:	Community Advisory Committee Membership Approved
From:	Marisela Hernandez, Finance Director (Acting City Manager)
Submitted by:	Debbie Olson Executive Director, Local Redevelopment Authority

RECOMMENDATION

It is recommended that the Local Redevelopment Authority Board (“Board”) accept the Board’s subcommittee’s recommendations regarding the membership of the newly formed Local Redevelopment Authority (“LRA”) Community Advisory Committee (“Committee”) and other recommendations including number of members for a quorum and the participant’s terms of service.

SUMMARY

Ten (10) applications were received for consideration and inclusion on the LRA Community Advisory Committee by the closing date of August 31, 2012. All ten (10) applicants were reviewed by the subcommittee and are recommended for membership on the Committee, effective upon Board approval.

The subcommittee also recommends that the membership of the Committee going forward be held at 10 members, each with 2-year, staggered terms and an additional term renewal upon reapplication and pending Board approval. It is recommended that the Committee meet monthly, or upon the call of the Chair (to be selected by the Committee).

The initial Committee will have ½ the membership serve a one-year term and the other ½ serve a two-year term.

Further, the subcommittee recommends that five (5) members be considered a quorum of the Committee.

BACKGROUND

On June 11, 2012, the Board took action to form a Community Advisory Committee (“Committee”) to assist the Board and advance the mission, goals and vision for reuse of the former Riverbank Army Ammunition Plant.

The Board also directed the LRA to begin advertising the formation of the Committee and solicit applications from the community for interested individuals willing to serve on the Committee.

Applications were accepted through August 31, 2012. Ten (10) applications were received.

A subcommittee of the LRA Board consisting of the Chair and Vice-chair met on Friday, September 2, 2012 to review and discuss the individual applicants.

The following individuals are recommended for a position on the Committee:

Dennis Zinner	George Larson	Stu Gilmen
Roger Baker	Cary Pope	Carla Strong
Robert Guardiola	Larry King	Darlene Barber-Martinez
Michael Ijams		

Once the membership is approved by the board, a letter will be send and the first meeting scheduled. It is suggested that regular meetings be scheduled monthly, either the first or fourth Tuesday of the month.

FINANCIAL IMPACT

N/A

ATTACHMENTS

1. Abbreviated Bios – this attachment is a short bio of each applicant based on information gleaned from their application.
2. 2012-13 Proposed Agenda Topics – this is a list suggested topics for review and discussion listed month-to-month.



Local Redevelopment Authority Community Advisory Committee

Applicant Profiles

Roger Baker - Small Business Owner

Mr. Baker owns and operates Castle Pest Control, a full service pest inspection and control company. This is a Riverbank business and he is a Riverbank resident. Mr. Baker is a current tenant at the Riverbank Industrial Complex.

He has knowledge of laws and regulations in industrial and agriculture fields, and is actively engaged in the community. He currently serves as Board Vice President for Bel Passi Baseball.

Darlene Barber-Martinez – Small Business Owner

Ms. Barber-Martinez is a Riverbank resident. She has received a Bachelor's Degree in Business Management and has completed her MBA with a minor in leadership. Ms. Barber-Martinez is an active volunteer in the community. She has volunteered for the Relay for Life (she's been a member of the planning committee for six years), various after school programs, Read Across America, Earth Day, and Sam Jackson Action Day.

Ms. Barber-Martinez has a long-term vision of connection the site with school programs for training, education and future employment of students. She is a member of the Riverbank Budget Advisory Committee and is also a candidate for City Council.

Stu Gilman – Small Business Owner

Mr. Gilman is a long-time owner of a Modesto business. He is involved with the GRC for the Modesto Chamber and with the Stockton Chamber. He has been spearheading economic development focus groups around the Valley. He has served many years on the Stanislaus County GOP Committee and serves on several business and non-profit boards.

Robert Guardiola – Small Business Owner

Mr. Guardiola is a Riverbank business owner. He is currently serving as the President of the Delta Gold Diggers is President of Gold Prospectors, and is President of Central Valley Electric Car Club.

Michael Ijams – Modesto Attorney-at-Law

Mr. Ijams has been a practicing attorney for over 32 years. He has a broad background in real estate and litigation transactions, as well as environmental issues. He has negotiated commercial leases and large commercial lending agreements. He has defended public entities in liability actions in State and Federal Court. He has experience with the Brown Act and was at one time, served as General Counsel for the Oakdale Irrigation District. He is a member of the Modesto Rotary Club, the Modesto Quarterback Club and is a graduate of the Modesto Chamber of Commerce's Leadership Modesto program.

Larry King - Small Business Owner

Mr. King is a long-term resident of Riverbank and is a small business owner. He is involved with the forming of the new Kiwanis Club of Riverbank and has served on the Riverbank Budget Advisory Committee.

George H. Larson – Consultant

Mr. Larson is an environmental consultant, who has worked on projects for state, federal and local agencies. He was an appointed CEO for the CA Integrated Waste Management Board and has been a lobbyist in CA for 18+ years. He has an interest in one of the companies currently operating at the Riverbank Industrial Complex. Among the numerous groups and committees on which he has served, he is a Vietnam Veterans of CA Board member, focusing on job placement for veterans.

He has worked with the LRA for the past 2 years by attracting potential companies (3 to date) to locate at the Riverbank Industrial Complex. He is familiar with the facility's history and the base realignment procedures.

Cary Pope - Commercial Realtor, Building, Developer

Mr. Pope is a 25+ year Riverbank resident, has 32+ years of experience in the real estate field (as a broker, developer, and builder). He has built or developed over 1,500 residential units along with numerous commercial and industrial developments in the valley for the last 30 years. He has extensive knowledge of contracts, leases and particularly Land Use and

Land its related issues; and has a wide range of business contacts in the region. He was the past president of the local Building Industry Association, past president of the Ceres Chamber of Commerce.

Carla Strong - Retail Bank Manager

Ms. Strong is a financial expert and has various business contacts. She is knowledgeable with the Riverbank community and previous involvement with City projects and has the ability to foster partnerships with varied individuals and groups. She currently serves on the Riverbank Chamber of Commerce on the Annual Audit Committee, the Riverbank Cares Committee, the Riverbank SEAPA Forum and the Riverbank Rotary. In the past, she has served as President and Finance Chair on the Riverbank Chamber of Commerce, is a past-President of the Riverbank Rotary, and committee member on the Riverbank Downtown Redevelopment Committee.

Dennis Zinner - Chiropractor

Dr. Zinner is a long-time Riverbank resident and local chiropractic practitioner and has been in private practice for over 20 years. He has served as the Chair of the Downtown Revitalization Committee and also serves on the Board of the Friend's of Jacob Myers Park.

**Local Redevelopment Authority
Community Advisory Committee
2012-13 Agenda Topics**

DISCUSSION TOPICS	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT
Committee Organization	X											
Ethics	X											
Brown Act - Public Meetings	X											
Base Closure and Realignment Act		X										
BRAC Process		X										
Reuse Plan		X										
Conveyance		X										
Environmental Condition		X										
Local Redevelopment Agency			X									
Tenants			X									
Budget				X								
Grants/Loans				X								
Strategic Planning					X							
Master Developer					X							
Capital Improvement Projects					X							
Incentive Programs						X						
Creative Leasing						X						
Case Studies						X						
Budget Forcast							X					
Discussion of Recommendations to LRA Board								X				
Presentation to LRA Board									X			