



CITY OF RIVERBANK
LOCAL REDEVELOPMENT AUTHORITY MEETING
 City Hall Council Chambers
 6707 Third Street • Riverbank • California 95367

AGENDA
MONDAY, MARCH 26, 2012 – 5:30 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

None.

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 Redevelopment Agency unless otherwise requested by an individual Agency Member for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 3.A: Clerk’s Report of Posting. The agenda for the March 26, 2012, Local Redevelopment Authority meeting was posted on the City Chamber bulletin board on March 21, 2012.

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

Item 3.C: Approval of the Minutes for February 13, 2012, LRA Meeting.

Recommendation: Approval by roll call vote of Consent Calendar.

4. UNFINISHED BUSINESS: None.

5. PUBLIC HEARINGS: None.

6. NEW BUSINESS

Item 6.1: Discussion Regarding the Use of a Master Developer at the Riverbank Army Ammunition Plant.

Recommendation: 1) Receive information regarding the use of master developers to accelerate reuse activities on base realignment and closure (BRAC) sites.
2) Discuss the use of a master developer at the Riverbank Army Ammunition Plant (“RAAP”) to advance and promote the Reuse Plan’s vision and goals.

7. COMMENTS

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

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

ADJOURNMENT

AFFIDAVIT OF POSTING

DATE: 03/21/12 TIME: 4:45 p.m.
NAME: Annabelle Aguilar, CMC TITLE: Deputy City Clerk

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.

Questions: Contact the City Clerk at (209) 863-7122.

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

SECTION 3: CONSENT CALENDAR

Meeting Date:	March 26, 2012
Subject/ Title:	Clerk's Report of Posting
Submitted by:	Annabelle Aguilar, CMC, Deputy City Clerk

RECOMMENDATION:

Approve the City Clerk's Report of Posting.

SUMMARY:

This purpose of this item is to report that the City Clerk posted the meeting notice consistent with applicable legal requirements. The agenda for the March 26, 2012, Local Redevelopment Authority meeting was posted on the City Council Chamber bulletin board per the Affidavit of Posting.

FINANCIAL IMPACT:

N/A

ATTACHMENT:

None

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

SECTION 3: CONSENT CALENDAR

Meeting Date:	March 26, 2012
Subject/ Title:	Waive Readings
Submitted by:	Annabelle Aguilar, CMC, Deputy City Clerk

RECOMMENDATION:

Approval by roll call vote to Consent Calendar.

STAFF SUMMARY:

Waive Readings. All readings of Ordinances and Resolutions, except by title, are waived.

FINANCIAL IMPACT:

N/A

ATTACHMENT:

None

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

SECTION 3: CONSENT CALENDAR

Meeting Date:	March 26, 2012
Subject/ Title:	Approval of the February 13, 2012, Local Redevelopment Authority Minutes
Submitted by:	Annabelle Aguilar, Deputy City Clerk
City Manager Approval:	_____

RECOMMENDATION:

Approval by roll call vote of the Minutes on Consent Calendar.

STAFF SUMMARY:

The Minutes of the February 13, 2012, Local Redevelopment Authority Meeting are attached for review and approval by the Authority Board.

FINANCIAL IMPACT:

N/A

ATTACHMENT:

1. February 13, 2012, Local Redevelopment Authority Minutes



**CITY OF RIVERBANK
LOCAL REDEVELOPMENT AUTHORITY
MINUTES
MONDAY, FEBRUARY 13, 2012**

CALL TO ORDER:

The Local Redevelopment Authority (LRA) of the City of Riverbank met this date in a session at 7:47 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
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: None

2. PUBLIC BUSINESS FROM THE FLOOR

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: Clerk's Report of Posting. The agenda for the February 13, 2012, Local Redevelopment Authority meeting was posted on the City Chamber bulletin board on February 9, 2012.

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

Item 3.C: Approval of the January 23, 2012, Local Redevelopment Authority Minutes.

Item 3.D: Travel Request to Portland, OR for Economic Development Administration Conference.

Recommendation: Approval by roll call vote of Consent Calendar.

Councilmember O'Brien inquired about Item 3.D; Debbie Olson, LRA Executive Director, explained the purpose for the travel and costs.

ACTION: *By motion (White / O'Brien / passed 5-0) to approve by roll call vote Consent Calendar Items 3.A through 3.D as presented; motion carried by unanimous roll call vote.*

4. UNFINISHED BUSINESS: None

5. PUBLIC HEARINGS: None

6. NEW BUSINESS:

Item 6.1: Accept Report on Status of LRA Budget and **Resolution** to Approve a Budget Adjustment for FY 2011/12.

Recommendation: Hear and approve attached report on the status of the Budget and approve reallocation of budget line items noted on attached spreadsheet for the Local Redevelopment Authority.

Debbie Olson, LRA Executive Director, presented the staff report; the Authority Board and Staff discussed the item.

ACTION: *By motion (White / O'Brien / passed 5-0) to adopt Resolution No. 2012-001 as presented: motion carried by unanimous roll call vote.*

7. COMMENTS

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

Ms. Olson provided an update on a recent two-day meeting with various agency representatives and attorneys in reference to the (Army Ammunition Plant) conveyance; resulting in positive comments and supportive relations.

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

Authority Member O'Brien commended Ms. Olson on her abilities and positive relations with the Army.

CHAIR MADUEÑO RECESSED BACK TO THE CITY COUNCIL MEETING AT 8:08 P.M.

CHAIR MADUEÑO RECONVENED THE LRA MEETING AT 8:22 AND RECESSED TO CLOSED SESSION AT 8:22:14 PM.

8.1 CLOSED SESSION

Item 8.1: **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code § 54956.8
Property: APN # 062-031-007; APN #062-008-009
Agency Negotiator: Pam Carder, Interim City Manager
Property Negotiator: U.S. Army - BRAC
Under Negotiation: Price and Terms of Payment

Recommendation: Council to give direction to staff.

CHAIR MADUEÑO RECONVENED THE LRA MEETING AND RECESSED TO THE CITY COUNCIL CLOSED SESSION AT 8:37 P.M.

CHAIR MADUEÑO RECONVENED THE LRA MEETING AT 8:50 P.M. AND REPORTED OUT FROM CLOSED SESSION.

9. REPORT FROM CLOSED SESSION

Item 9.1: Report on Item 8.1: **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** – Property: APN # 062-031-007; APN #062-008-009
Price and Terms of Payment

No action was taken.

ADJOURNMENT

There being no further business, Chair Madueño adjourned the meeting at 8:51p.m.

ATTEST:

APPROVED:

Annabelle Aguilar, Assistant Secretary

Virginia Madueño, Chair

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

SECTION 6: NEW BUSINESS

Meeting Date:	March 26, 2012
Subject/Title:	Discussion Regarding the Use of a Master Developer at the Riverbank Army Ammunition Plant
Submitted by:	DebbieOlson, Executive Director
City Manager Approval:	_____

RECOMMENDATION:

- 1) Receive information regarding the use of master developers to accelerate reuse activities on base realignment and closure (BRAC) sites.
- 2) Discuss the use of a master developer at the Riverbank Army Ammunition Plant ("RAAP") to advance and promote the Reuse Plan's vision and goals.

SUMMARY:

Many local redevelopment authorities across the United States involve private developers in the implementation and in advancement of their base reuse plans. Up to this point, the Riverbank Local Redevelopment Authority ("RLRA") has been carrying out all the master developer functions in-house.

Recently, the RLRA was approached by a private development group inquiring if there might be potential interest in their involvement. Master developers can have a wide range of roles and responsibilities in projects that are as varied as the projects themselves. Essentially, the master developer role can be customized to suit the needs of the agency and the project.

The study session is intended to:

- Give the RLRA Board general information on the roles and functions of master developers
- Provide examples of master developer use on other BRAC projects
- Outline a set of criteria for consideration in evaluating the use and the value of a master developer on the RAAP project
- Prepare the RLRA Board to consider making a policy decision in the future regarding the level of involvement, if any, of a master developer with the RAAP reuse and redevelopment

FISCAL IMPACT:

No immediate financial impact.

ATTACHMENTS:

None