



**CITY OF RIVERBANK
LOCAL REDEVELOPMENT AUTHORITY
MINUTES
MONDAY, MARCH 26, 2012**

CALL TO ORDER:

The Local Redevelopment Authority (LRA) of the City of Riverbank met this date in a session at 5:30 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: 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 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.

ACTION: *By motion (Tucker / Nygard / passed 4-0) to approve by roll call vote Consent Calendar Items as presented; motion carried by unanimous roll call vote.*

ABSENT: Authority Member White

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 Riverbank Army Ammunition Plant ("RAAP") to advance and promote the Reuse Plan's vision and goals.

Debbie Olson, LRA Executive Director, and Pam Carder, Project Management Specialist, presented the staff report; the Authority Board and Staff discussed the item.

Chair Madueno had reservations of only having a Master Developer and asked that Council study the information and requested to have site visits scheduled at locations

that utilized the LRA/Master Developer combination and sites that have only utilized the Master Developer model to determine what the pros and cons are, gain as much knowledge as possible, and be fully prepared to make the decision. Ms. Olson offered to arrange the point person for the Master Developers to attend an LRA meeting in lieu of site visits, but would arrange visits if directed.

ACTION: *It was agreed that staff would look into criteria to place in the RFP, schedule site visits, and conduct further research on the subject.*

7. COMMENTS

Item 7.1: Staff Comments: (Information Only – No Action) *None.*

Item 7.2: Authority Comments: (Information Only – No Action) *None.*

ADJOURNMENT

There being no further business, Chair Madueño adjourned the meeting at 6:00 p.m.

ATTEST:

APPROVED:

Annabelle Aguilar, Assistant Secretary

Virginia Madueño, Chair