CITY OF RIVERBANK

LOCAL REDEVELOPMENT AUTHORITY MEETING

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

AGENDA

MONDAY, JANUARY 23, 2012 – 6:00 P.M.

CALL TO ORDER: Chair Virginia Madueño

FLAG SALUTE: Chair Virginia Madueño

ROLL CALL: Chair Virginia Madueño
Vice Chair Richard O'Brien
Authority Member Dotty Nygard
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, please 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 January 23, 2012, Local Redevelopment Authority meeting was posted on the City Chamber bulletin board on January 19, 2012.

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

Item 3.C: Approval of the November 28, 2011, Local Redevelopment Authority Minutes.

Recommendation: Approval by roll call vote of Consent Calendar.

4. UNFINISHED BUSINESS: None.

5. PUBLIC HEARINGS: None.

6. NEW BUSINESS

Item 6.1: Association of Defense Communities Conference & Department of Defense Meeting Travel Request to Miami, FL.

Recommendation: Approve out-of-state travel request for the LRA Executive Director to attend the ADC Board meeting and participate as a speaker February 25-28, 2012.

7. COMMENTS

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

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

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
Under Negotiation: Price and Terms of Payment

Recommendation: Give direction to staff.

Item 8.2: **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Pursuant to Government Code § 54956.8
Property: APN #062-031-006; APN #062-031-007; APN #062-008-009
Agency Negotiator: Pam Carder, Interim City Manager
Property Negotiator: Agilyx
Under Negotiation: Price and Terms of Payment

Recommendation: Give direction to staff.

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

Item 9.2: Report on Item 8.2: **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** – Property: APN #062-031-006; APN #062-031-007; APN #062-008-009, Price and Terms of Payment

ADJOURNMENT

AFFIDAVIT OF POSTING

DATE: 01/19/12 **TIME:** 4:30 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.

Any documents produced by the City and distributed to a majority of the LRA regarding any item on this agenda will be made available at the City Clerk's counter at City Hall located at 6707 Third Street, Riverbank, CA.

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 3.A

SECTION 3: CONSENT CALENDAR

Meeting Date:	January 23, 2012
Subject/ Title:	Clerk's Report of Posting
Submitted by:	Annabelle Aguilar, CMC, Deputy City Clerk

RECOMMENDATION:

Approval by roll call vote to Consent Calendar.

STAFF SUMMARY:

Clerk's Report of Posting. The agenda for the January 23, 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:	January 23, 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:	January 23, 2012
Subject/ Title:	Approval of the November 28, 2011, 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 November 28, 2011, Local Redevelopment Authority Meeting are attached for the Authority's review and approval.

FINANCIAL IMPACT:

N/A

ATTACHMENT:

1. November 28, 2011, Local Redevelopment Authority Minutes

CITY OF RIVERBANK
LOCAL REDEVELOPMENT AUTHORITY
MINUTES
MONDAY, NOVEMBER 28, 2011

CALL TO ORDER:

The Local Redevelopment Authority (LRA) of the City of Riverbank met this date in a session at 6:20 p.m. at the Riverbank Council Chambers, 6707 Third Street, Riverbank, California with Vice Chair O'Brien presiding.

ROLL CALL:

Present: ***Chair Virginia Madueño***
Vice Chair Richard O'Brien
Authority Member Dotty Nygard
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 November 28, 2011, Local Redevelopment Authority meeting was posted on the City Chamber bulletin board on November 23, 2011.

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

Item 3.C: Approval of the November 14, 2011, Local Redevelopment Authority Minutes.

Recommendation: Approval by roll call vote of Consent Calendar.

ACTION: ***By motion (O'Brien / Nygard / passed 5-0; 3.C passed 4-0) to approve by roll call vote Consent Calendar Items as presented; motion carried by unanimous roll call vote.***
ABSTAINED: Chair Madueño (Item 3.C, due to absence)

4. UNFINISHED BUSINESS: None.

5. PUBLIC HEARINGS: None.

6. NEW BUSINESS

Item 6.1: **Resolution** Supporting the Application for Funding to the Economic Development Bank to Support Business Development at the Riverbank Army Ammunitions Plant.

Recommendation: Adopt Resolution supporting an application for funding to Stanislaus County's Economic Development Bank for a loan in the amount of $355,000 to support the development and/or expansion of several businesses at the former Riverbank Army Ammunition Plant.

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

Public Comment:

- ***Mr. Charles Neal, Riverbank, spoke in regards to Alvarez Enviornmental Service and their handling of recyled oil and the increase of recycled oil to the Army Ammunition Plant location; indicating it was a hazardous material that should be further studied and taken into consideration as the City did when it was concerned with the Tuolumne Quarry Project.. He also spoke on the City's repayment of loans and use of funds.***
- ***Mr. Scott McRitchie, Riverbank, spoke in regards to project reports lacking the stated risks and rewards of projects and the need for City Council and Boards to know this information.***

ACTION: ***By motion (Nygard / Tucker / passed 5-0) to adopt by roll call vote Resolution No. 2011-007 as presented; motion carried by unanimous roll call vote.***

7. COMMENTS

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

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

Vice Chair O'Brien spoke in regards to Mr. McRitchie's statement indicating that the Authority Board was briefed on anything that may mitigate, which should have officially been reported.

ADJOURNMENT

There being no further business, Vice Chair O'Brien adjourned the meeting at 6:46 p.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: January 23, 2012

Subject/ Title: Association of Defense Communities Conference & Department of Defense Meeting Travel Request to Miami, FL

Submitted by: Debbie Olson, Executive Director

City Manager Approval: ______________________________

RECOMMENDATION:

Approve out-of-state travel request for the LRA Executive Director to attend the ADC Board meeting and participate as a speaker February 25-28, 2012.

STAFF SUMMARY:

The LRA Executive Director sits on the Board and has been asked to participate in this conference as a speaker for one of the panel discussions.
As a board member, the Association of Defense Communities will cover travel and hotel for her. Remaining travel, lodging and meals are covered in the LRA budget through grants and lease revenue.

FISCAL IMPACT:

None. Travel expenses will be covered 100% through grant funds and lease revenues. No general fund dollars will be used.

ATTACHMENTS:

N/A