

JOINT REGULAR MEETING AGENDA

Joint Regular Meeting of the Los Banos Designated Local Authority, as
Successor Agency to the Los Banos Redevelopment Agency, and
the Merced Designated Local Authority, as
Successor Agency to the Redevelopment Agency of the City of Merced

Thursday, June 5, 2014 at 1:00 PM
Los Banos City Council Chambers
520 J Street, Los Banos, CA 93635

Call to Order

**Los Banos Designated Local Authority, as
Successor Agency to the Los Banos Redevelopment Agency**

The agenda for regular meetings is posted 72 hours prior to each meeting outside of the Los Banos City Hall located at 520 J Street, Los Banos, CA 93635, and is available at each meeting. The agenda and related reports are also available at the Merced City Clerk's Office and are available on the Designated Local Authority's website at www.kosmont.com. Any writing distributed within 72 hours of the meeting will be made available to the public by placing it with the City Clerk at the time it is distributed to the Designated Local Authority.

Roll Call

Board Members: Michael Amabile, Chair
P. Cannon Michael, Treasurer and Vice Chair

Public Comments:

Members of the public may comment on any item not appearing on the agenda and within the subject matter jurisdiction of the Board. 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 Board. The public will be invited to make comments on agenda items when the item comes up for the Board's consideration. Please state your name and address for the record.

Information Items:

- A. Update on Books and Records – Oral Update Only – No Action Will Be Taken
- B. Update on Recognized Obligation Payment Schedule (ROPS 14-15A) for July 1, 2014 through December 31, 2014 – Oral Update Only – No Action Will Be Taken
- C. Update on Use of Bond Proceeds from 2006 Tax Allocation Bonds (TABS) – Oral Update Only – No Action Will Be Taken
- D. Presentation by David Norman of Provost & Pritchard regarding Remediation of Pacheco Oil Site - Oral Update Only – No Action Will Be Taken

Action Items:

- 1. Approval of Minutes

Recommendation: It is recommended that the Los Banos Designated Local Authority, acting as Successor Agency to the Los Banos Redevelopment Agency, approve the minutes of its May 1, 2014 meeting.

- 2. Preparation of Long Range Property Management Plan and strategy for real property asset disposition

Recommendation: It is recommended that the Los Banos Designated Local Authority, acting as Successor Agency to the Los Banos Redevelopment Agency, approve the disposition strategy as presented (transfer of Rail Corridor Property to the City of Los Banos for public use and the sale of the other two properties) and direct staff of the DLA to select a disposition process of either soliciting and engaging a brokerage with extensive local experience and/or utilization of the auction process as approved by DOF.

- 3. Tax Allocation Bond Refunding

Recommendation: It is recommended that the Los Banos Designated Local Authority, acting as Successor Agency to the Los Banos Redevelopment Agency, adopt Resolution 2014-004, a Resolution of the Los Banos Designated Local Authority, as Successor Agency to the Los Banos Redevelopment Agency, approving the form of documents relating to the issuance and sale of Series 2014 Tax Allocation Refunding Bonds to refinance outstanding bonds of the former Los Banos Redevelopment Agency, and approving related matters and official actions.

- 4. Bank Account for Bond Proceeds

Recommendation: It is recommended that the Los Banos Designated Local Authority, acting as Successor Agency to the Los Banos Redevelopment Agency, direct and authorize Christopher Jicha and Michael Amabile to open a bank account to be used solely for receipt and disbursement of bond proceeds from the 2006 Tax Allocation Bonds.

5. Cancellation of July 3, 2014 Regular Meeting

Recommendation: It is recommended that the Los Banos Designated Local Authority, acting as Successor Agency to the Redevelopment Agency of the City of Los Banos, cancel its regularly scheduled meeting of July 3, 2014.

Other:

- Board member comments
- Staff and counsel comments

Adjournment:

Americans with Disabilities Act Notice: Any individual, who because of a disability need special assistance to attend or participate in this meeting may request assistance by contacting the DLA Staff 24 hours in advance of the meeting.

DLA Staff Contact: Chris Jicha, (951) 203-8730, cjicha@kosmont.com

Affidavit Of Posting:

I, _____, City staff of the City of Los Banos, do hereby affirm that a copy of the foregoing agenda was posted at City Hall 72 hours in advance of this meeting.

City of Los Banos

Call to Order

Merced Designated Local Authority, as Successor Agency to the Redevelopment Agency of the City of Merced

The agenda for regular meetings is posted 72 hours prior to each meeting outside of the Merced City Hall located at 678 W 18th St, Merced, CA 95340, and is available at each meeting. The agenda and related reports are also available at the Merced City Clerk's Office and are available on the Designated Local Authority's website at www.kosmont.com. Any writing distributed within 72 hours of the meeting will be made available to the public by placing it with the City Clerk at the time it is distributed to the Designated Local Authority.

Roll Call

Board Members: Michael Amabile, Chair
P. Cannon Michael, Vice Chair and Treasurer

Public Comments:

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Information Items:

- A. Update on State Controller's office audit– Oral Update Only – No Action Will Be Taken
- B. Update on Status of Books, Records and Due Diligence Reviews – Oral Update Only – No Action Will Be Taken
- C. Update on Status of Recognized Obligation Payment Schedule (ROPS 14-15A) for July 1, 2014 through December 31, 2014– Oral Update Only – No Action Will Be Taken
- D. Update on Costco Parking Lot and Disposition of Same in Accordance with Lease – Oral Update Only – No Action Will Be Taken
- E. Presentation by David Norman of Provost & Pritchard regarding remediation of R Street Properties, Costco Parking Lot and Merced Center Parking Garage - Oral Update Only – No Action Will Be Taken
- F. Discussion of Library Pass-Through Agreement and Extension of Project Area II Time Limit – Oral Discussion Only – No Action Will Be Taken

- G. Discussion of Merced Designated Local Authority Vacancy – Oral Discussion Only – No Action Will Be Taken
- H. Discussion of Proposed Administrative Services Agreement – Oral Discussion Only – No Action Will Be Taken

Action Items:

- 1. Approval of Minutes

Recommendation: It is recommended that the Merced Designated Local Authority, acting as Successor Agency to the Redevelopment Agency of the City of Merced, approve the minutes of its May 1, 2014 meeting.

- 2. Approval of Proposal for Remediation of Merced Center Parking Garage

Recommendation: It is recommended that the Merced Designated Local Authority, acting as Successor Agency to the Redevelopment Agency of the City of Merced, approve Resolution No. 2014-002, a Resolution of the Merced Designated Local Authority approving a proposal from Provost & Pritchard for the remediation of the Merced Center Parking Garage.

- 3. Cancellation of July 3, 2014 Regular Meeting

Recommendation: It is recommended that the Merced Designated Local Authority, acting as Successor Agency to the Redevelopment Agency of the City of Merced, cancel its regularly scheduled meeting of July 3, 2014.

Other:

- Board member comments
- Staff and counsel comments

Adjournment

Americans with Disabilities Act Notice: Any individual, who because of a disability need special assistance to attend or participate in this meeting may request assistance by contacting the DLA staff 24 hours in advance of the meeting.

DLA Staff Contact: Chris Jicha, (951) 203-8730, cjicha@kosmont.com

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City of Merced