

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, January 26, 2017 at 1:00 PM
Los Banos City Hall, Conference Room A
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 at least 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 Los Banos 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
Jim Sanders

Public Comments For Closed Session Items:

Members of the public interested in addressing the Board on Closed Session Items must fill out a form provided at the door, and turn it into the Clerk prior to announcement of the Closed Session items.

Please be aware that the maximum time allotted will be 3 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. Please state your name and address for the record.

Oral Communications on Closed Session Items:

Closed Session:

Successor Agency Counsel shall provide a briefing on the items listed for Closed Session as follows:

- i. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov't Code Section 54956.8)
Property: APN 025-042-001
Agency negotiator: Los Banos Designated Local Authority Staff Christopher Jicha

- Negotiating parties: Los Banos Designated Local Authority and EMK RPRO, LLC & John Windecker
Under negotiation: Price and terms of payment
- ii. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov't Code Section 54956.8)
Property: APN 081-110-048
Agency negotiator: Los Banos Designated Local Authority Staff Christopher Jicha
Negotiating parties: Los Banos Designated Local Authority and EMK RPRO, LLC & John Windecker
Under negotiation: Price and terms of payment
 - iii. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov't Code Section 54956.8)
Property: APN 025-053-002
Agency negotiator: Los Banos Designated Local Authority Staff Christopher Jicha
Negotiating parties: Los Banos Designated Local Authority and EMK RPRO, LLC & John Windecker
Under negotiation: Price and terms of payment
 - iv. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov't Code Section 54956.8)
Property: APN 026-141-003
Agency negotiator: Los Banos Designated Local Authority Staff Christopher Jicha
Negotiating parties: Los Banos Designated Local Authority and EMK RPRO, LLC & John Windecker & Dennis Soures
Under negotiation: Price and terms of payment
 - v. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Gov't Code Section 54956.8)
Property: APN 026-114-012
Agency negotiator: Los Banos Designated Local Authority Staff Christopher Jicha
Negotiating parties: Los Banos Designated Local Authority and John Windecker & Dennis Soures
Under negotiation: Price and terms of payment

Recess to Closed Session

Conducted in accordance with applicable sections of California law. Closed Sessions are not open to the public. The item(s) listed above will be discussed in Closed Session.

Reconvene Special Meeting

Report of Action in Closed Session

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 Remediation
- B. Update on Financial Information
- C. Update on Sale and Transfer of Real Property

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 September 29, 2016 meeting.

- 2. Approval of ROPS 17-18 for the Los Banos Designated Local Authority

Recommendation: It is recommended that the Los Banos Designated Local Authority adopt Resolution No. 2017-01, a Resolution of the Los Banos Designated Local Authority, as Successor Agency of the Redevelopment Agency of the City of Los Banos, approving the Recognized Obligation Payment Schedule (ROPS 17-18) for July 1, 2017 through June 30, 2018.

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 at least 72 hours in advance of this meeting.

City of Los Banos

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REGULAR MEETING AGENDA

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

Thursday, January 26, 2017 at 1:30 PM
Los Banos City Hall, Conference Room A
520 J Street, Los Banos, CA 93635

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 at least 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 24 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
Jim Sanders

Public Comments For Closed Session Items:

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Oral Communications on Closed Session Items:

Closed Session:

Successor Agency Counsel shall provide a briefing on the items listed for Closed Session as follows:

Conference with Legal Counsel –Existing Litigation (Paragraph (1) of subdivision (d) of Section 54956.9) – *In re California Department of Finance v. City of Merced; Merced Designated Local Authority (Case Number 34-2016-80002485)*

Recess to Closed Session

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Reconvene Special Meeting

Report of Action in Closed Session

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 Remediation
- B. Update on Financial Information
- C. Update on DOF Litigation

Action Items:

1. Approval of Minutes

Recommendation: It is recommended that the Merced Designated Local Authority, as Successor Agency to the Redevelopment Agency of the City of Merced approve the minutes of its September 29, 2016 meeting.

2. Approval of ROPS 17-18 for the Merced Designated Local Authority

Recommendation: It is recommended that the Merced Designated Local Authority, acting as Successor Agency to the Redevelopment Agency of the City of Merced, adopt Resolution No. 2017-01, a Resolution of the Merced Designated Local Authority, as Successor Agency of the Redevelopment Agency of the City of Merced, approving the Recognized Obligation Payment Schedule (ROPS 17-18) for July 1, 2017 through June 30, 2018.

3. Approval of Transfer of Governmental Purpose Properties

Recommendation: It is recommended that the Merced Designated Local Authority, acting as Successor Agency to the Redevelopment Agency of the City of Merced, adopt Resolution No. 2017-02, a Resolution of the Merced Designated Local Authority, as Successor Agency of the Redevelopment Agency of the City of Merced, approving the Transfer of Governmental Use Properties to the City of Merced.

Recommendation: It is recommended that the Merced Designated Local Authority, acting as Successor Agency to the Redevelopment Agency of the City of Merced, adopt Resolution No. 2017-03, a Resolution of the Merced Designated Local Authority, as Successor Agency of the Redevelopment Agency of the City of Merced, approving the Transfer of Governmental Use Properties to the City of Merced Parking Authority.

4. Approval of Transfer of Housing Asset Properties to the City of Merced

Recommendation: It is recommended that the Merced Designated Local Authority, acting as Successor Agency to the Redevelopment Agency of the City of Merced, adopt Resolution No. 2017-04, a Resolution of the Merced Designated Local Authority, as Successor Agency of the Redevelopment Agency of the City of Merced, approving the transfer of Housing Asset Properties to the City of Merced.

5. Authorize Chair to Accept Real Property Transferred by the City of Merced

Recommendation: It is recommended that the Merced Designated Local Authority, acting as Successor Agency to the Redevelopment Agency of the City of Merced, authorize Michael Amabile, or his designee, to take any and all actions required to accept assets transferred to the Merced Designated Local Authority by the City of Merced or its affiliates pursuant to an order of the State Controller's Office.

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 Merced, do hereby affirm that a copy of the foregoing agenda was posted at City Hall at least 72 hours in advance of this meeting.

City of Merced