

JOINT REGULAR MEETING AGENDA

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, November 29, 2018 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 special 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 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, Member

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:

- Update on Property Disposition matters
- Audit Report and Financial Statements for Fiscal Year End June 30, 2017

Action Items:

1. Approval of Minutes

Recommendation: It is recommended that the Los Banos Designated Local Authority, as Successor Agency to the Los Banos Redevelopment Agency, approve the minutes of the September 27, 2018 meeting.

2. Appointment of Secretary

Recommendation: It is recommended that the Chair of the Los Banos Designated Local Authority accept the resignation of Chris Jicha and appoint a new Secretary.

Other:

- Board member comments
- Staff and counsel comments

Adjournment:

The Designated Local Authority will adjourn this meeting to the regular meeting to be held at 1:00 p.m. on Thursday, January 24, 2019 at Los Banos City Hall, Conference Room A, 520 J Street, Los Banos, CA 93635.

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: Mark Persico, (818) 857-7333 mpersico@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

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REGULAR MEETING AGENDA

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

Thursday, November 29, 2018 at 1:30 PM

Los Banos City Council Chambers
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 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
Jim Sanders, Member

Public Comments:

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Information Items:

- None

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 the September 27, 2018 meeting.

2. Approve the Authorization and Execution of Vacant Land Purchase Agreements and Joint Escrow Instructions for the sale and disposition of Real Property in accordance with Health & Safety Code Section 34177(e) for the following parcels:

- 1011 W. 14th Street, Merced, CA
- 843 & 849 W. 14th Street, Merced, CA
- 823 W. 14th Street, Merced, CA

A. Recommendation: It is recommended that the Merced Designated Local Authority adopt Resolution 2018-014, a Resolution of the Merced Designated Local Authority, as Successor Agency to the Redevelopment Agency of the City of Merced, approving and authorizing the execution of a Vacant Land Purchase Agreement and Joint Escrow Instructions for the sale and disposition of 1011 W. 14th Street, Merced, CA (APN: 031-203-018 & 031-203-019) in accordance with Health & Safety Code Section 34177(e).

B. Recommendation: It is recommended that the Merced Designated Local Authority adopt Resolution 2018-015, a Resolution of the Merced Designated Local Authority, as Successor Agency to the Redevelopment Agency of the City of Merced, approving and authorizing the execution of a Vacant Land Purchase Agreement and Joint Escrow Instructions for the sale and disposition of 843 & 849 W. 14th Street, Merced, CA (APN: 031-213-015 & 031-213-016) in accordance with Health & Safety Code Section 34177(e).

C. Recommendation: It is recommended that the Merced Designated Local Authority adopt Resolution 2018-016, a Resolution of the Merced Designated Local Authority, as Successor Agency to the Redevelopment Agency of the City of Merced, approving and authorizing the execution of a Vacant Land Purchase Agreement and Joint Escrow Instructions for the sale and disposition of 823 W. 14th Street, Merced, CA (APN: 031-213-012) in accordance with Health & Safety Code Section 34177(e).

3. Approval of Merced Theater NMTC (New Market Tax Credit) Exit Transaction

Recommendation: It is recommended that the Merced Designated Local Authority rescind Resolutions 2018-011, 2018-012 and 2018-007, and adopt Resolution 2018-017, a Resolution of the Merced Designated Local Authority, as Successor Agency to the Redevelopment Agency of the City of Merced, approving an amendment of Fund Loan

Agreement, an Assignment of QLICI (Qualified Low-Income Community Investment) Promissory Note, and an Escrow Services Letter and authorizing the acceptance of \$1,000 in full payment of amounts due for the QLICI Promissory Note, and related activities related to the Merced Theater upon satisfaction of certain conditions, in accordance with Health & Safety Code Section 34181(e).

4. Approval of Consultant Services Agreement with Provost & Pritchard for the extension of time to perform remediation services in accordance with Health & Safety Code Section 34177.3(b).

Recommendation: It is recommended that the Merced Designated Local Authority, as Successor Agency to the Redevelopment Agency of the City of Merced adopt Resolution 2018-18 approving Consultant Services Agreement with Provost & Pritchard for the extension of time to perform remediation services in accordance with Health & Safety Code Section 34177.3(b).

5. Appointment of Secretary

Recommendation: It is recommended that the Chair of the Merced Designated Local Authority accept the resignation of Chris Jicha and appoint a new Secretary.

Other:

- Board member comments
- Staff and counsel comments

Adjournment:

The Designated Local Authority will adjourn this meeting to the regular meeting to be held at 1:30 p.m. on Thursday, January 24, 2019 at Los Banos City Hall, Conference Room A, 520 J Street, Los Banos, CA 93635.

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City of Merced