

**ALL CELL PHONES AND ELECTRONIC DEVICES MUST BE  
TURNED OFF IN THE COUNCIL CHAMBERS**

**A G E N D A  
REEDLEY REDEVELOPMENT AGENCY MEETING**

**7:00 P.M.**

(RDA Meeting is typically convened after the City Council Meeting is adjourned)

**TUESDAY, AUGUST 24, 2010**

**Meeting Held at Council Chambers,  
845 "G" Street, Reedley, California**

The Council Chambers are accessible to the physically disabled. Requests for additional accommodations for the disabled, including auxiliary aids or services, should be made one week prior to the meeting by contacting the City Clerk at 637-4200 ext. 300.

Any document that is a public record and provided to a majority of the City Council regarding an open session item on the agenda will be made available for public inspection at City Hall, in the City Clerk's office, during normal business hours. In addition, such documents may be posted on the City's website.

City of Reedley's Internet Address is [www.reedley.com](http://www.reedley.com)

Mary L. Fast, Board Chairman

Pete Chavez, Vice Chairman  
Ray Soleno, Board Member

Steven Rapada, Board Member  
Anita Betancourt, Board Member

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT** - *Provides an opportunity for members of the public to address the RDA Board on items of interest to the public within the Board's jurisdiction and which are not already on the agenda this evening. It is the policy of the RDA Board not to answer questions impromptu. Concerns or complaints will be referred to the Executive Director's office. Speakers should limit their comments to not more than three (3) minutes. No more than ten (10) minutes per issue will be allowed. For items which are on the agenda this evening, members of the public will be provided an opportunity to address the RDA Board as each item is brought up for discussion.*

**NOTICE TO PUBLIC**

*Under a **CONSENT AGENDA** category, a recommended course of action for each item is made. Any Board member may remove any item from the **CONSENT AGENDA** in order to discuss and/or change the recommended course of action, and the Board can approve the remainder of the **CONSENT AGENDA**.*

**CONSENT AGENDA**

1. MINUTES OF REDEVELOPMENT AGENCY MEETING OF JULY 27, 2010 – Recommend Board receive and file.

**UNFINISHED BUSINESS**

2. RESOLUTION NO. 144 – A RESOLUTION ADOPTING THE FINAL BUDGET OF THE REEDLEY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR JULY 1, 2010 TO JUNE 30, 2011, PROVIDING FOR THE APPROPRIATION AND EXPENDITURE OF ALL SUMS SET FORTH IN SAID FINAL BUDGET, PROVIDING FOR THE TRANSFERS AND ADDITIONAL APPROPRIATIONS AND REPEALING ALL RESOLUTIONS AND PARTS OF RESOLUTIONS IN CONFLICT HEREWITH - Report, Discussion, and/or other Council action to approve, modify, and/or take other action as appropriate (Finance)

**NEW BUSINESS - None**

3. RESOLUTION NO. 145 – A RESOLUTION APPROVING THE SALE OF PROPERTY TO KINGS CANYON UNIFIED SCHOOL DISTRICT AND AUTHORIZING APPROPRIATE ACTION TO COMPLETE THE SALE - Report, Discussion, and/or other Council action to approve, modify, and/or take other action as appropriate (Administration)

**BOARD REPORTS**

4. REQUESTS BY BOARD MEMBERS FOR FUTURE AGENDA ITEMS AND/OR REPORTS OF BOARD MEMBER ACTIVITIES.

**STAFF REPORTS**

5. UPDATES OR REPORTS BY EXECUTIVE DIRECTOR AND/OR STAFF MEMBERS

**CLOSED SESSION**

6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: Former hospital at Reed & Dinuba Avenues, APN 368-030-65  
(River Harvest Church)

Negotiating Parties: Penecostal Church of God

Under Negotiation: Sale of Property

**ADJOURNMENT**

**REEDLEY REDEVELOPMENT AGENCY BOARD MEETING – July 27, 2010**

The meeting of the Reedley Redevelopment Agency Board of Directors was called to order by Chairman Fast at 9:34 p.m. on Tuesday, July 27, 2010, in the Reedley City Hall Council Chambers, 845 "G" Street, Reedley, California.

**ROLL CALL**

Board of Directors

Present: Steven Rapada, Ray Soleno, Anita Betancourt, Pete Chavez, Mary Fast.

Absent: None.

RDA Staff

Present: Rocky Rogers, Executive Director; Scott Cross, RDA Counsel; Lori Oken, Finance Director; Sarah Reid, Community Services Superintendent; Noe Martinez, City Engineer; David Brletic, City Planner; Russ Robertson, Public Works Manager; and Kay L. Pierce, Executive Secretary.

Others

Present: Will Goldbeck and others.

**CONSENT AGENDA**

Board Member Rapada moved, Board Member Soleno seconded to accept, approve and adopt all items listed under the **CONSENT AGENDA** as follows:

1. MINUTES OF REDEVELOPMENT AGENCY MEETING OF JULY 27, 2010 – Council received and filed.

Motion unanimously carried.

2. **BOARD REPORTS** - None.
3. **STAFF REPORTS** – None.

**CLOSED SESSION**

Chairman Fast adjourned the regular RDA Board meeting at 9:36 p.m. and went into CLOSED SESSION.

4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: Former hospital at Reed & Dinuba Avenues, APN 368-030-65

Executive Director Rogers announced that the Board directed continued negotiations and no other action was taken in CLOSED SESSION which was required to be announced.

5. ADJOURNMENT

Chairman Fast adjourned the Redevelopment Meeting at 9:58 p.m.

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Mary L. Fast, Chairman

ATTEST:

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Kay L. Pierce, RDA Secretary



REPORT TO RDA BOARD

**MEMORANDUM**

AGENDA ITEM NO: 2

BOARD MEETING DATE: 8/24/10

**SUBJECT:** Adoption of 2010-11 Fiscal Year Budget

**RECOMMENDATION**

That the Board of Directors adopt Resolution No. 144 approving the Agency's budget for fiscal year 2010-11 as discussed at prior meetings.

**BACKGROUND**

The Reedley Redevelopment Agency Board met on previous meetings to review and discuss the preliminary budget for fiscal year 2010-11. Resolution No. 142 adopts this budget and authorizes the appropriations as contained in that document and presented to the Board.

Prepared by

Finance Director

Approved by

Executive Director

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

**RDA RESOLUTION NO. 144**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE REEDLEY REDEVELOPMENT AGENCY ADOPTING THE FINAL BUDGET OF THE REEDLEY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR JULY 1, 2010 TO JUNE 30, 2011, PROVIDING FOR THE APPROPRIATION AND EXPENDITURE OF ALL SUMS SET FORTH IN SAID FINAL BUDGET, PROVIDING FOR THE TRANSFERS AND ADDITIONAL APPROPRIATIONS AND REPEALING ALL RESOLUTIONS AND PARTS OF RESOLUTIONS IN CONFLICT HEREWITH**

WHEREAS, the Board of Directors of the Reedley Redevelopment Agency has had submitted to it a Preliminary Budget for the fiscal year July 1, 2010 through June 30, 2011; and

WHEREAS, after examination, deliberation and due consideration, the Board of Directors of the Reedley Redevelopment Agency has approved the same with modifications; and

WHEREAS, it is the intention of the Board of Directors to adopt the said budget as modified and amended by the Board of Directors of the Reedley Redevelopment Agency as the Final Budget for the fiscal year 2010-2011.

WHEREAS, the Agency's 2009-10 work program, goals and achievements are incorporated in this document as specified by the Health and Safety Code Section 33606.

WHEREAS, the Board of Directors hereby determines that the annual appropriations for the planning and administrative expense from the Low and Moderate Income Housing Fund are necessary for the production, improvement, or preservation of low and moderate income housing;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REEDLEY REDEVELOPMENT AGENCY AS FOLLOWS:

1. That certain budget for the fiscal year July 1, 2010 - June 30, 2011, presently on file in the office of the City Clerk entitled, "CITY OF REEDLEY - BUDGET - FISCAL YEAR 2010-11," which is hereby referred to and incorporated herein by reference as though fully set forth herein verbatim, is hereby adopted as modified and amended by the Board of Directors of the Reedley Redevelopment Agency as the Final Annual Budget of the Reedley Redevelopment Agency for the fiscal year July 1, 2010 - June 30, 2011.

2. From and after the operative date of this resolution the several amounts stated in the Final Annual Budget hereinafter referred to as adopted expenditures shall become and thereafter be appropriated to the offices, departments, accounts, objects and purposes stated therein for the fiscal year to which said

budget is to apply and said monies are hereby authorized to be expended for the purposes and objects specified in said budget.

3. Unless otherwise provided by law, sums may be transferred from any appropriated item within a designated fund, or accounts within the general fund, unless expressly prohibited by law to any other appropriated item within the same fund or funds in accordance with the following procedure: if the sum to be transferred does not exceed the sum of \$5,000.00 per transfer, said transfer may be made by the Executive Director when he deems it necessary. New and/or additional appropriations requiring the use of fund reserves shall be made by minute order of the Board of Directors if the amount to be appropriated does not exceed \$25,000.00, and by resolution if the amount is in excess of \$25,000.00. Except as monetary appropriations may be affected by intra-fund transfers within the general fund or other funds as hereinafter provided, no appropriations set forth in said budget shall be canceled in whole or in part except by resolution adopted by the affirmative vote of three-fifths (3/5ths) of all members of the Board of Directors.

4. All resolutions and parts of resolutions in conflict herewith, including, but not necessarily limited to, such resolutions or parts of resolutions relating to compensation, allowances or benefits as may be in conflict herewith, are hereby expressly repealed.

5. This resolution shall be effective immediately upon adoption, but shall be operative as of July 1, 2010.

This Resolution was duly passed, approved, and adopted by the Board of Directors of the Reedley Redevelopment Agency this 24th day of August, 2010, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Mary Fast, RDA Chairman

ATTEST:

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Kay Pierce, RDA Secretary



## REPORT TO RDA

# MEMORANDUM

AGENDA ITEM NO: 3

**RDA MEETING DATE: August 24, 2010**

**SUBJECT: *Approve Resolution No. 145 approving the sale of property located at 1500 "I" street, APN 368-370-61S (the former Bret's Ford site).***

### **RECOMMENDATION:**

Approve Resolution No. 145 approving the Purchase and Sale Agreement with Kings Canyon Unified School District ("District") and authorizing the RDA Executive Director to execute the agreement for the sale of the property to the District for \$1,000,000.

### **BACKGROUND:**

City staff has been working over the past 15 months to find a buyer for the former Bret's Ford site. However, after several months of off and on negotiations, it became apparent that a car dealership would not be available in the near future due to the economic downturn over the past several years.

The District approached City staff with interest in purchasing the property in 2009. However, City staff continued with efforts to bring in a new car dealership or other suitable retailer to the site. Those efforts have been unsuccessful. Meanwhile the District continued to express interest in the property.

The City was in the process of parceling off the northern portion of the property into 4 additional parcels for future commercial sites. The District was interested in the larger remaining parcel with the former Bret's dealership building and a majority of the parking lot. The District and the Agency began negotiations on that portion of the property and building improvements.

An appraisal was provided by James G. Palmer Appraisals, Inc. in July, 2010. The agreed upon price of \$1,000,000 is consistent with the fair market value appraisal conducted by Palmer, and includes the RDA having a right of first refusal for a period of five (5) years after the sale to purchase the property if the District desires to sell.

City staff and the City Attorney's office, along with the District's staff and counsel, have prepared the purchase and sale agreement, and recommend Council approval. Once the Agreement is approved and executed by both parties, escrow will be opened and the parties will work to complete the conditions of sale and close escrow in accordance with the terms of the Agreement.

**FISCAL IMPACT:**

The amount of the sale, minus any escrow costs, will be placed back into the Agency fund. The amount will be approximately \$1,000,000

Budgeted item: Yes - No  
Expenditure: Ongoing – One Time – **Not Applicable**  
Fund Acct(s): **Redevelopment funds**

Prepared by:  Rocky Rogers, City Manager

Attachment: Resolution No. 145  
Purchase and Sales Agreement

Motion: \_\_\_\_\_  
Second: \_\_\_\_\_

**RESOLUTION NO. 145**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE REEDLEY  
REDEVELOPMENT AGENCY APPROVING THE SALE OF PROPERTY TO KINGS  
CANYON UNIFIED SCHOOL DISTRICT AND AUTHORIZING APPROPRIATE  
ACTION TO COMPLETE THE SALE**

WHEREAS, the Reedley Redevelopment Agency owns and desires to sell the property located at 1500 I street with the attached legal description labeled exhibit "A"; and  
WHEREAS, the Reedley Redevelopment Agency staff and Kings Canyon Unified School District Staff have negotiated a sale price of \$1,000,000; and

WHEREAS, the Lozano Smith law firm has in cooperation with both agencies prepared a purchase and sale agreement as well as joint escrow instructions, hereafter known as "Agreement" attached as exhibit "B"; and

WHEREAS, the Board of Directors have received a report and recommendation from staff on this date to approve the sale of the property and to utilize the funds received for other redevelopment purposes; and

WHEREAS, the Agency desires to approve the agreement and authorizes staff to execute the agreement and take such other action as necessary to complete the transaction.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Reedley Redevelopment Agency as follows:

1. The Agency Board hereby approves the Purchase and Sale Agreement and Joint Escrow Instructions attached as Exhibit "B" "Agreement" for the property described in Exhibit "A". The Sum of \$1,000,000 is hereby appropriate for the sale price and other amounts for escrow fees and closing cost as are necessary to complete the transaction are also hereby appropriate.
2. The Executive Director of the Redevelopment Agency is hereby authorized to execute the Agreement and such other documents and take other actions as may be necessary to facilitate the completion of the approved sale.

The foregoing resolution was approved and adopted at a regular meeting of the Board of Directors of the Reedley Redevelopment Agency held on the 24<sup>th</sup> day of August, 2010, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Mary L. Fast, Chairwoman  
Reedley Redevelopment Agency

ATTEST:

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Kay L. Pierce, Executive Secretary

## EXHIBIT "A"

All that real property situated in State of California, County of Fresno, City of Reedly and being a portion of Parcel 1 and Parcel 3 of the Parcel Map, Division of Land No. 68, recorded in Book 20 of Parcel Maps at Page 5, Fresno County Records, lying within Sections 26 and 27 of Township 15 South, Range 23 East, Mount Diablo Base and Meridian, more particularly described as follows:

**Beginning** at the Northwestern corner of Block 64 of the Map of the Town of Reedley, recorded in Book 5 of Plats at Page 6, Fresno County Records; thence North  $49^{\circ}18'25''$  East along the Northwestern Line of said Block 64, a distance of 168.13 feet more or less to the Northeasterly Line of said Parcel 3 and the Southwesterly Line of said Parcel 1; thence continuing North  $49^{\circ}18'25''$  East along the northeasterly prolongation of said Northwestern Line of Block 64, a distance of 30.00 feet to a point which lies 20.00 feet Westerly, measured perpendicular from the Centerline of the Southern Pacific Railroad Main Line; thence South  $40^{\circ}40'34''$  East and parallel with said Centerline, a distance of 655.11 feet to a point on the Northerly right of way line of East Dinuba Avenue which lies 42.00 feet Northerly of the South Line of said Section 26; thence South  $89^{\circ}50'05''$  West, a distance of 39.46 feet more or less to the Southwesterly Line of said Parcel 1 and the Northeasterly Line of said Parcel 3, thence continuing South  $89^{\circ}50'05''$  West along the Southerly Line of said Parcel 3, a distance of 207.39 feet; thence 25.92 feet along the arc of a tangent curve to the right, concaved northerly, having a radius of 30.00 feet and a central angle of  $49^{\circ}29'45''$  to the Southwesterly Line of said Parcel 3, which measures 42.00 feet perpendicular to the Centerline of "I" Street; thence North  $40^{\circ}40'10''$  West along said Southwesterly Line and parallel with said Centerline of "I" Street, a distance of 471.89 feet to the **True Point of Beginning**.

**Excepting Therefrom the following described parcel:**

**Beginning** at the Northwestern corner of Block 64 of the Map of the Town of Reedley, recorded in Book 5 of Plats at Page 6, Fresno County Records; thence North  $49^{\circ}18'25''$  East along the Northwestern Line of said Block 64, a distance of 168.13 feet more or less to the Northeasterly Line of said Parcel 3 and the Southwesterly Line of said Parcel 1; thence continuing North  $49^{\circ}18'25''$  East along the northeasterly prolongation of said Northwestern Line of Block 64, a distance of 30.00 feet to a point which lies 20.00 feet Westerly, measured perpendicular from the Centerline of the Southern Pacific Railroad Main Line; thence South  $40^{\circ}40'34''$  East and parallel with said Centerline, a distance of 97.00 feet; thence South  $49^{\circ}18'25''$  West a distance of 30.00 feet to the Southwesterly Line of said Parcel 1 and the Northeasterly Line of said Parcel 3; thence continuing South  $49^{\circ}18'25''$  West a distance of 168.14 feet to the Southwesterly Line of said Parcel 3, which measures 42.00 feet perpendicular to "I" Street; thence North  $40^{\circ}40'10''$  West along said Southwesterly Line of Parcel 3, a distance of 97.00 feet to the **True Point of Beginning**.

The net parcel containing approximately 93,789 square feet.

Date: \_\_\_\_\_

