



**AGENDA
OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY
SPECIAL MEETING
MAY 22, 2012
2:00 P.M.
CITY COUNCIL CHAMBERS
1001 W. CENTER STREET**

The Oversight Board has been created pursuant to § 34161 through 34190 of the Health and Safety Code for the sole purpose of overseeing the actions of the Successor Agency to the Manteca Redevelopment Agency. In accordance with Health and Safety Code § 34179(h), all Oversight Board Actions shall not be effective for three business days, pending a request for review by the State Department of Finance (“Department”). In the event that the Department requests a review of a given Oversight Board action, it shall have 10 days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration, and such Oversight Board action shall not be effective until approved by the Department. In the event that the Department returns the Oversight Board action to the Oversight Board for reconsideration, the Oversight Board shall resubmit the modified action for Department approval, and the modified Oversight Board action shall not become effective until approved by the State.

Reports and documents relating to each of the following items listed on the agenda, including those received following posting/distribution, are on file in the Office of the Secretary to the Successor Agency to the Manteca Redevelopment Agency/City Clerk and are available for public inspection during normal business hours, Monday – Friday, 7:30 a.m. – 5:30 p.m., closed alternating Fridays, 1001 W. Center Street, Manteca, CA 95337, telephone (209) 456-8017.

Please contact the Office of the Secretary of the Successor Agency to the Manteca Redevelopment Agency, 1001 W. Center Street, Manteca, CA, (209) 456-8017, for assistance with access to any of the agenda, materials, or participation at the meeting.

CALL TO ORDER: Chairman Quaresma

ROLL CALL: Board Members Khan, Madison, Quaresma, Shields, Thomas, Weatherford and Yatooma

A. CONSENT CALENDAR

It is recommended that the following items be considered simultaneously unless Board members or a member of the audience requests further discussion of an item.

1. Approve Oversight Board of the Successor Agency to the Manteca Redevelopment Agency meeting minutes of April 24, 2012.
2. Adopt a resolution approving the Amended and Restated Bylaws of the Oversight Board of the Successor Agency to the Manteca Redevelopment.

3. Approve Cooperative Agreement between the City of Manteca and the Successor Agency to the Manteca Redevelopment Agency.

B. STAFF REPORTS

1. Receive presentation on the history of redevelopment in Manteca.
2. Receive report on contract for legal services for Oversight Board, and provide direction to staff as appropriate.
3. Receive and file balance sheets for the Successor Agency to the Manteca Redevelopment Agency as of April 30, 2012.

C. ORAL COMMUNICATIONS

Persons who do not have items on the agenda may approach the Oversight Board of the Successor Agency at this time. Please complete the Request to Speak form located next to the agendas in the back of the Council Chambers and give same to the Secretary/City Clerk prior to the meeting. Those who wish to speak to items not placed on the agenda will be limited to three (3) minutes per speaker. Although the Board encourages the public to participate in the meeting, proper decorum must be assured at all times. Therefore, no personal attacks will be permitted.

D. ADJOURNMENT

This meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency will adjourn to the next regular meeting of the Board to be held on Tuesday, **June 26, 2012, 2:00 p.m.**, in the City Council Chambers, 1001 W. Center Street, Manteca, California.

This notice of a regular meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency was posted on the Bulletin Board at City Hall, 1001 W. Center Street, Manteca, California and at the following website <http://www/successoragency/index.html> on May 16, 2012.

**JOANN TILTON, MMC
SECRETARY/CITY CLERK**

**MINUTES OF THE SPECIAL MEETING OF THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO
THE MANTECA REDEVELOPMENT AGENCY
HELD APRIL 24, 2012**

The special meeting of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency held a special meeting April 24, 2012, in the City Council Chambers, 1001 W. Center St., Manteca, California, was called to order by Executive Director Karen McLaughlin at 2:04 p.m.

1. PUBLIC COMMENT ON ITEMS LISTED BELOW. - **NONE**
2. Introductions of and Oath of Office administered to Oversight Board Members.

ROLL CALL: Board Members Weatherford, Madison, Thomas, Khan, Quaresma and Yatooma (arrived at 2:09 p.m.). Alternate Board Member Harris was absent. Also present, Phonxay Keokham, representing San Joaquin County as a proposed Alternate Board Member and Scott Anderson, as a proposed Alternate Board Member representing the SJC Superintendent of Schools.

After a brief discussion regarding the appointment of alternates to the Oversight Board, Karen McLaughlin, Executive Director of the Successor Agency, and Special Counsel Robin Harris referenced the Board's proposed bylaws. The Board may amend the bylaws before adoption allowing for appointments to be made by the Oversight Board.

Board Member Yatooma arrived at 2:09 p.m.

The City Clerk/Agency Secretary administered the oath of office to the Board Members and Alternate Board Members present, including Scott Anderson and Phonxay Keokham.

3. Election of Chair and Vice Chair for the Oversight Board; and, authorization and direction to the Secretary of the Successor Agency to the Manteca Redevelopment Agency to notify the California Department of Finance of the name of the Chair and other members of the Oversight Board.

ACTION: NOMINATE/APPOINT DARYLL QUARESMA CHAIRMAN OF THE OVERSIGHT BOARD. (Weatherford/Yatooma) The motion carried unanimously (6-0, Board Member Shields absent).

ACTION: NOMINATE/APPOINTMENT WILLIE WEATHERFORD VICE CHAIRMAN OF THE OVERSIGHT BOARD. (Thomas/Yatooma) The motion carried unanimously (6-0, Board Member Shields absent).

4. Receive and file report summarizing the Redevelopment Wind-Down Process.

The Executive Director introduced Marshall Linn, Chief Executive Officer of Urban Futures, Inc. Mr. Linn provided a brief history of the Manteca Redevelopment Agency, the original two-bill plan (AB X1 26 and AB X1 27), the lawsuit and its results, possible amendments to AB 26, the redevelopment wind down process, and Oversight Board responsibilities and procedural matters.

The Executive Director and Mr. Linn responded to questions of the Oversight Board.

Board Member Shields and Alternate Board Member Holbrook arrived at 2:45 p.m.

With no action necessary and no further discussion, the Oversight Board moved to the next item.

5. Discuss and set future meeting dates and adopt a resolution approving the Oversight Board bylaws.

The Executive Director introduced the item noting the need to select one day per month to meet and mentioned the proposed amendment to the bylaws, allowing the Oversight Board to appoint alternates.

ACTION: ADOPT RESOLUTION APPROVING THE OVERSIGHT BOARD BYLAWS, NOTING IN ARTICLE III, SECTION 1, MEETINGS: BOARD MEETINGS SHALL BE HELD THE 4TH TUESDAY OF EACH MONTH AT 2P.M. IN THE COUNCIL CHAMBERS AND, AMENDING ARTICLE IV SECTION 1, ALTERNATES: ALLOWING THE APPOINTMENT OF ALTERNATES TO THE BOARD BY THE OVERSIGHT BOARD. (Weatherford/Yatooma) The motion carried unanimously (7-0).

6. Adopt a resolution approving the Successor Agency to the Manteca Redevelopment Agency's Administrative Budgets for the following periods:
 - January 1 through June 30, 2012; and
 - July 1 through December 31, 2012.

The Executive Director provided the report on the Successor Agency Administrative Budgets. The Executive Director and the Finance Director responded to questions

of the Board related to the budget not fully covering the expenses noted and legal services.

Staff was asked to present the Board with options for legal representation at the next regular meeting.

ACTION: ADOPT A RESOLUTION APPROVING THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY'S ADMINISTRATIVE BUDGETS FOR THE FOLLOWING PERIODS: JANUARY 1 THROUGH JUNE 30, 2012; AND JULY 1 THROUGH DECEMBER 31, 2012. (Yatooma/Weatherford) The motion carried unanimously (7-0).

7. Adopt a resolution approving the Successor Agency to the Manteca Redevelopment Agency's Recognized Obligation Payment Schedules (ROPS) for the following periods:
 - January 1 through June 30, 2012; and
 - July 1 through December 31, 2012.

The Executive Director provided the report on the Successor Agency's Recognized Obligation Payment Schedules (ROPS). Staff responded to questions of the Board related to delaying action on the ROPS to allow additional time for review. The Board also requested financial information in the form of a balance sheet in the future.

ACTION: ADOPT A RESOLUTION APPROVING THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY'S RECOGNIZED OBLIGATION PAYMENT SCHEDULES (ROPS) FOR THE FOLLOWING PERIODS: JANUARY 1 THROUGH JUNE 30, 2012; AND JULY 1 THROUGH DECEMBER 31, 2012. (Quaresma/Khan) The motion carried unanimously (7-0).

8. Adjournment

With nothing further to come before the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency, Chairman Quaresma adjourned the meeting at 4:34 p.m.

**JOANN TILTON, MMC
AGENCY SECRETARY**

**DARYLL QUARESMA
CHAIRMAN**

A.02

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Karen L. McLaughlin, Successor Agency Executive Director

Date: May 14, 2012

Subject: Amended and Restated Oversight Board Bylaws

Recommendation:

Adopt a resolution approving the Amended and Restated Bylaws of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency.

Background:

At your April 24, 2012 meeting, the Oversight Board approved Bylaws of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency.

Although AB X1 26 ("AB 26") does not reference the adoption of bylaws by the Oversight Board, staff and the Successor Agency's legal counsel had prepared bylaws, describing the formal name and composition of the Oversight Board, schedule of meetings, and establishing a procedure for the appointment of alternates.

The bylaws approved at the April 24 meeting provide for the appointment of alternates "with consent of the Oversight Board." The Successor Agency's legal counsel has reviewed this action, and is recommending the consenting party be amended to reflect the specific individual defined in AB 26 as the person responsible for original appointments to the Oversight Board. The specific individuals who are responsible for making appointments to the Oversight Board are as follows:

- 1 appointed by the Mayor

- 1 member representing the employees of the former RDA – from the recognized employee organization representing the largest number of RDA employees
- 1 member appointed by County Board of Supervisors
- 1 member of the public appointed by the County Board of Supervisors
- 1 appointed by the largest special district, by property tax share, with territory located within the RDA
- 1 appointed by the County Superintendent of Education (or the Board of Education if the Superintendent is selected)
- 1 appointed by the Chancellor of the California Community Colleges

To be consistent with AB 26, and to avoid any potential challenge of any decision that is made by any alternate member, legal counsel is recommending the appointments of both the Oversight Board members and any alternates be made by the same individuals, as described above.

The only official appointments that have been made by the respective representatives for their designated positions are:

- Mayor Weatherford appointed Mayor Pro Tempore John Harris as the alternate for the Mayoral appointee
- The South San Joaquin Irrigation District (SSJID) Board of Directors appointed Board Member John Holbrook as SSJID's alternate to General Manager Jeff Shields
- County Superintendent of Education Mick Founts appointed Scott Anderson as the County Office of Education alternate to Assistant Superintendent James Thomas

Upon approval of these Amended and Restated Bylaws by the Oversight Board, they will be forwarded to the DOF for final approval.

Fiscal Impact:

There is no fiscal impact associated with establishing these Bylaws.

RESOLUTION NO. _____

**A RESOLUTION OF THE OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY
APPROVING AMENDED AND RESTATED BYLAWS
OF THE OVERSIGHT BOARD**

RECITALS:

A. The Oversight Board of the Successor Agency to the Manteca Redevelopment Agency desires to adopt bylaws.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The Amended and Restated Bylaws of the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency, attached hereto as Exhibit A, are hereby approved and adopted as the official Bylaws of the Oversight Board.

PASSED AND ADOPTED this _____ day of _____, 2012.

Chair

ATTEST:

Secretary

EXHIBIT A
Amended and Restated Bylaws of the Oversight Board of the Successor Agency
to the Manteca Redevelopment Agency

**AMENDED AND RESTATED BYLAWS OF THE OVERSIGHT BOARD
FOR THE SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY
(May 22, 2012)**

**ARTICLE I
THE OVERSIGHT BOARD**

Section 1. Name of Oversight. The name of the Oversight Board shall be the “Oversight Board for the Successor Agency to the Manteca Redevelopment Agency.”

Section 2. Office of Oversight Board. The office of the Oversight Board shall be at the offices of the Secretary of the Successor Agency to the Manteca Redevelopment Agency.

**ARTICLE II
OFFICERS**

Section 1. Officers. The officers of the Oversight Board shall be a Chair, a Vice-Chair and a Secretary.

Section 2. Chair. The Chair shall be selected by the members of the Oversight Board. The Chair shall preside at all meetings of the Oversight Board.

Section 3. Vice-Chair. The Vice-Chair shall be selected by the members of the Oversight Board. The Vice-Chair shall perform the duties of the Chair in the absence or incapacity of the Chair.

Section 4. Secretary. The Secretary shall be the then current Secretary of the Successor Agency to the Manteca Redevelopment Agency. The Secretary shall keep the records of the Oversight Board, shall act as Secretary of the meetings of the Oversight Board and record all votes, and shall keep a record of the proceedings of the Oversight Board in the form of minutes to be kept for such purpose, and shall perform all duties incident to the office of Secretary.

**ARTICLE III
MEETINGS**

Section 1. Applicability of Ralph M. Brown Act. Meeting of the Oversight Board shall be held, notice given and the business of the Oversight Board conducted, all as provided in the Ralph M. Brown Act (California Government Code Section 54950, et seq.). Regular meetings of the Oversight Board shall be held on the fourth Tuesday of each month at 2:00 p.m. in the City Council Chambers.

Section 2. Quorum. Four members of the Oversight Board shall constitute a quorum for the transaction of business, but a smaller number may adjourn a meeting from time to time until a quorum is obtained. Action may be taken by the Oversight Board upon a vote of a majority of its total membership.

Section 3. Manner of Voting. The manner of voting on resolutions and on other matters shall be as prescribed by the Chair.

ARTICLE IV
ALTERNATE MEMBERS OF THE BOARD

Section 1. Alternates. Each member of the Board may, with the consent of the person or entity appointing the member, designate an alternate to attend meetings of the Oversight Board and act in his or her place and stead.

A.03

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Karen L. McLaughlin, Successor Agency Executive Director

Date: May 15, 2012

Subject: Cooperative Agreement for Advance and Reimbursement of Administrative, Overhead and Other Expenses Between the City and the Successor Agency

Recommendation:

Approve the Cooperative Agreement for Advance and Reimbursement of Administrative, Overhead, and Other Expenses between the City and the Successor Agency.

Background:

Upon dissolution of the Manteca Redevelopment Agency on February 1, 2012 pursuant to AB X1 26, the Successor Agency to the Manteca Redevelopment Agency was constituted and is governed by a board of directors consisting of the members of the City Council.

Pursuant to AB X1 26, the Successor Agency is required to undertake a number of actions related to winding down the affairs of the former Redevelopment Agency. For example, the Oversight Board may direct the staff of the Successor Agency to perform work in furtherance of the Oversight Board's duties and responsibilities under AB X1 26 and the Successor Agency must pay for all of the costs of meetings of the Oversight Board. In addition, the Successor Agency will have a number of ongoing responsibilities, such as paying debt service on enforceable obligations of the former Redevelopment Agency and preparing an administrative budget and Recognized Obligation Payment Schedule (ROPS) for each six-month fiscal period.

Each proposed administrative budget must include all of the following:
(1) estimated amounts for Successor Agency administrative costs for the

applicable six-month fiscal period; (2) proposed sources of payment for the administrative costs; and (3) proposals for arrangements for administrative and operations services provided by the City or other entity.

AB X1 26 provides that the Successor Agency may include the cost of Oversight Board meetings in its administrative budgets, but otherwise does not specify which expenses are appropriate for including in the administrative budget. However, allowable administrative expenses likely include, among others, the value of City staff, including employee retirement and other benefits, necessary for the administration and operations of the Successor Agency; and the cost of other resources of the City necessary for the administration and operations of the Successor Agency, such as office space, supplies, equipment, utilities, and insurance. Staff recommends that the Successor Agency and the City enter into an agreement whereby the City will advance these costs to the Successor Agency.

AB X1 26 provides for an “Administrative Cost Allowance” to annually be paid to the Successor Agency of not less than \$250,000 a year (although this likely will not commence until fiscal year 2012-13). However, in the event there are insufficient funds to pay the former Redevelopment Agency’s enforceable obligations, some or all of the Administrative Cost Allowance will be used to pay for the enforceable obligations, and these funds will not be available for administrative expenses of the Successor Agency.

The Administrative Cost Allowance will exclude any administrative costs that can be paid from bond proceeds or from sources other than property tax. However, the use of bond proceeds to pay administrative expenses is subject to certain limitations.

The Cooperative Agreement provides for the Successor Agency to use the City’s staff, facilities, and other resources for the administration and operations of the Successor Agency and for the Successor Agency to reimburse the City for such advances. The Cooperative Agreement will be presented to the City Council and the Successor Agency for approval on May 15. If approved, the Agreement must then be approved by the Oversight Board.

There will be no new environmental impact associated with adoption of the attached resolution.

Fiscal Impact:

As discussed above, AB X1 26 provides for the Successor Agency to receive an annual Administrative Cost Allowance of not less than

\$250,000 (but likely not until fiscal year 2012-13). However, the allowances are subject to reduction if there are insufficient funds to pay for the former Redevelopment Agency's enforceable obligations.

COOPERATIVE AGREEMENT FOR ADVANCE AND REIMBURSEMENT OF
ADMINISTRATIVE, OVERHEAD AND OTHER EXPENSES

This COOPERATIVE AGREEMENT FOR ADVANCE AND REIMBURSEMENT OF ADMINISTRATIVE, OVERHEAD AND OTHER EXPENSES (this "Agreement") is entered into as of February 1, 2012, by and between the City of Manteca the "City") and the Successor Agency to the Manteca Redevelopment Agency (the "Successor Agency").

RECITALS:

- A. The Successor Agency is required to undertake a number of actions pursuant to Part 1.85 of the Community Redevelopment Law (commencing with Health and Safety Code Section 34170) ("Part 1.85"), including winding down the affairs of the former Manteca Redevelopment Agency ("Agency") pursuant to Health and Safety Code Section 34177(h).
- B. Pursuant to Health and Safety Code Section 34171(d)(1)(F), contracts or agreements necessary for the administration or operation of the Successor Agency are enforceable obligations.
- C. Pursuant to Health and Safety Code Sections 34178(a) and 34180(h), with the approval of the oversight board, the Successor Agency may enter into agreements with the City.
- D. In connection with the administration and operations of the Successor Agency, the Successor Agency is and will be utilizing the staff, facilities, and other resources of the City.
- E. The City Manager of the City serves as Executive Director of the Successor Agency, the Finance Director serves as Finance Officer of the Successor Agency, and the City Clerk serves as Secretary to the Successor Agency. Planning, finance, engineering, public works, and other City departments devote and are expected to devote substantial time with respect to the administration and operations of the Successor Agency, including gathering information relating to the Agency's enforceable obligations, conferring with public officials representing governmental agencies, and undertaking other activities in connection with winding down the affairs of the Agency.
- F. By providing and making available to the Successor Agency the staff, facilities, services, and other resources of the City, including, without limitation, consultants, legal counsel, office space, equipment, supplies, and insurance, necessary to the administration and operations of the Successor Agency, the City has advanced and will continue to advance the cost of the foregoing to the Successor Agency.
- G. The City and the Successor Agency desire to enter into this Agreement to acknowledge the foregoing recitals and to provide for an appropriate method of reimbursement of such advances by the Successor Agency to the City.

NOW, THEREFORE, THE PARTIES DO HEREBY AGREE AS FOLLOWS:

Section 1. The City shall make available to the Successor Agency its staff, facilities, services, and other resources, including, without limitation, consultants, legal counsel, office space, equipment, supplies, and insurance, necessary to the administration and operations of the Successor Agency. The Successor Agency shall have access to the foregoing staff, facilities, services, and other resources of the City.

Section 2. The value of the City staff, including all employee retirement and other benefits, facilities, services, and other resources of the City, including, without limitation, office space, equipment, supplies, and insurance, necessary to the administration and operations of the Successor Agency made, and to be made, available to the Successor Agency for each six-month fiscal period beginning with the fiscal period commencing on January 1, 2012 and ending on June 30, 2012, determined in accordance with Section 3 hereof, shall constitute an advance to the Successor Agency by the City for each six-month fiscal period, to be repaid in accordance with Section 4 of this Agreement.

Section 3. The City Manager has prepared a cost accounting plan attached hereto as Exhibit A and incorporated herein by reference, based upon reasonable allocations and generally accepted cost accounting principles, documenting the value of the City staff, including all employee retirement and other benefits, and the facilities, services, and other resources of the City made, or to be made available, to the Successor Agency pursuant to Section 1 hereof for each six-month fiscal period beginning with the fiscal period commencing on January 1, 2012 and ending on June 30, 2012. For each six month fiscal period, or such other times as the City Manager deems appropriate, the City Manager shall review the cost accounting plan for its accuracy in reflecting the value of City staff and resources advanced to the Successor Agency. The City Manager shall revise the cost accounting plan as he or she determines is necessary based on such periodic review.

Section 4. Within a reasonable time following the end of each six month fiscal period, beginning with the fiscal period commencing on January 1, 2012 and ending on June 30, 2012, the Successor Agency shall pay the City the amount of the reimbursement set forth in Exhibit A from available funds of the Successor Agency. In the event that insufficient funds are available to the Successor Agency, any unpaid amounts shall be carried over to the next six-month fiscal period.

Section 5. The parties hereto agree to take all appropriate steps and execute any documents which may reasonably be necessary or convenient to implement the intent of this Agreement.

Section 6. Each party shall maintain books and records regarding its duties pursuant to this Agreement. Such books and records shall be available for inspection by the officers and agents of the other party at all reasonable times.

Section 7. This Agreement is made in the State of California under the Constitution and laws of the State of California, and is to be so construed.

Section 8. This Agreement will be become effective upon approval of the Oversight Board to the Successor Agency.

Section 9. This Agreement may be amended at any time, and from time to time, by an agreement executed by both parties to this Agreement and approved by the Oversight Board to the Successor Agency.

SUCCESSOR AGENCY TO THE MANTECA
REDEVELOPMENT AGENCY

By _____
Chairman

ATTEST:

Agency Secretary

CITY OF MANTECA

By _____
Mayor

ATTEST:

City Clerk

APPROVED:

Oversight Board of the Successor
Agency to the Manteca
Redevelopment Agency

Date

Exhibit A

Cooperative Agreement for the Advance and Reimbursement of Administrative Overhead and Expenses Cost Allocation Plan for Reimbursement of Salaries

Department	Position	% Allocation of Salaries and Benefits
City Management		
	City Manager	25%
Finance		
	Finance Director	20%
	Deputy Finance Director	10%
	Senior Accounting Technician	3%
	Senior Accounting Technician	4%
	Payroll Technician	5%
	Project Analyst(2)	4%
City Clerk/Legislative		
	City Clerk	25%
	Project Analyst (City Clerk)	30%
	Administrative Technician	10%
	Administrative Assistant I	10%
Human Resources & Risk Mgmt		
	Admin Services Director	3%
	Administrative Assistant (2)	3%
	Administrative Technician	3%
	Human Resources Manager	3%
Information Technology		
	GIS Analyst	5%
	GIS Specialist II	3%
	Information Tech Manager	5%
	IT Systems Engineer	1%
	IT Systems Engineer	5%
	Network Technician II	5%
Community Development		
	Planning Manager	30%
	Assistant Planner (2)	30%
	Senior Planner (2)	30%
	Administrative Assistant	30%
Economic Development		
	Economic Development Manager	100%
Building Safety		
	Senior Plan Check Engineer	30%
	Building Inspectors (4)	30%
Engineering		
	Public Works Director	5%
	Deputy Director Construction	5%
Code Enforcement/Fire Inspection		
	Code Enforcement Supervisor	100%
	Fire Inspector	100%

Additional support costs for professional services and materials/supplies will be assessed based on the approved Administrative Budget.

B.01

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Karen L. McLaughlin, Successor Agency Executive Director
Don Smail, Economic Development Manager

Date: May 15, 2012

Subject: History of Redevelopment in Manteca

Recommendation:

Receive presentation on the history of Redevelopment in Manteca.

Background:

At the last Oversight Board meeting, several members requested staff present an overview and brief history of Redevelopment in Manteca. Staff will have a brief PowerPoint presentation to share at the May 22 Oversight Board meeting.

Fiscal Impact:

None.

SUMMARY OF REDEVELOPMENT BENEFITS AND IMPACTS FOR THE CITY OF MANTECA 1986 - 2012

Manteca Oversight Board

May 22, 2012

City Council Chambers



PRESENTATION SUMMARY

1. Redevelopment history in Manteca
2. What have been the goals of redevelopment?
3. Examples of Manteca's Accomplishments
4. Affordable Housing
5. Questions

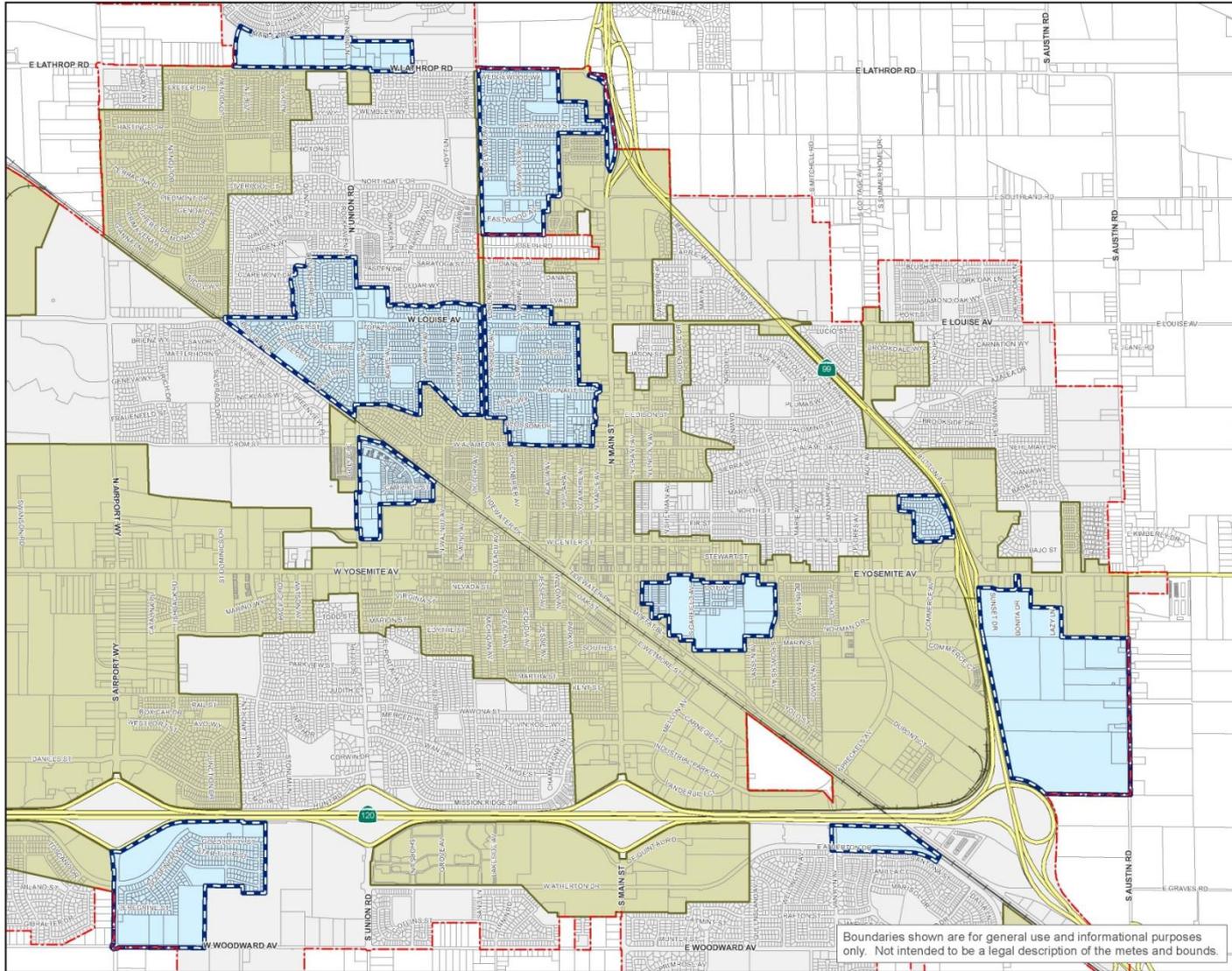


REDEVELOPMENT IN MANTECA

- **Project Area #1 established in 1986 (1,242 acres)**
- **Project Area #2 established in 1993 (1,970 acres)**
- **Project Areas #1 and #2 merged in 1999**
- **2003 Amendment added more territory (810 acres)**
- **2005 Amendment added more territory (89 acres)**
- **Project Area #3 established in 2011 (1,100 acres)**

In total, 5,204 acres (44%) of Manteca's current city limits is located in a former Redevelopment Project Area.





LEGEND

- Manteca City Limits
- Freeways
- Railroads
- Merged Project Area
- Proposed Project Area

2,000 1,000 0 2,000
 Feet

Manteca Redevelopment Agency

PROPOSED MANTECA REDEVELOPMENT
PROJECT NO. 3

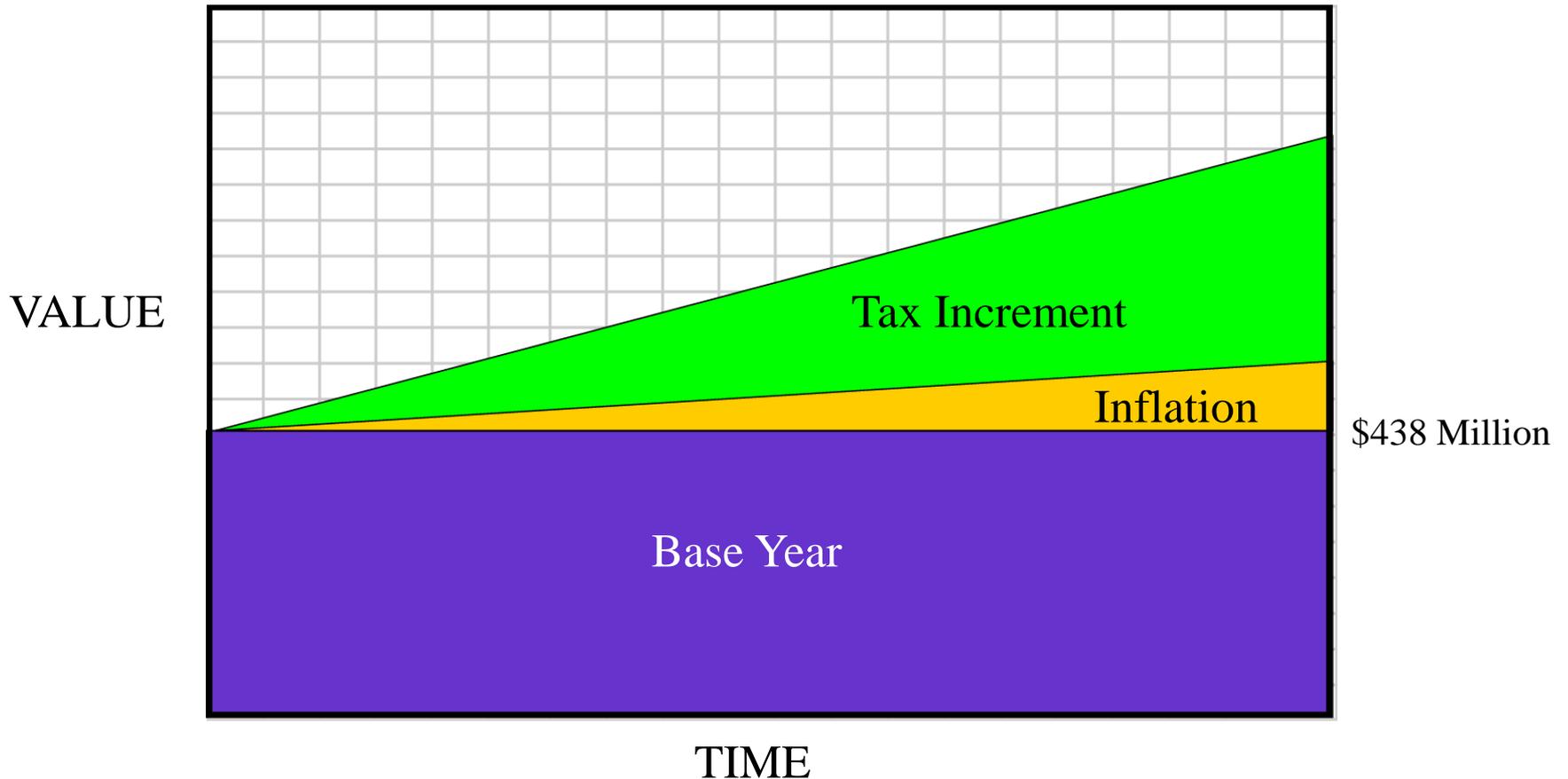
PROPOSED PROJECT AREA MAP

UFI URBAN FUTURES | Incorporated

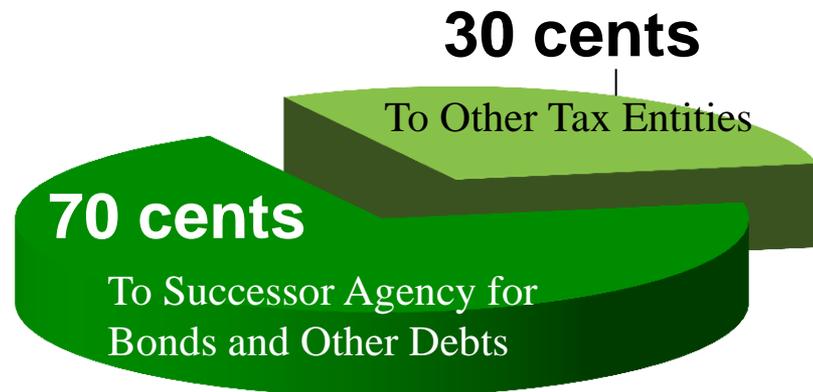
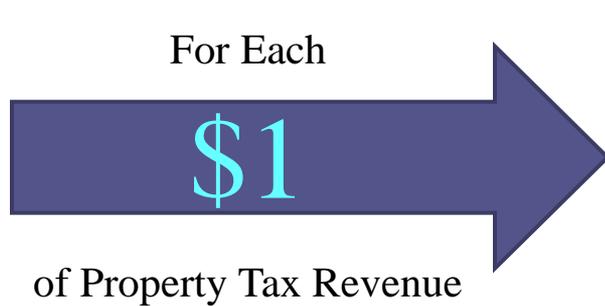
Prepared By: Urban Futures, Inc. File: MT_PA_v2.mxd
 Map Data Source: City of Manteca Date: 11/09/10

Boundaries shown are for general use and informational purposes only. Not intended to be a legal description of the metes and bounds.

HOW WAS REDEVELOPMENT FUNDED?



HOW DOES THE MONEY GET DIVIDED? - BEFORE, DURING AND AFTER RDA WIND DOWN -



HOW HAS THE MONEY BEEN INVESTED IN MANTECA?



• **Infrastructure/Community Facilities**

- Streets, Curbs, Gutters & Sidewalks
- Water and Sewer
- Police & Fire Stations
- Other Public Facilities
- Park Improvements



• **Economic Development**

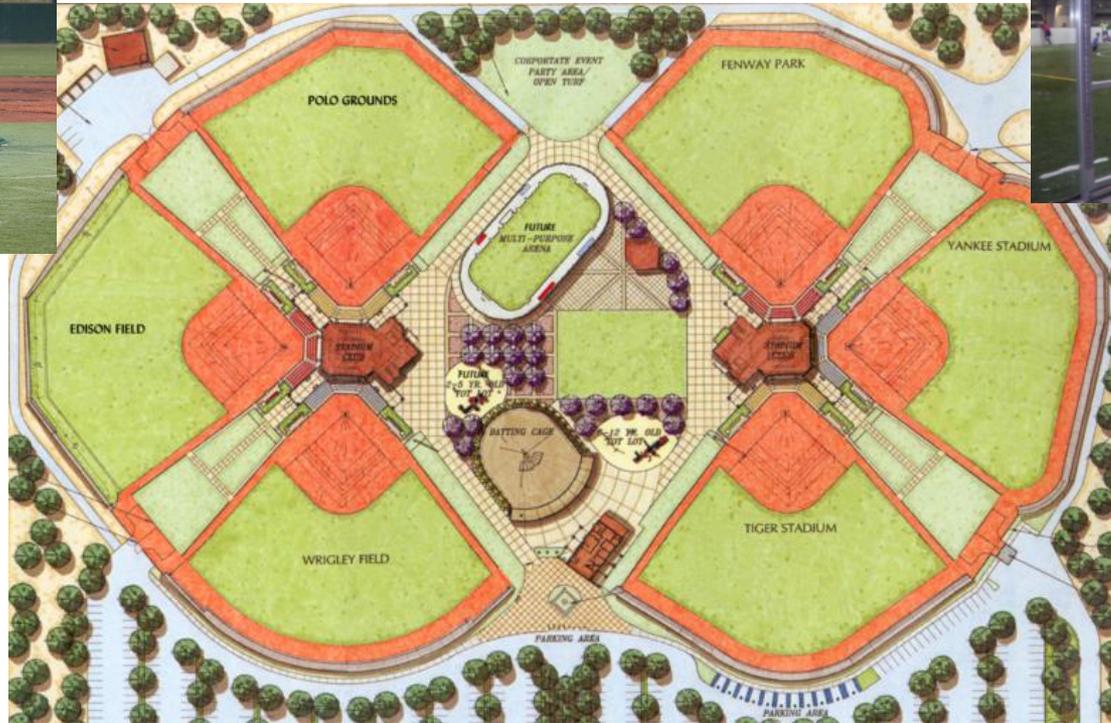
- Business Retention
- Business Expansion
- Business Attraction
- Job Creation



• **Housing**

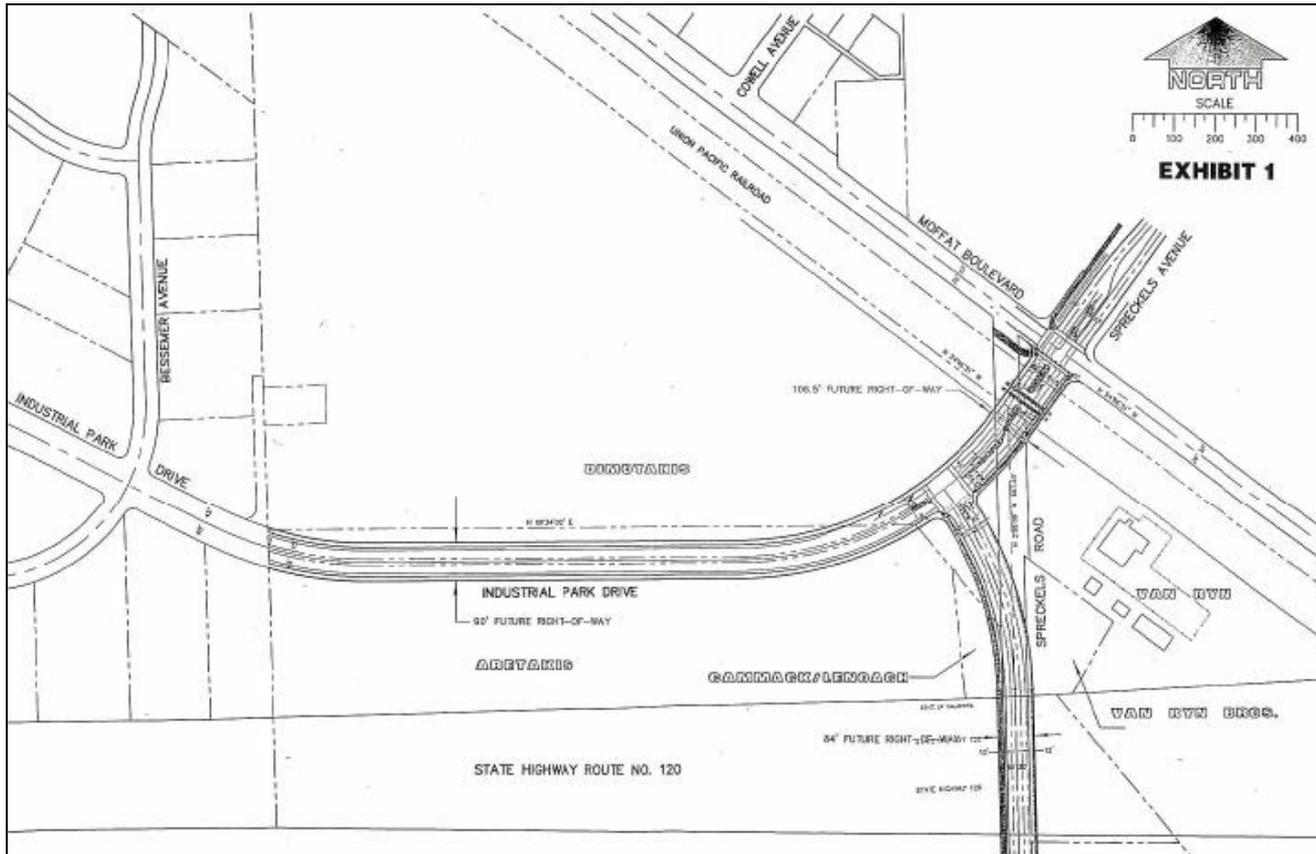
- Home Loans
- Rehabilitation Loans/Grants
- Developer Assistance
- Affordability Programs
- Stabilize Property Values

BIG LEAGUE DREAMS SPORTS PARK



RDA Funding: \$27,601,846

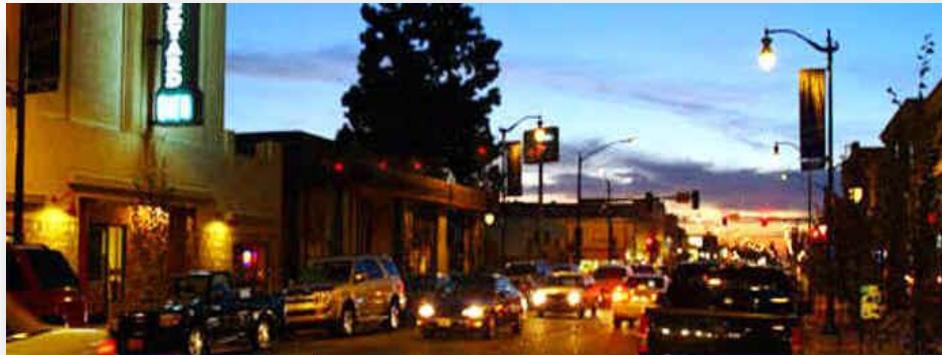
INDUSTRIAL PARK DRIVE EXTENSION



RDA Funding: \$2,534,507

OTHER INFRASTRUCTURE PROJECTS

- **SOUTH UNION / ATHERTON : \$9 MILLION**
- **AIRPORT/DANIELS AREA IMPROVEMENT: \$15 MILLION**
- **NEIGHBORHOOD SIDEWALK INSTALLATION: \$460,503**
- **HWY 99/E YOSEMITE INTERCHANGE IMPROVEMENTS: \$1 MILLION**
- **MOFFAT BOULEVARD IMPROVEMENTS: \$1.6 MILLION**
- **DOWNTOWN STREETScape BEAUTIFICATION: \$3.7 MILLION**



KEY REDEVELOPMENT PROJECTS

Private:

- Spreckels Park (367 acres) - infrastructure loan
- El Rey Theater (Kelly Bros. Brewing Co.) - renovation
- Mission Ridge Plaza (Wal-Mart, Mervyns, etc.) - land acquisition
- Bishop Industries (Manteca Industrial Park) - land acquisition
- Mountain Valley Express (Manteca Industrial Park) facility
- Business Development Loans
 - * Tubbs & Sons Electric
 - * Tipton's Stationary & Gifts
 - * Precision Automotive
- Ford Parts Distribution Center - fee reduction
- Target Retail Store - fee reduction
- Bass Pro Shops/Promenade Outlet Stores – infrastructure and land assistance



KEY REDEVELOPMENT PROJECTS (CONT.)

Public:

- **Tidewater Bikeway land acquisition (loan to project \$500,000)**
- **Downtown parking lots**
- **Downtown beautification**

Affordable Housing:

- **Cedar Glen – 66 single family homes**
- **Union Court – 68 refurbished multi-family units**
- **Almond Terrace – 50 senior apartments**
- **Hope Family Shelter – renovation of abandoned senior center**
- **Affirmed Housing – 52 affordable senior units**

EXAMPLES OF MANTECA'S ACCOMPLISHMENTS

Housing

- Down payment assistance
- Residential rehabilitation
- Senior housing rehabilitation
- Workforce housing projects

*Magnolia Court Apartments
777 N. Grant Street*



Courtesy Affirmed Housing Group

EXAMPLES OF MANTECA'S ACCOMPLISHMENTS

Economic Development

- Development of Spreckels Park commercial/industrial center
- Development of Big League Dreams and Stadium Center
- Promenade Outlets/Bass Pro Shop
- Façade improvement program

*AMC Showplace
848 Lifestyle Street*



EXAMPLES OF MANTECA'S ACCOMPLISHMENTS

(CONT.)

Public Infrastructure & Facilities

- Street, water, sewer, and drainage improvements
- Downtown infrastructure and sidewalk improvements
- Public safety improvements
- Park improvements



HOUSING FUNDING

- Redevelopment Agencies were required to “set-aside” at least 20% of their gross tax increment revenue for the purpose of increasing, improving, or preserving the local supply of housing affordable to low- and moderate-income families.



SINGLE- FAMILY HOUSING REHABILITATION

- Two assistance programs still operational
- Assistance = loans and/or grants for homeowners
- Emphasis on code corrections, emergency repairs, home repainting, roof replacements, sewer connections, public right-of-way appearance, etc.



HOME BUYER ASSISTANCE

- Home buyer assistance available
- Assistance = loans
- Below market-rate down payment assistance for up to 10% of purchase price, terms up to 30 years,
- New programs for foreclosure avoidance/remediation



HOUSING DEVELOPMENT ASSISTANCE

- Objective is to assist in the development of new workforce housing and senior housing projects.
- Assistance has been based on project need and is different in each case.



QUESTIONS

Are there any comments or questions?

B.02

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Karen L. McLaughlin, Successor Agency Executive Director

Date: May 14, 2012

Subject: Legal Counsel for Oversight Board

Recommendation:

Receive report on contract for legal services for Oversight Board, and provide direction to staff as appropriate.

Background:

At your April 24, 2012 meeting, the Oversight Board requested staff evaluate whether legal representation for the Oversight Board should be considered and, if so, whether there might be some advantage to “pooling” a contract for such representation would be advisable.

Staff contacted the other three Successor Agencies in the County (Stockton, Tracy and Ripon), and asked whether their Oversight Boards had considered legal representation, whether pooled or separate. Two responded: One indicated they weren’t opposed to the concept of pooling legal counsel, provided the selected firm doesn’t have a conflict with any of the agencies. The other said they were not convinced the Oversight Board would need legal counsel but, rather, they said they believe any legal issues that may arise for individual Board members should be borne by the agency that appointed them.

Staff also consulted with the Successor Agency legal counsel, who questioned whether the concept of pooled legal counsel is wise, given the potential for conflicting advice based on individual circumstances specific to any one Oversight Board vs. another. Counsel also indicated it may be more important for the agencies represented on the Oversight Board to consult with their respective agencies’ legal counsel on matters related to

their work on the Oversight Board. Because the scope of authority for an Oversight Board is so specifically defined within AB X1 26 (“AB 26”), legal representation could likely be better served for individual agencies, rather than the Oversight Board as a whole.

The position of the Successor Agency is that the cost of legal counsel for the Oversight Board does not and should not be paid for by the Successor Agency out of the Successor Agency’s Administrative Budget or otherwise. Rather, the position of the Successor Agency is that the cost of legal counsel should be shared among all of the taxing agencies in proportion to their 1% of general property tax levy.

Fiscal Impact:

Staff estimates the cost to hire legal counsel could be approximately \$10,000 per year, depending on the number of issues that need to be reviewed by counsel. This money would likely come from the Successor Agency’s Administrative funding, thereby reducing the amount available to offset its own costs associated with winding down the redevelopment agency.

B.03

OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY
TO THE MANTECA REDEVELOPMENT AGENCY

To: Members of the Oversight Board

From: Karen L. McLaughlin, Successor Agency Executive Director
Suzanne Mallory, Finance Director

Date: May 15, 2012

Subject: Financial Position of the Successor Agency to the Manteca
Redevelopment Agency

Recommendation:

Receive and file balance sheets for the Successor Agency to the Manteca Redevelopment Agency as of April 30, 2012.

Background:

At the last Oversight Board meeting, several members requested staff prepare balance sheets for the Successor Agency.

Balance sheets have been prepared showing the financial position of the Successor Agency as of its formation on February 1, 2012 and as of April 30, 2012.

Fiscal Impact:

None.

Successor Agency to the Manteca Redevelopment Agency
Balance Sheets
As of April 30, 2012

	February 1, 2012	April 30, 2012
Assets		
Current assets:		
Cash ⁽¹⁾	1,533,700.94	420,477.18
Fiscal Agent Cash ⁽¹⁾	10,490,887.15	10,322,092.49
Market Value Change	7,035.00	7,035.00
Accounts receivable	-	-
Pre-paid expenses	0.04	0.04
Other	-	-
Total current assets	\$ 12,031,623.13	\$ 10,749,604.71
Long Term Assets		
Advances to City	1,700,000.00	1,700,000.00
Loans Receivable	1,825,477.05	1,825,477.05
Net Long Term Assets	\$ 3,525,477.05	\$ 3,525,477.05
Total assets	\$ 15,557,100.18	\$ 14,275,081.76
Liabilities and fund balance		
Current liabilities:		
Accounts payable	60,823.67	59,934.47
Miscellaneous trust	5,000.00	5,000.00
Deferred Revenue	1,825,477.05	1,825,477.05
Advance from housing increment	-	650,000.00
Total current liabilities	\$ 1,891,300.72	\$ 2,540,411.52
Fund Balance		
Reserved	3,174,912.31	1,412,577.75
Reserved for Debt Service	10,490,887.15	10,322,092.49
Total fund balance	\$ 13,665,799.46	\$ 11,734,670.24
Total liabilities and fund balance	\$ 15,557,100.18	\$ 14,275,081.76

⁽¹⁾ In March 2011, the Manteca Redevelopment Agency transferred \$14,829,794.60 in tax increment and \$43,670,205.40 to the City of Manteca per an Advance and Reimbursement City and the Manteca Redevelopment Agency for reimbursement of future infrastructure projects. Funds are being held in reserve with the City pending further direction from the State of California.