

KERMAN REDEVELOPMENT AGENCY

AGENDA

**October 21, 2009– Regular Meeting
6:30 PM**

**Kerman City Hall
850 S. Madera Avenue
Kerman, CA 93630**

Agency Members: Chairperson Trinidad Rodriguez, Richard Stockwell, Raj Dhaliwal, Jack Sidhu, Charlie Jones.

City meetings are intended to be accessible to all persons. Please let us know if you require any accommodation to allow you to access and participate in this meeting. For assistance, please call (559) 846-9380 two days prior to the meeting.

Materials related to an item on this agenda that are public documents and are submitted after distribution and posting of the agenda are available for public inspection in the City Clerk's office at 942 South Madera Avenue, Kerman, during normal business hours. Documents that are public documents provided by others during a meeting will be available at the same location during business hours after the meeting.

Present:

Absent:

Also Present:

WELCOME – Chairperson Trinidad M. Rodriguez

CALL TO ORDER

ROLL CALL –

A. AGENDA APPROVAL

B. MINUTES – Last Regular Meeting & Special Called Meeting

September 16, 2009

October 7, 2009 Special Meeting

C. REQUEST TO ADDRESS AGENCY

This portion of the meeting is reserved for members of the public to address the Redevelopment Agency on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Redevelopment Agency. Speakers shall be limited to three minutes. It is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Redevelopment Agency on items on the Agenda should notify the Chairperson when that Agenda item is called, and the Chairperson will recognize your discussion at that time. It should be noted that the Redevelopment Agency is prohibited by law from taking any action on matters discussed that are not on the Agenda. Speakers are asked to please use the microphone, and provide their name and address.

D. PUBLIC HEARINGS

E. ORDER OF BUSINESS

1. Agency Treasurer's Report:

Nos. 1029 - 1039 \$40,062.91

F. WRITTEN COMMUNICATIONS

G. REQUEST FOR CLOSED SESSION

- 1. Government Code Section 54956.8, Real Property Negotiations; Property: Lot 1 - APN 023-213-7's, Lot 2 - APN 023-236-2's, Chief Negotiator; Kerman RDA Executive Director, Ron Manfredi**

H. ADJOURNMENT

AGENDA POSTING CERTIFICATION

I, L. RENEE HOLDCROFT, Secretary for the City of Kerman Redevelopment Agency, do hereby declare under penalty of perjury that I caused the above agenda to be posted at Kerman City Hall, 850 So. Madera Avenue, and at Kerman Community/Teen Center, 15101 Kearney Plaza, Kerman CA., at least 72 hours before the meeting for which this agenda was prepared.

Date: _____

L. Renee Holdcroft
City Clerk

KERMAN REDEVELOPMENT AGENCY

MINUTES

September 16, 2009– Regular Meeting
6:30 PM

Kerman City Hall
850 S. Madera Avenue
Kerman, CA 93630

Agency Members: Chairperson Trinidad Rodriguez, Richard Stockwell, Raj Dhaliwal, Jack Sidhu, Charlie Jones.

Present: Chairperson Rodriguez, Board Members Dhaliwal, Jones, Sidhu, Stockwell.

Absent: None

Also Present: City Manager, City Attorney, City Clerk, City Engineer, Chief of Police, Finance Director, Planning Director, Public Works Director

Voting Key:
Yes-No-Absent-(Abstain
- if necessary)

WELCOME – Chairperson Trinidad M. Rodriguez

CALL TO ORDER

6:40 p.m.

ROLL CALL – Agency Secretary Renee Holdcroft

Performed

A. AGENDA APPROVAL

Approved: CJ/RS (5-0)

B. MINUTES – Last Regular Meeting Minutes 8-19-09

Approved: CJ/RS (5-0)

C. REQUEST TO ADDRESS AGENCY

D. PUBLIC HEARINGS

None

E. ORDER OF BUSINESS

1. Agency Treasurer’s Report: Warrant Nos. 1023-1028 \$100,140.52

Approved: JS/CJ (5-0)

2. Schedule Special RDA Meeting for October 7, 2009 for the Sale of RDA House. [LP]

Approved: JS/RD (5-0)

Recommendation: That the Board of Directors schedule a special Kerman RDA meeting for October 7, 2009 to approve the sale of the RDA house.

2. Kerman Unified School District (KUSD) Request to Amend FY 09/10 Redevelopment Agency (RDA) KUSD Recreation Facilities Increment Budget (62 9093) and Five Year Capital Improvement Plan (CIP) [RM]

Approved: CJ/RS (5-0)

Recommendation: RDA Board approve Kerman Unified School District (KUSD) Request to Amend FY 09/10 Redevelopment Agency

(RDA) KUSD Recreation Facilities RDA Increment Budget and Five Year Capital Improvement Plan (CIP)

- F. WRITTEN COMMUNICATIONS**
- G. REQUEST FOR CLOSED SESSION**
- H. ADJOURNMENT**

6:57

NOTICE AND CALL OF SPECIAL MEETING:

Notice is hereby given that a special meeting of the RDA of the City of Kerman will be held on Oct 7, 2009 at 6:30 pm. Address and meeting items listed below.

KERMAN REDEVELOPMENT AGENCY	AGENDA
October 7, 2009– Special Meeting	Kerman City Hall
6:30 PM	850 S. Madera Avenue
	Kerman, CA 93630
Agency Members: Chairperson Trinidad Rodriguez, Richard Stockwell, Raj Dhaliwal, Jack Sidhu, Charlie Jones.	
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Present: Chairperson Rodriguez, Board Members Dhaliwal, Jones, Sidhu, Stockwell.

Absent: None

Also Present: City Manager, City Attorney, City Clerk, City Engineer, Chief of Police, Finance Director, Planning Director, Public Works Director

Voting Key:
Yes-No-Absent-
(Abstain - if
necessary)

WELCOME – Chairperson Trinidad M. Rodriguez

CALL TO ORDER

6:30 pm

ROLL CALL –

All present

A. AGENDA APPROVAL

Approved CJ/JS
(5-0)

B. MINUTES – Last Regular Meeting

No minutes to
approve

C. REQUEST TO ADDRESS AGENCY

None

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D. PUBLIC HEARINGS

1. Public Hearing: Approve Resolution Authorizing the Sale of Single Family Dwelling located at 15412 W. California Avenue and direct the Executive Director to sign the purchase agreement and any related documents necessary to close the sale. [LP]

Combined PH
with CC
Open PH 6:38
pm Close 6:38
Approved: CJ/JS
(5-0)

As detailed in the staff report enclosed with your agenda packet, the Redevelopment Agency of the City of Kerman is proposing to sell the single family dwelling located at 1514 W. California to persons of low or moderate income. The Kerman RDA acquired the property from the City of Kerman and subsequently entered into a partnership with the Kerman Unified School District Construction Trades Program to construct a single family dwelling on the lot.

The home is complete and ready for sale. The terms of sale as previously approved by the Board of Directors are summarized as follows:

- * Sale price was set at \$120,000*
- * Sale restricted to persons of low or moderate income (per HUD Income Limits)*
- * Qualified buyer(s) to receive a "land write down" of up to \$30,000*
- * Land write-down to be structured as a loan amortized over 10 year at 5% annual interest*

Recommendation: That the Board of Directors conduct a public and adopt resolution approving the sale of single family dwelling located at 15412 W. California and authorize the Executive Director to sign the purchase agreement and any related documents necessary to close the sale.

E. ORDER OF BUSINESS

None

Agency Treasurer's Report

F. WRITTEN COMMUNICATIONS

None

G. REQUEST FOR CLOSED SESSION

None

H. ADJOURNMENT

6:40 pm

Run date: 10/14/2009 @ 09:51
 Bus date: 10/14/2009

City of Kerman
 Check - Complete Detail

CVCB RDA

Check-Run	Seq#	Date	Vendor / Name / Obligat'n	Description	Net amount	Invoice number
1029- 1527	1	9/15/2009	3219 CALIFORNIA CONSULTING, LLC			
	1		39230 MO RETAINER/SEPT 09		1,482.80	8/31/09 RDA
1029- 1527	1	9/15/2009	Logged	*** Total ***	1,482.80	
1030- 1527	2	9/15/2009	10028 HENRY, LOGOLUSO, & BLUM			
	2		39229 RDA ONGOING/RESOLUTION		36.00	16058
1030- 1527	2	9/15/2009	Logged	*** Total ***	36.00	
1031- 1529	1	9/18/2009	1058 AMERIPRIDE UNIFORM SERVICES			
	1		39288 RDA UNIFORM EXP		30.00	8/31/09
1031- 1529	1	9/18/2009	Logged	*** Total ***	30.00	
1032- 1529	2	9/18/2009	3143 CITY OF KERMAN			
	2		39287 REIMBURSE PAYROLL EXP		6,607.88	P/E 9/11/09
1032- 1529	2	9/18/2009	Logged	*** Total ***	6,607.88	
1033- 1531	1	9/25/2009	3143 CITY OF KERMAN			
	1		39354 REIMBURSE PAYROLL EXP		6,735.92	P/D 9/25/09
1033- 1531	1	9/25/2009	Logged	*** Total ***	6,735.92	
1034- 1531	2	9/25/2009	3134 CSJVRMA			
	2		39310 2ND QTR DEPOSITS FY09/10 RDA		1,315.44	RMA-2010-0085 R
1034- 1531	2	9/25/2009	Logged	*** Total ***	1,315.44	
1035- 1531	3	9/25/2009	25001 YAMABE & HORN ENGINEERING			
	3		39332 CTC PARKING LOT ADDITION/ENGIN		1,695.00	25905
1035- 1531	3	9/25/2009	Logged	*** Total ***	1,695.00	
1036- 1534	1	10/06/2009	899 A1 DUCT RATING			
	1		39428 HERS TESTING/CF-4R CERT		225.00	1392
1036- 1534	1	10/06/2009	Logged	*** Total ***	225.00	
1037- 1534	2	10/06/2009	11899 L & S PAVING, INC			
	2		39429 CTC PARKING LOT EXPANSION		9,840.60	PP #1
1037- 1534	2	10/06/2009	Logged	*** Total ***	9,840.60	
1038- 1536	1	10/13/2009	3143 CITY OF KERMAN			
	1		39472 REIMB/CTC PARKING LOT EXPENSES		2,172.00	TECHNICON
	1		39474 REIMB PAYROLL EXP 10/9/09		6,593.77	P/D 10/9/09
	1		39475 4TH QUARTER ALLOC/TECH/ADMIN/V		3,232.50	4TH QTR 09
1038- 1536	1	10/13/2009	Logged	*** Total ***	11,998.27	
1039- 1536	2	10/13/2009	10028 HENRY, LOGOLUSO, & BLUM			
	2		39473 RDA LEGAL SVC / SEPT 09		96.00	16175
1039- 1536	2	10/13/2009	Logged	*** Total ***	96.00	

CVCB RDA

Check-Run	Seq#	Date	Vendor / Name / Obligat'n Description	Net amount	Invoice number
** Total MFP discount **				.00	
** Total MFP amount **				.00	
** Total check discount **				.00	
** Total check amount **				40,062.91	
** Total void discount **				.00	
** Total void amount **				.00	