



CHAIRMAN: ARISTON JULIAN
AGENCY MEMBER: VIRGINIA PONCE
AGENCY MEMBER: LUPE ALVAREZ
VICE CHAIRMAN: JOHN LIZALDE
AGENCY MEMBER: JOHN SABEDRA

EXECUTIVE DIRECTOR: REGAN M. CANDELARIO
AGENCY COUNSEL: DAVID FLEISHMAN
RECORDING SEC.: ROSA NAREZ
CITY TREASURER: PETRONA AMIDO

AGENDA

GUADALUPE COMMUNITY REDEVELOPMENT AGENCY

Regular Meeting
Tuesday, November 8, 2011

(Immediately Following Regular City Council Meeting)

City Hall, Council Chambers
918 Obispo Street, Guadalupe, California 93434

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*If you wish to speak concerning any item on the agenda, please complete the Request to Speak form that is provided at the rear of the Council Chambers and hand the form to the Recording Secretary. **Note:** Staff Reports, as well as any materials related to items on this agenda submitted after distribution of the agenda packet, are available for inspection at the office of the City Administrator, City Hall, 918 Obispo Street, Guadalupe, California during regular business hours, 8:30 a.m. to 12:00 pm. and 1:00 p.m. to 5:00 p.m., Monday through Friday; telephone (805) 356-3891.*

1. **CALL TO ORDER.** Chairman Ariston Julian.
2. **ROLL CALL.** Agency Members Lupe Alvarez, Virginia Ponce, John Lizalde, John Sabedra and Chairman Ariston Julian.
3. **PLEDGE OF ALLEGIANCE.**
4. **CONSENT CALENDAR.** The following routine items are presented for Agency approval without discussion as a single agenda item in order to expedite the meeting. Should an Agency Member wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
 - a. Minutes for the Regular Agency Meeting of October 25, 2011 to be ordered filed.

5. COMMUNITY PARTICIPATION FORUM.

Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The RDA may direct Staff to investigate and / or schedule certain matters for consideration at a future RDA Agenda

6. KATAYAMA CLOCK UPDATE. That the Agency Board receives an update from staff regarding the Katayama clock and discusses potential options for the long-term viability of the clock.

- a. Written Staff Report (Regan M. Candelario)
- b. Agency Board discussion and consideration.
- c. It is recommended that the Agency Board receives an update from staff regarding the Katayama clock and discusses potential options for the long-term viability of the clock.

7. ROYAL THEATER PROJECT UPDATE. That the Agency Board receives an update from staff regarding the status of the Royal Theater.

- a. Written Staff Report (Regan M. Candelario)
- b. Agency Board discussion and consideration.
- c. It is recommended that the Agency Board receives an update from staff regarding the status of the Royal Theater.

8. FUTURE AGENDA ITEMS.

9. ANNOUNCEMENTS.

10. ADJOURNMENT.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department, the City Clerk's Office and Rabobank not less than 72 hours prior to the meeting. Dated this 4th day of November 2011.

By:

Regan M. Candelario
Executive Director

MINUTES

GUADALUPE COMMUNITY REDEVELOPMENT AGENCY

Regular Meeting - Tuesday, October 25, 2011

(Immediately Following Regular City Council Meeting)

City Hall, Council Chambers - 918 Obispo Street, Guadalupe, California 93434

- 1. CALL TO ORDER. Chairman Ariston Julian called the meeting to order at 8:00 p.m.
- 2. ROLL CALL. Agency Members Virginia Ponce, John Sabedra, John Lizalde, and Chairman Ariston Julian. Lupe Alvarez was absent.
- 3. PLEDGE OF ALLEGIANCE. Done.
- 4. CONSENT CALENDAR. The following routine items are presented for Agency approval without discussion as a single agenda item in order to expedite the meeting. Should an Agency Member wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
 - a. Minutes for the Regular Agency Meeting of September 27, 2011 to be ordered filed.

AGENCY MEMBERS APPROVE ITEM (a): PONCE/SABEDRA

AYES: 4 (Four)

NAYS: 0 (Zero)

ABSTAIN: 0 (Zero)

ABSENT: 1 (ALVAREZ)

5. COMMUNITY PARTICIPATION FORUM. None.

6. RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE (ROPS) TRANSMITTAL LETTER. That the Agency Board approve the attached ROPS and directs staff to transmit to the State Department of Finance.

- a. Written Staff Report (Regan M. Candelario)
- b. Agency Board discussion and consideration.
- c. It is recommended that the Agency Board approve the attached ROPS and directs staff to transmit to the State Department of Finance.

AGENCY MEMBERS APPROVE THE ATTACHED ROPS AND DIRECTS STAFF TO TRANSMIT TO THE STATE DEPARTMENT OF FINANCE: PONCE/SABEDRA

AYES: 4 (Four)

NAYS: 0 (Zero)

ABSTAIN: 0 (Zero)

ABSENT: 1 (ALVAREZ)

7. BUDGET REVISIONS FOR FISCAL YEAR ENDING JUNE 30, 2011. That the Agency approve the Budget Revisions and adopt CRA Resolution No. 2011-06.

- a. Written Staff Report. (Regan M. Candelario) - Carolyn Galloway-Cooper was absent.
- b. Agency Board discussion and consideration.
- c. It is recommended that the Agency Board approve the Budget Revision and adopt CRA Resolution No. 2011-06.

AGENCY MEMBERS APPROVE THE BUDGET REVISIONS AND ADOPT CRA RESOLUTION NO. 2011-06:
LIZALDE/SABEDRA
AYES: 4 (Four)
NAYS: 0 (Zero)
ABSTAIN: 0 (Zero)
ABSENT: 1 (ALVAREZ)

8. ROYAL THEATER PROJECT UPDATE. That the Agency Board receives an update from staff.

- a. Verbal Report. (Regan M. Candelario)
- b. Agency Board discussion and consideration.
- c. That the Agency Board receives an update from staff.

City Administrator Regan Candelario wanted to let the Agency Board know there are steps being taken to make repairs to the theater and that the City is working to get the asbestos, retrofitting, and electrical work taken care of so that the theater can re-open to the public.

9. FUTURE AGENDA ITEMS.

- a. Katayama Clock Estimates.

10. ANNOUNCEMENTS. None.

11. ADJOURNMENT. Meeting called to a close at 8:10 p.m.

MOTION TO ADJOURN: LIZALDE/SABEDRA
AYES: 4 (Four) ABSENT: 1 (ALVAREZ)

**REPORT TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF
GUADALUPE**

Agency Agenda of November 8, 2011



Prepared by:
Regan M. Candelario

SUBJECT:

KATAYAMA CLOCK UPDATE

RECOMMENDATION:

That the Agency Board receives an update from staff regarding the Katayama clock and discusses potential options for the long-term viability of the clock.

BACKGROUND:

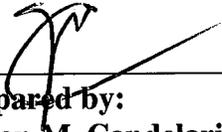
The Katayama clock is located on Highway One adjacent to the Napa Auto Parts store. The clock has been very difficult in terms of maintenance, reliability and annual costs for repairs. As the Board has no doubt noticed, the clock is once again broken. Staff has informed me that another internal part has failed and must be replaced. The repair work has been scheduled with the appropriate vendor.

Staff would like the Agency Board to consider options to ensure the long-term viability of the Katayama Clock for the City of Guadalupe. The following are some options to initiate a discussion.

1. Remove the clock from this location and place it somewhere else in town that would have less vibration impacts on the historic internal mechanisms of the clock. Potential locations include City Hall, Downtown Parking Lot, LeRoy Park, O'Connell Park, etc. There would be staff time as well as demo and installation costs associated with this option of under \$1,000.
2. Leave the clock in place as a historic monument without the correct time. There are no costs associated with this option.
3. Replace the internal workings of the clock with a modern electric mechanism. There would be staff time as well as purchase and installation costs associated with this option of under \$1,000.
4. Attempt to remount the clock in the current location to decrease the vibrations that are damaging the clock and causing it to fail. The costs associated with this option are not available.

**REPORT TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF
GUADALUPE**

Agency Agenda of November 8, 2011


Prepared by:
Regan M. Candelario

SUBJECT:

ROYAL THEATER PROJECT UPDATE

RECOMMENDATION:

That the Agency Board receives and update from staff regarding the status of the Royal Theater.

BACKGROUND:

The Royal Theater is an important landmark for the City of Guadalupe that is in need of seismic retrofit to meet State requirements. The Agency Board approved the URM Program that has provided the funding for this important project. The Agency Board has also reprogrammed the funding from the URM Program to allow for the completion of the seismic retrofit of the Royal Theater. The following is a brief update regarding the status of the seismic retrofit and tenant improvement projects for the Royal Theater.

- Construction RFP is being updates and is scheduled for release on November 18
- Minor electrical engineering work has been completed to facilitate the construction work at the building
- An asbestos and lead based paint study has been completed and remediation estimates are being sought
- Contract management is being coordinated by existing staff and could be taken over through a contract with Tommy Martinez and Associates
- Compliance with ADA requirements are being addressed through tenant improvements and will be coordinated by the Building Official Add Smith and John McMillan
- Aesthetic improvements as well as tenant improvements will be addressed through a contract with Tommy Martinez and Associates
- Incorporation of the Judy Baca Murals as a permanent display at the Royal Theater will be addressed through a contract with Tommy Martinez and Associates
- Solicitation of an operator and development of an operations agreement, etc. is being coordinated with staff and will be developed concurrently with the construction project.

AGENDA ITEM NO.

The Agency Board has expressed a desire to have the Royal Theater project move forward at the earliest possible time frame and suggested that Tommy Martinez & Associates could help to identify a project manager appropriate for the Royal Theater project. Staff has approached Mr. Martinez and he is very receptive to the project. Staff is currently working on the development of a form of agreement/contract with Tommy Martinez & Associates to facilitate the completion of the Royal Theater project. Staff expects that this contract will be brought back to the Agency Board for approval on November 22.