



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, September 27, 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 September 13, 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. ROYAL THEATER PROJECT MANAGER. That the Agency Board direct staff to develop a contract project manager position and hire a qualified project manager to facilitate the completion of the Royal Theater project in an amount not to exceed \$15,000.

- a. Written Staff Report (Regan M. Candelario)
- b. Agency discussion and consideration.
- c. It is recommended that the Agency Board direct staff to develop a contract project manager position and hire a qualified project manager to facilitate the completion of the Royal Theater project in an amount not to exceed \$15,000.

7. FUTURE AGENDA ITEMS.

- a. Katayama Clock Estimates.

8. ANNOUNCEMENTS.

9. 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 23rd day of September 2011.

By:



Regan M. Candelario
Executive Director

Regan M. Candelario
Executive Director

MINUTES
GUADALUPE COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting - Tuesday, September 13, 2011
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- 1. **CALL TO ORDER.** Chairman Ariston Julian called the meeting to order at 7:14 p.m.
- 2. **ROLL CALL.** Agency Members Lupe Alvarez, Virginia Ponce, John Sabedra, John Lizalde, and Chairman Ariston Julian.
- 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 August 23, 2011 to be ordered filed.

AGENCY MEMBERS APPROVE ITEM (a): ALVAREZ/LIZALDE
AYES: 4 (Four)
NAYS: 0 (Zero)
ABSTAIN: 1 (One) (PONCE)

- 5. **COMMUNITY PARTICIPATION FORUM.** *None.*
- 6. **CRA BUDGET REVISIONS FOR FISCAL YEAR ENDING JUNE 30, 2011.** That the Agency Board approve the Budget Revisions and adopt Resolution CRA No. 2011-05.
 - a. Written Staff Report. (Carolyn Galloway-Cooper)
 - b. Agency Board discussion and consideration.
 - c. It is recommended that the Agency Board approve the Budget Revisions and adopt Resolution CRA No. 2011-05.

AGENCY MEMBERS APPROVE THE BUDGET REVISIONS AND ADOPT RESOLUTION CRA NO. 2011-05: LIZALDE/SABEDRA
AYES: 4 (Four)
NAYS: 0 (Zero)
ABSTAIN: 1 (One) (ALVAREZ)

- 7. **FUTURE AGENDA ITEMS.**
 - a. Royal Theater.
 - b. Katayama Clock Estimates.

In regards to Item (7a), Agency Member John Sabedra wanted an update. City Manager Regan Candelario said there is not enough staff time available to focus on the theater. In regards to Item (7b), it's been noted that the location of the clock is not appropriate.

- 10. **ANNOUNCEMENTS.** *None.*
- 11. **ADJOURNMENT.** Meeting called to a close at 7:23 p.m.

MOTION TO ADJOURN: ALVAREZ/LIZALDE
AYES: 5 (Five)

**REPORT TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF
GUADALUPE
Agency Agenda of September 13, 2011**


Prepared by:
Regan M. Candelario

SUBJECT:

ROYAL THEATER PROJECT MANAGER

RECOMMENDATION:

That the Agency Board direct staff to develop a contract project manager position and hire a qualified project manager to facilitate the completion of the Royal Theater project in an amount not to exceed \$15,000.

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. However, the project has lacked the staff time needed to initiate the project and manage the various aspects of the seismic retrofit project. (i.e. construction RFP, electrical engineering, contract management, compliance with ADA, aesthetic improvements, incorporation of the Judy Baca Murals as a permanent display at the Royal Theater, solicitation of an operator and development of an operations agreement, etc.)

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 recommends that the Agency develop a contract project manager position and selects the most qualified person to facilitate the completion of the Royal Theater project in an amount not to exceed \$20,000. The position will be funded from the URM budget Fund 91.