

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 22, 2011

(Immediately Following Regular City Council Meeting)

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

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (805) 356-3891. Notification of at least 72 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

*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 November 8, 2011 to be ordered filed.
 - b. California Redevelopment Association – for information purposes only.

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. BUDGET STATUS AS OF OCTOBER 31, 2011 FOR FISCAL YEAR ENDING JUNE 30, 2012. That the Agency receives the report for information purposes only.

- a. Written Staff Report (Carolyn Galloway-Cooper)
- b. Agency discussion and consideration.
- c. It is recommended that the Agency receives the report for information purposes only.

7. FUTURE AGENDA ITEMS.

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 17th day of November 2011.

By:



Regan M. Candelario
Executive Director

4a.

MINUTES
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

- 1. **CALL TO ORDER.** Chairman Ariston Julian called the meeting to order at 6:45 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 October 25, 2011 to be ordered filed.

AGENCY MEMBERS APPROVE ITEM (a): PONCE/SABEDRA
AYES: 5 (Five) Agency Member Lupe Alvarez abstains from item 4a.

- 5. **COMMUNITY PARTICIPATION FORUM.** *None.*

Agency Member Lupe Alvarez stepped down from Item 6 and 7 due to conflict of interest. He also stepped down for the night.

- 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

AGENCY MEMBERS APPROVES OPTION 3 OF THE STAFF REPORT
To replace the internal working of the clock with a modern electric mechanism.
: PONCE/LIZALDE
AYES: 4 (Four) NAYS: 0 (Zero) ABSTAIN: 1 (One)(Alvarez) ABSENT: 0 (Zero)

- 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.

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 remediate the asbestos, and complete electrical so that the theater can commence the retrofit.

- 8. **FUTURE AGENDA ITEMS.**

- 9. **ANNOUNCEMENTS.** *None.*

- 10. **ADJOURNMENT.** Meeting called to a close at 7:02p.m.

MOTION TO ADJOURN: PONCE/SABEDRA
AYES: 4 (Four) ABSENT: 1 (One) (Alvarez)

Submitted by:

Affirmed by:

Regan M Candelario, Deputy City Clerk

Ariston Julian, Chairman

California Redevelopment Association

Redevelopment. Building Better Communities

46.

November 10, 2011

RECEIVED

NOV 14 2011

CITY OF GUADALUPE
City Clerk or Deputy

Regan Candelario
City Administrator
Guadalupe Community Redevelopment Agency
918 Obispo St.
Guadalupe, CA 93434

Dear Regan:

In March 2010 the California Redevelopment Association (CRA) Board of Directors adopted a "*Strategic Plan for Redevelopment: New Redevelopment Realities.*" The *Strategic Plan* focused CRA's attention on three advocacy components:

- Legislative Advocacy
- Political Advocacy
- Legal Advocacy

Since its adoption in 2010 the *Strategic Plan* has provided the framework for broadening the base of support of redevelopment, increased the awareness of redevelopment benefits and accomplishments, and increased the participation of local elected officials in CRA. Working with the League of California Cities, CRA, with the help of its public and private members, successfully promoted the Local Taxpayer, Public Safety, and Transportation Protection Act (Proposition 22), which the voters in California approved in November 2010 by a 61-39% margin. Proposition 22 contains specific protections for redevelopment funds so that the State could no longer divert them to balance their budget. Despite the protections of Proposition 22 the Governor and the Legislature voted to end redevelopment altogether. CRA has joined the League of California Cities in challenging the constitutionality of AB 1X 26 and 27. The California Supreme Court will rule on the case by January 15, 2012.

Regardless of whether CRA and the League prevail and AB 1X 26 and 27 are found unconstitutional, or whether the two bills are found to be constitutional, the future of redevelopment in California will be different. While it could be appropriate and reasonable for State and local government to seek common ground and solutions to mutual problems the State's fiscal circumstances are unlikely to allow that to occur near term. The CRA Board fully expects the Governor and the Legislature to once again try and divert redevelopment revenues away from job creation, affordable housing, rebuilding community infrastructure, enhancing infill and transit-oriented development opportunities, and cleaning-up contaminated sites for reuse. In recognition of this the CRA Board at its November 3-4 Board Advance, has taken the following actions:



1400 K Street, Suite 204 • Sacramento, CA 95814-3916

[916] 448-8760 • fax [916] 448-9397

www.calredevelop.org

November 11, 2011
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- Authorized engagement of one or more firms that would significantly improve the political advocacy presence of CRA. A Board subcommittee was established to evaluate firms and bring forward a recommendation prior to the end of the year.
- Continue to promote the CRA's reform and repositioning proposals contained in SB 286 (Wright) and AB 1250 (Alejo).
- Continue to work with agencies and housing interests to reform the use of the low and moderate income housing fund. The Governor's veto of SB 450 may provide an opportunity to revisit these reforms and achieve, from a redevelopment perspective, a more satisfactory result. The CRA Housing Committee has already started this process.
- Continue to seek ways consistent with Proposition 22, in which redevelopment can help address the State's fiscal problems.
- Improve and expand the means by which the CRA membership can communicate its priorities and preferences to the CRA Board. A re-energized Outreach and Education Committee has been charged with this task.

Now, more than ever, is the time for the CRA membership to redouble its efforts in support of redevelopment. CRA would not exist without its members. Thank you for paying your dues, including the supplemental legal assessments, attending our professional development events, lending us your time and talents, and for your commitment to redevelopment. Together we can help California Build Better Communities.

Sincerely,



Jim Kennedy
Interim Executive Director

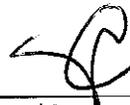
JK:rd

cc: CRA Board of Directors

Ga.

**Report to the Redevelopment Agency
Agenda of November 22, 2011**


Prepared by:
C. Galloway-Cooper


Approved by:
Regan Candelario

SUBJECT: Budget Status as of October 31, 2011 for Fiscal Year ending June 30, 2012.

RECOMMENDATION: That the Agency receives the report for information purposes only.

BACKGROUND:
A review of budgeted revenues and expenditures has been completed as of October 31, 2011. The review included matching actual amounts received and spent against the budget for the period. Staff will return at midyear to inform Council of any required budget adjustments.

Guadalupe Redevelopment Agency:

The Agency is within budget as of October 31, 2011 – (Attached)

Attachment:

**AGENCY WITHIN BUDGET AT OCTOBER 31, 2011.
 ANTICIPATE REVENUE IN DECEMBER AND JUNE.**

	2011/2012		Account #	Actual (GAAP Basis)	Variance with Final Budget Positive (Negative)	Explanation
	Original	Budgeted Amounts Adjustment				
Revenues						
Taxes	\$ 1,500,000	-	\$ 1,500,000	127,248	8%	(1,372,752)
Interest	18,500	-	18,500	101	1%	(18,399)
Other revenues	350,000	-	350,000	-	0%	(350,000)
Total revenues	1,868,500	-	1,868,500	127,349	7%	(1,741,151)
Expenditures						
Operating	1,495,727	-	1,495,727	392,421	26%	1,103,306
Affordable Hsg	970,000	-	970,000	62,500	6%	907,500
Bond Refi	414,807	-	414,807	12,500	3%	402,307
	2,880,534	-	2,880,534	467,421	16%	2,413,113
Excess of revenues over (under) expenditures	(1,012,034)		(1,012,034)	(340,072)		671,962

Expenditures exceed revenues because 1.) Affordable Housing
 expending "excess surplus" in 2011/2012; 2) Bond Refinance
 expending bond proceeds from prior years.