

Successor Agency to the Turlock Redevelopment Agency Meeting Agenda



OCTOBER 13, 2020

6:00 p.m.

City of Turlock Yosemite Room

156 S. Broadway, Turlock, California

NOTICE: THIS MEETING WILL BE HELD IN ACCORDANCE WITH EXECUTIVE ORDER N-29-20, ISSUED BY CALIFORNIA GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE RALPH M. BROWN ACT (CALIFORNIA GOVERNMENT CODE SECTION 54950, ET SEQ.), AND THE FEDERAL AMERICANS WITH DISABILITIES ACT.

THIS MEETING WILL NOT BE PHYSICALLY OPEN TO THE PUBLIC.

THE MEETING WILL BE STREAMED ON THE CITY OF TURLOCK WEBSITE AT WWW.CITYOFTURLOCK.ORG AND BROADCASTED ON SPECTRUM CHANNEL 2.

MEMBERS OF THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING VIA THE FOLLOWING METHODS:

JOIN BY CLICKING ON THE MEETING LINK: <https://us02web.zoom.us/j/84924629186>

OR

**JOIN BY ACCESSING THE ZOOM WEBSITE: <https://zoom.us/join>
WEBINAR ID: 849 2462 9186**

OR

**JOIN BY TELEPHONE: 669-900-6833
WEBINAR ID: 849 2462 9186**

**Chair
Amy Bublak**

Agency Members

**Nicole Larson
Andrew Nosrati**

**Gil Esquer
Becky Arellano**

**Executive Director
Toby Wells
Secretary
Jennifer Land
City Attorney
Douglas L. White**

NOTICE REGARDING NON-ENGLISH SPEAKERS: The Successor Agency to the Turlock Redevelopment Agency meetings are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

EQUAL ACCESS POLICY: If you have a disability which affects your access to public facilities or services, please contact the City Clerk's Office at (209) 668-5540. The City is committed to taking all reasonable measures to provide access to its facilities and services. Please allow sufficient time for the City to process and respond to your request.

NOTICE: Pursuant to California Government Code Section 54954.3, any member of the public may directly address the Successor Agency to the Turlock Redevelopment Agency on any item appearing on the agenda, including Consent Calendar and Public Hearing items, before or during the Agency's consideration of the item.

AGENDA PACKETS: Prior to the Successor Agency to the Turlock Redevelopment Agency meeting, a complete Agenda Packet is available for review on the City's website at www.cityofturlock.org and in the City Clerk's Office at 156 S. Broadway, Suite 230, Turlock, during normal business hours. Materials related to an item on this Agenda submitted to the Agency after distribution of the Agenda Packet are also available for public inspection in the City Clerk's Office. Such documents may be available on the City's website subject to staff's ability to post the documents before the meeting.

- 0. **A. CALL TO ORDER**
- B. ROLL CALL**
- C. DECLARATION OF CONFLICTS**

1. APPROVAL OF AGENDA AS POSTED OR AMENDED

This is the time for the Successor Agency to the Turlock Redevelopment Agency to remove items from the agenda or to change the order of the agenda. Matters may be taken up out of order of the established agenda by a four-fifths vote of the Successor Agency.

2. PUBLIC PARTICIPATION

MEMBERS OF THE PUBLIC WISHING TO ADDRESS THE SUCCESSOR AGENCY TO THE TURLOCK REDEVELOPMENT AGENCY WILL BE GIVEN THE SAME TIME ALLOTMENT FOR COMMENTS (3 MINUTES) AS NORMALLY ALLOWED FOR MEETINGS SUBJECT TO THE PROVISIONS OF EXECUTIVE ORDER N-29-20.

Pursuant to California Government Code Section 54954.3(a), this is the time set aside for members of the public to directly address the Successor Agency to the Turlock Redevelopment Agency on any item of interest to the public that is within the subject matter jurisdiction of the Successor Agency and to address the Agency on any item on tonight's agenda, including Consent Calendar items. You will be allowed three (3) minutes for your comments. If you wish to speak regarding an item on the agenda, you may be asked to defer your remarks until the Agency addresses the matter.

Pursuant to California Government Code Section 54954.2(a)(3), no action or discussion may be undertaken on any item not appearing on the posted agenda, except that the Successor Agency, or its staff, may briefly respond to comments or questions from members of the public, provide a reference to staff or other resources for factual information, or direct staff to place the issue on a future agenda.

3. CONSENT CALENDAR:

Information concerning the consent items listed hereinbelow has been forwarded to each Agency Member prior to this meeting for study. Unless the Chair, an Agency Member, or member of the audience has questions concerning the Consent Calendar, the items are approved at one time by the Agency. The action taken by the Agency in approving the consent items is set forth in the explanation of the individual items.

- A. ***Motion:*** Accepting Minutes of the Special Meeting of the Successor Agency to the Turlock Redevelopment Agency of December 13, 2019

4. ACTION ITEMS:

- A. Request to terminate the Easement/Quitclaim ("Easement Termination") as entered into at Turlock, California by and between the City of Turlock, acting as the Successor Agency to the Turlock Redevelopment Agency, a California municipal corporation, hereinafter referred to as the "City"; and Clementine Properties, LLC, a California limited liability company, as the successor owner of 5202 North Golden State Boulevard, (Stanislaus County APN 045-053-038) as described in Attachment A, and authorize the City Manager to sign all necessary documents (*Wells*)

Recommended Action:

Motion: Terminating the Easement/Quitclaim (“Easement Termination”) as entered into at Turlock, California by and between the City of Turlock, acting as the Successor Agency to the Turlock Redevelopment Agency, a California municipal corporation, hereinafter referred to as the “City”; and Clementine Properties, LLC, a California limited liability company, as the successor owner of 5202 North Golden State Boulevard, (Stanislaus County APN 045-053-038) as described in Attachment A, and authorizing the City Manager to sign all necessary documents

5. ADJOURNMENT

DECEMBER 13, 2019
11:00 a.m.
City of Turlock Yosemite Room
156 S. Broadway, Turlock, California



DRAFT

MINUTES
Special Meeting
Successor Agency to the
Turlock Redevelopment Agency

- 0. **CALL TO ORDER** – Chair Bublak called the meeting to order at 11:03 a.m.
PRESENT: Agency Members Becky Arellano, Andrew Nosrati, Gil Esquer, and Chair Amy Bublak
ABSENT: Agency Member Nicole Larson

1. APPROVAL OF AGENDA AS POSTED OR AMENDED

This is the time for the Successor Agency to the Turlock Redevelopment Agency to remove items from the agenda or to change the order of the agenda. Matters may be taken up out of order of the established agenda by a four-fifths vote of the Successor Agency to the Turlock Redevelopment Agency.

Action: Motion by Agency Member Nosrati, seconded by Agency Member Arellano, Approving the agenda as posted. Motion carried 4/0 by the following vote:

Agency Member Arellano	Agency Member Nosrati	Agency Member Larson	Agency Member Esquer	Chair Bublak
Yes	Yes	Absent	Yes	Yes

2. PUBLIC PARTICIPATION: None

3. CONSENT CALENDAR:

Action: Motion by Agency Member Nosrati, seconded by Agency Member Esquer, adopting the consent calendar. Motion carried 4/0, by the following vote:

Agency Member Arellano	Agency Member Nosrati	Agency Member Larson	Agency Member Esquer	Chair Bublak
Yes	Yes	Absent	Yes	Yes

- A. Motion: Accepting Minutes of the Regular Meeting of the Successor Agency to the Turlock Redevelopment Agency of January 8, 2019

4. PUBLIC HEARINGS: None

5. ACTION ITEMS:

Part Time Senior Accountant Marie Lorenzi announced that she would be handling Action Items 5A and 5B concurrently; however, separate votes would be taken for each item.

- A. Part Time Senior Accountant Marie Lorenzi presented the staff report on the request to approve proposed administrative budgets for the six-month fiscal periods from July 1, 2020 through December 31, 2020 and from January 1, 2021 through June 30, 2021 and take related actions.

Agency Members and staff discussed this item.

DRAFT

Chair Bublak opened public participation. No one spoke. Chair Bublak closed public participation.

Action: **Resolution No. SA-RDA-2019-003:** Approving proposed administrative budgets for the six-month fiscal periods from July 1, 2020 through December 31, 2020 and from January 1, 2021 through June 30, 2021 and taking related actions as introduced by Agency Member Arellano, seconded by Agency Member Nosrati, and carried 4/0 by the following vote:

Agency Member Arellano	Agency Member Nosrati	Agency Member Larson	Agency Member Esquer	Chair Bublak
Yes	Yes	Absent	Yes	Yes

- B. Part Time Senior Accountant Marie Lorenzi presented the staff report on the request to approve a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2020 through June 30, 2021 (ROPS 20-21) pursuant to Health and Safety Code Section 34177 and take related actions.

Agency Members and staff discussed the item.

Chair Bublak opened public participation. No one spoke. Chair Bublak closed public participation.

Action: **Resolution No. SA-RDA-2019-004:** Approving a Recognized Obligation Payment Schedule for the fiscal period from July 1, 2020 through June 30, 2021 (ROPS 20-21) pursuant to Health and Safety Code Section 34177 and taking related actions as introduced by Agency Member Nosrati, seconded by Agency Member Esquer, and carried 4/0 by the following vote:

Agency Member Arellano	Agency Member Nosrati	Agency Member Larson	Agency Member Esquer	Chair Bublak
Yes	Yes	Absent	Yes	Yes

6. ADJOURNMENT

Motion by Agency Member Nosrati, seconded by Agency Member Esquer to adjourn the special Successor Agency to the Turlock Redevelopment Agency meeting at 11:13 a.m. Motion carried unanimously.

RESPECTFULLY SUBMITTED

Jennifer Land
City Clerk

**SUCCESSOR AGENCY TO THE
TURLOCK REDEVELOPMENT
AGENCY**

ACTION ITEMS 4A

**THE ASSOCIATED
DOCUMENT(S) FOR THIS
ITEM WILL BE PROVIDED
UNDER SEPARATE
COVER PRIOR TO THE
SUCCESSOR AGENCY
MEETING**