

**CITY OF LOS BANOS  
REDEVELOPMENT AGENCY MEETING MINUTES  
SEPTEMBER 20, 2006**

*ACTION MINUTES – These minutes are prepared to depict action taken for agenda items presented to the Redevelopment Agency. For greater detail of this meeting refer to the electronic media (video, DVD and/or audiotapes) kept as a permanent record.*

The Redevelopment Agency of the City of Los Banos met on the above given date; Chairman Amabile called the meeting to order at the hour of 7:01 p.m.

**CLOSED SESSION. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (PURSUANT TO GOVERNMENT CODE SECTION 54956.8); PROPERTY: DOWNTOWN RAIL CORRIDOR, PORTIONS OF H STREET BETWEEN 2<sup>ND</sup> & 10<sup>TH</sup> STREET, LOS BANOS, APN 025-054-0077, 025-054-006, 025-053-002, 025-054-005, 025-072-036, 025-114-011, 025-114-005, 025-114-010; APPROXIMATELY 23.67 ACRES; NEGOTIATOR: REDEVELOPMENT MANAGER, CITY MANAGER & AGENCY ATTORNEY; NEGOTIATING PARTIES: LOS BANOS REDEVELOPMENT AGENCY & ROEM DEVELOPMENT CORPORATION; UNDER NEGOTIATION: PURCHASE PRICE AND TERMS OF SALE.** No action taken, advisement to staff only.

**PLEDGE OF ALLEGIANCE:** Police Chief Gallagher led the pledge.

**ROLL CALL -- MEMBERS OF THE AGENCY PRESENT:** Agency Members Brooks, Jones, McAdam, Pruitt and Chairman Amabile

**STAFF MEMBERS PRESENT:** City Attorney Vaughn, City Clerk/Human Resources Director Mallonee, City Manager Rath, City Treasurer/Chief Financial Officer Wall, Fire Chief Guintini, Police Chief Gallagher, Public Works Director/City Engineer Chisam, Planning Manager LeVan, Redevelopment Manager Post, Translator Reyna

**CONSIDERATION OF APPROVAL OF THE AGENDA:** On motion by McAdam, seconded by Jones, and carried, the agenda was approved by the affirmative vote of all Agency Members present.

**PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE AGENCY ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE AGENCY; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A THREE (3) MINUTE PRESENTATION. DETAILED GUIDELINES ARE POSTED ON THE COUNCIL CHAMBER INFORMATIONAL TABLE.** No one came forward to speak and the public forum was closed.

**CONSIDERATION OF APPROVAL OF CONSENT AGENDA. (Items on the Consent Agenda will be voted on in one motion unless removed from the calendar by an Agency Member.)** Motion by Jones, seconded by McAdam to remove item 7C, Resolution No. 2006-04 – Authorizing the issuance and sale of Tax Allocation Bonds for the Los Banos Redevelopment Project, and approving the form of second supplement to Indenture of Trust, Official Statement, Bond Purchase Agreement, Continuing Disclosure Certificate and related documents and authorizing certain other actions from the consent agenda for discussion and consideration. The motion carried by the affirmative action of all Agency Members present.

Motion by McAdam, seconded by Jones, to approve the consent agenda as follows: Minutes for the August 30, 2006 Adjourned Meeting and Los Banos Business Center Flat Rental Rate Request of a flat .97 cent per sq. ft. rental fee for the Los Banos Business Center, ~~Resolution No. 2006-04 – Authorizing the issuance and sale of Tax Allocation Bonds for the Los Banos Redevelopment Project, and approving the form of second supplement to Indenture of Trust, Official Statement, Bond Purchase Agreement, Continuing Disclosure Certificate and related documents and authorizing certain other actions.~~ The motion carried by the affirmative action of all Agency Members present.

**RESOLUTION NO. 2006-04 – AUTHORIZING THE ISSUANCE AND SALE OF TAX ALLOCATION BONDS FOR THE LOS BANOS REDEVELOPMENT PROJECT, AND APPROVING THE FORM OF SECOND SUPPLEMENT TO INDENTURE OF TRUST, OFFICIAL STATEMENT, BOND PURCHASE AGREEMENT, CONTINUING DISCLOSURE CERTIFICATE AND RELATED DOCUMENTS AND AUTHORIZING CERTAIN OTHER ACTIONS.** City Treasurer/Chief Financial Officer Wall presented the staff report noting that bond counsel representatives were in the audience to answer any questions the Agency Members might have. Ken Martin, Mark Huebsch, Kevin Martin, reps from bond counsel. Ken Martin briefly spoke regarding the issuance and sale of the Tax Allocation Bonds for the Los Banos Redevelopment Project.

There was Agency Member discussion regarding the rating and cost of the insurance.

Mark Huebsch pointed out that the resolutions on the Redevelopment Agency and the Public Financing Authority need to be amended to add language that allows the Chief Financial Officer to sign in absence of the Executive Director in Sections 2 on both resolutions.

Motion by McAdam, seconded by Jones to approve Resolution No. 2006-04 – Authorizing the issuance and sale of Tax Allocation Bonds for the Los Banos Redevelopment Project, and approving the form of second supplement to Indenture of Trust, Official Statement, Bond Purchase Agreement, Continuing Disclosure Certificate and related documents and authorizing certain other actions with the addition of Chief Financial Officer added to Section 2. The motion carried by the affirmative action of all Agency Members present.

**STAFF REPORT.** Redevelopment Manager Post reported that the Enterprize Zone application has been sent off and all the cities in the county were part of the application, there has been some Interest in the industrial area and the need to get it shovel-ready to make the property more readily available, and spoke regarding Technology Drive.

Agency Member McAdam spoke regarding the Economic Development Committee and the discussions at the most recent meeting, welcoming anyone to attend and make comments.

**ADJOURNMENT.** The meeting was adjourned at the hour of 7:29 p.m.

APPROVED:

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Michael S. Amabile, Chairman

ATTEST:

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Lucille L. Mallonee, Secretary