

AGENDA

REEDLEY CITY COUNCIL SPECIAL WORKSHOP

6:30 P.M.

MONDAY, AUGUST 24, 2009

Meeting Held in City Hall Council Chambers,
845 "G" Street, Reedley, California

City of Reedley's Internet Address is www.reedley.com

Mary Fast, Mayor

Pete Chavez, Mayor Pro Tem
Ray Soleno, Council Member

Steven Rapada, Council Member
Anita Betancourt, Council Member

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT - *Provides an opportunity for members of the public to address the City Council on items of interest to the public within the Council's jurisdiction and which are not already on the agenda this evening. It is the policy of the Council not to answer questions impromptu. Concerns or complaints will be referred to the City Manager's office. Speakers should limit their comments to not more than three (3) minutes. No more than ten (10) minutes per issue will be allowed. For items which are on the agenda this evening, members of the public will be provided an opportunity to address the Council as each item is brought up for discussion.*

PRESENTATION

1. HEALTHY COMMUNITIES

WORKSHOP

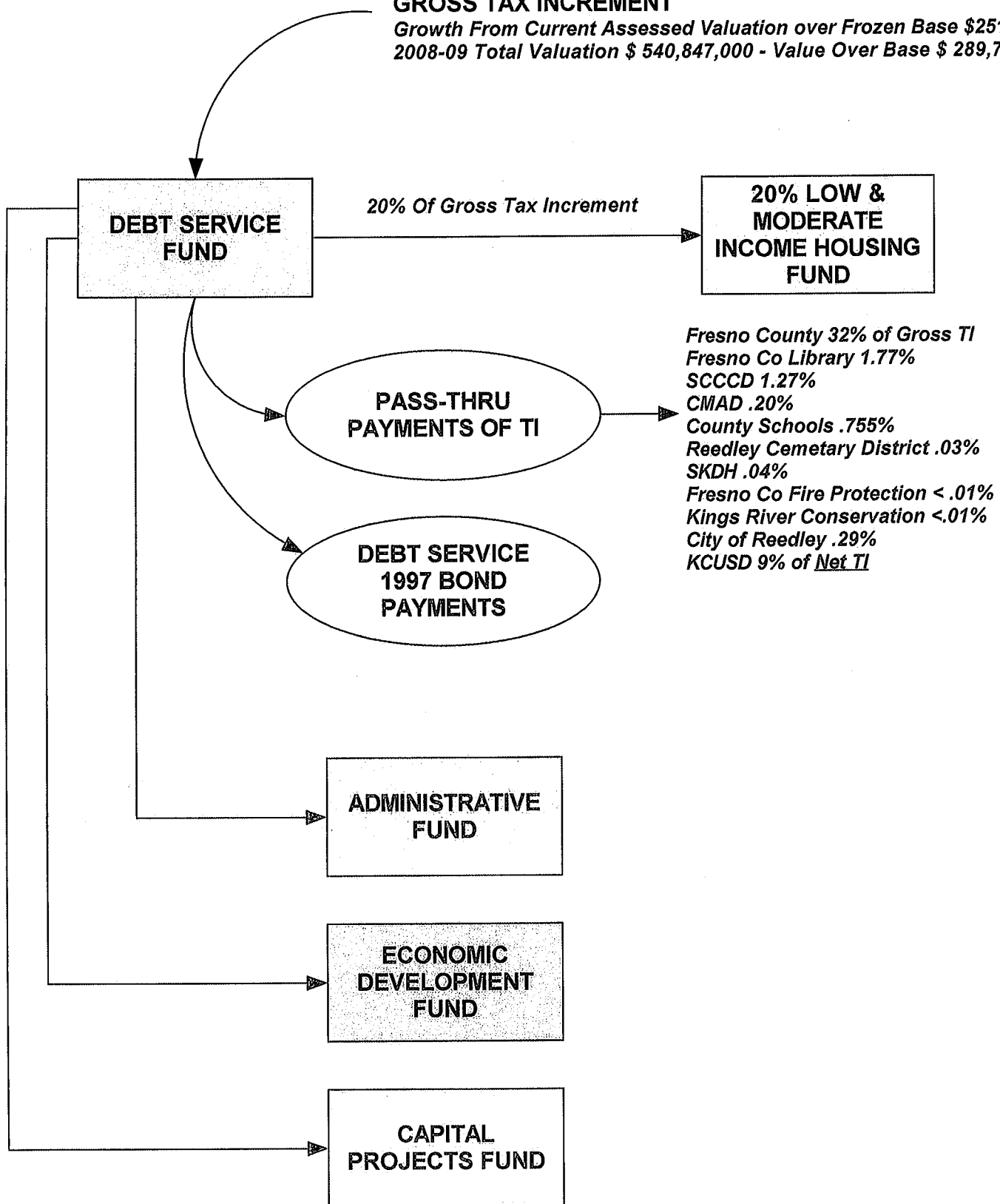
2. REDEVELOPMENT AGENCY

- A. Introduction – Rocky Rogers, City Manager
- B. RDA Law, etc. – Scott Cross, Lozano Smith
- C. Reedley Redevelopment Finances – Lori Oken, Finance Director
- D. RRDA Projects – David Brletic, City Planner
- E. Public Comment
- F. Closing and Next Workshop – Rocky Rogers, City Manager

ADJOURNMENT

GROSS TAX INCREMENT

*Growth From Current Assessed Valuation over Frozen Base \$251,053,000
2008-09 Total Valuation \$ 540,847,000 - Value Over Base \$ 289,794,000*



FUND BALANCES

FUND	ESTIMATED		2009-10		ESTIMATED	
	FUND BALANCE	6/30/2009	TOTAL REVENUE	TOTAL BUDGET	FUND BALANCE	6/30/2010
088 RDA Tax Exempt Bonds Capital Projects	\$	1,682	\$	1,682	\$	-
089 RDA Tax Exempt Bonds Low & Mod Housing	\$	60,092	\$	60,092	\$	-
090 RDA Taxable Bonds Capital Projects	\$	-	\$	-	\$	-
096 RDA 20% Housing	\$	1,351,826	\$	1,717,297	\$	205,529
086 RDA Administration	\$	-	\$	348,923	\$	-
087 RDA Economic Development	\$	-	\$	797,313	\$	-
095 RDA Capital Projects	\$	-	\$	-	\$	-
097 RDA Debt Service	\$	(175,130)	\$	3,403,169	\$	30,702

REDEVELOPMENT AGENCY FUNDS - SUMMARY BY FUNDS

	2009-10 Budget			2008-09 Estimated Expense			2008-09 Adopted Budget	
	Personnel	M & O	Capital Outlay	Total	Personnel	M & O		Capital Outlay
Redevelopment Agency								
088-4803 Tax Exempt Bonds Capital Projects	\$ -	\$ -	\$ 1,682	\$ 1,682	\$ -	\$ -	\$ -	\$ -
089-4813 Tax Exempt Bonds Housing	\$ -	\$ -	\$ 60,092	\$ 60,092	\$ -	\$ -	\$ 68,000	\$ 68,000
090-4805 Taxable Bonds Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
096-4810 Low / Mod 20% Housing	\$ 160,692	\$ 256,605	\$ 1,300,000	\$ 1,717,297	\$ 219,284	\$ 158,173	\$ 95,050	\$ 472,507
086-4125 Administration	\$ 59,778	\$ 289,145	\$ -	\$ 348,923	\$ 67,600	\$ 566,144	\$ -	\$ 633,744
087-4765 Economic Development	\$ 209,143	\$ 84,170	\$ 504,000	\$ 797,313	\$ 9,417	\$ 178,245	\$ 970,000	\$ 1,157,662
095-4800 Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000
097-4820 Debt Service	\$ -	\$ 3,403,169	\$ -	\$ 3,403,169	\$ -	\$ 4,181,826	\$ -	\$ 4,181,826
Redevelopment Agency Total Budgets - All Funds	\$ 429,613	\$ 4,033,089	\$ 1,865,774	\$ 6,328,476	\$ 296,301	\$ 5,084,389	\$ 1,483,050	\$ 6,863,740

REVENUE DETAIL

DEPARTMENT	FUND	ACCOUNT	DESCRIPTION	Budget 2008-09	Estimated 2008-09	Estimated 2009-10
Redevelopment - Restricted	Tax Exempt Bonds Cap Proj	088-3401	RDA Tax Exempt Bond Interest Earnings	-	-	-
Redevelopment - Restricted	Tax Exempt Bonds Cap Proj	088-3707	RDA Tax Exempt Bond Miscellaneous	-	-	-
RDA Tax Exempt Bonds Capital Projects Revenue Subtotal				-	-	-
Redevelopment - Restricted	Tax Exempt Bonds Housing	089-3401	RDA Tax Exempt Housing Bond Interest Earnings	-	-	-
Redevelopment - Restricted	Tax Exempt Bonds Housing	089-3707	RDA Tax Exempt Housing Bond Miscellaneous	-	-	-
RDA Tax Exempt Bonds Low & Moderate Housing Revenue Subtotal				-	-	-
Redevelopment - Restricted	Taxable Bonds Cap Proj	090-3401	RDA Taxable Bond Interest Earnings	-	-	-
Redevelopment - Restricted	Taxable Bonds Cap Proj	090-3940	RDA Taxable Bond Transfer from Debt Service	-	-	-
Redevelopment - Restricted	Taxable Bonds Cap Proj	090-3707	RDA Taxable Bond Miscellaneous	-	-	-
RDA Taxable Bonds Capital Projects Revenue Subtotal				-	-	-
Redevelopment - Restricted	20% Housing	096-3401	RDA LMI Housing Interest Earnings	28,500	27,039	30,000
Redevelopment - Restricted	20% Housing	096-3913	RDA LMI Housing Loan Repayments	25,000	5,000	5,000
Redevelopment - Restricted	20% Housing	096-3940	RDA LMI Housing 20% Tax Increment Set Aside	527,322	545,419	536,000
RDA 20% Housing Revenue Subtotal				581,322	577,458	571,000
Redevelopment	RDA Admin	086-3401	RDA Admin Interest Earnings	-	-	-
Redevelopment	RDA Admin	086-3940	RDA Admin Transfer from Debt Service	638,894	633,744	348,923
RDA Admin Revenue Subtotal				638,894	633,744	348,923
Redevelopment	RDA Economic Dev	087-3401	RDA Economic Development Interest Earnings	-	-	-
Redevelopment	RDA Economic Dev	087-3940	RDA Economic Development Transfer from Debt Service	372,667	1,157,662	797,313
RDA Economic Development Revenue Subtotal				101,320	1,157,662	797,313
Redevelopment	Capital Projects	095-3401	RDA Capital Projects Interest Earnings	-	-	-
Redevelopment	Capital Projects	095-3940	RDA Capital Projects Transfer from Debt Service	350,000	350,000	-
RDA Capital Projects Revenue Subtotal				350,000	350,000	-
Redevelopment - Restricted	Debt Service	097-3401	RDA Debt Service Interest Earnings	25,000	22,217	14,000
Redevelopment - Restricted	Debt Service	097-3402	RDA Debt Service Land & Building Rental	30,000	23,184	25,000
Redevelopment - Restricted	Debt Service	097-3920	RDA Debt Service Sale of Property - 1500 I Street	-	-	890,000
Redevelopment - Restricted	Debt Service	097-3910	RDA Debt Service Tax Increment	2,639,108	2,727,094	2,680,000
RDA Debt Service Revenue Subtotal				2,694,108	2,772,495	3,609,000

EXPENDITURE DETAIL

DEPARTMENT FUND ACCOUNT DESCRIPTION APPROPRIATION EXPENDITURE APPROPRIATION 2008-09 2009-10

DEPARTMENT	FUND	ACCOUNT	DESCRIPTION	APPROPRIATION	EXPENDITURE	APPROPRIATION	2008-09	2009-10
Redevelopment	Tax Exempt Bonds - Cap Projects		Capital Projects To Be Determined by RDA Board*	\$	\$	\$	-	1,682
Redevelopment	Tax Exempt Bonds - Cap Projects		* This is not an appropriation but is merely identified for informational purposes - Actual appropriations must be brought before the RDA Board	\$	\$	\$	-	-
Redevelopment	Tax Exempt Bonds - Cap Projects	088-4803.8020	Capital Projects Prior Year Purchase Orders	\$	\$	\$	-	1,682
			Capital Outlay Subtotal	\$	\$	\$	-	-
Redevelopment	Tax Exempt Bonds - Housing		Low & Mod Capital Projects To Be Determined by RDA Board*	\$	\$	\$	-	60,092
Redevelopment	Tax Exempt Bonds - Housing		* This is not an appropriation but is merely identified for informational purposes - Actual appropriations must be brought before the RDA Board	\$	\$	\$	-	-
Redevelopment	Tax Exempt Bonds - Housing	089-4813.6890	Housing CYM Grant	\$	\$	\$	68,000	-
Redevelopment	Tax Exempt Bonds - Housing	089-4813.8020	Low & Mod Prior Year Purchase Orders	\$	\$	\$	-	-
			Capital Outlay Subtotal	\$	\$	\$	68,000	60,092
Redevelopment	Taxable Bonds	090-4805.8020	Capital Projects Prior Year Purchase Orders	\$	\$	\$	-	-
			Capital Outlay Subtotal	\$	\$	\$	-	-
Redevelopment	20% Housing	096-4810.1010	Housing F/T Salaries	\$	\$	\$	177,971	108,819
			2008-09: 50% - 1 City Planner, 35% - 1 City Manager, 50% - 1 Assistant Planner, 28% - 1 Assistant Planner, 8% - 1 Assistant Planner, 35% - 1 Admin Assistant					
			2009-10: 50% - 1 City Planner, 35% - 1 City Manager, 35% - 1 Admin Assistant					
Redevelopment	20% Housing	096-4810.1020	Housing P/T Salaries	\$	\$	\$	1,000	-
Redevelopment	20% Housing	096-4810.1030	Housing O/T Salaries	\$	\$	\$	5,500	5,500
Redevelopment	20% Housing	096-4810.1040	Housing Social Security	\$	\$	\$	14,305	8,805
Redevelopment	20% Housing	096-4810.1050	Housing PERS	\$	\$	\$	29,492	18,036
Redevelopment	20% Housing	096-4810.1060	Housing Health Insurance	\$	\$	\$	27,190	16,816
Redevelopment	20% Housing	096-4810.1070	Housing Workers Comp	\$	\$	\$	1,920	1,175
Redevelopment	20% Housing	096-4810.1080	Housing LTD Insurance	\$	\$	\$	1,263	767
Redevelopment	20% Housing	096-4810.1095	Housing Special Compensation	\$	\$	\$	2,520	774
			Personnel Cost Subtotal	\$	\$	\$	261,161	160,692
Redevelopment	20% Housing	096-4810.2010	Housing Office Supplies	\$	\$	\$	200	300
Redevelopment	20% Housing	096-4810.2020	Housing Special Supplies	\$	\$	\$	100	100
Redevelopment	20% Housing	096-4810.2150	Housing Publications	\$	\$	\$	100	100
Redevelopment	20% Housing	096-4810.2530	Housing Memberships	\$	\$	\$	-	365
Redevelopment	20% Housing	096-4810.2540	Housing Meetings & Conferences	\$	\$	\$	5,000	8,705
Redevelopment	20% Housing	096-4810.2550	Housing Telephone, Long Distance, Cellular Service	\$	\$	\$	1,200	1,700
Redevelopment	20% Housing	096-4810.2551	Housing Emergency Telephone Notification Service	\$	\$	\$	-	570
Redevelopment	20% Housing	096-4810.3000	Housing Professional Consultants, Etc.	\$	\$	\$	25,000	25,000
Redevelopment	20% Housing	096-4810.3041	Housing Building Services	\$	\$	\$	-	130,848
Redevelopment	20% Housing	096-4810.3140	Housing Legal Services	\$	\$	\$	20,000	20,000
Redevelopment	20% Housing	096-4810.4010	Housing Mfice Contracts	\$	\$	\$	300	-
Redevelopment	20% Housing	096-4810.4022	Housing Annual Software Licensing & Maintenance	\$	\$	\$	-	150
Redevelopment	20% Housing	096-4810.4031	Housing Copy Machine Lease / Mtce	\$	\$	\$	-	1,080
Redevelopment	20% Housing	096-4810.7021	Housing Vacation Buy Out Over 200 Hours	\$	\$	\$	-	2,787
Redevelopment	20% Housing	096-4810.7125	Housing Tax Exempt 1998 Series A Bond Payment (30% -\$2,450,000 - Nov 2023)	\$	\$	\$	65,000	65,000
			Maintenance & Operation Subtotal	\$	\$	\$	116,900	256,605
Redevelopment	20% Housing	096-4810.5990	Housing Senior Painting Program	\$	\$	\$	30,000	-
Redevelopment	20% Housing	096-4810.6308	Housing Element	\$	\$	\$	95,000	-
Redevelopment	20% Housing		Housing Reedley Housing Project (Loan & City project costs)*	\$	\$	\$	750,000	750,000
			* This is not an appropriation but is merely identified for informational purposes - Actual appropriations must be brought before the RDA Board					
Redevelopment	20% Housing	096-4810.6580	Housing RHIP Program	\$	\$	\$	100,000	100,000
Redevelopment	20% Housing	096-4810.6875	Housing Emergency Grant Program	\$	\$	\$	50,000	50,000
			Housing Capital Projects To Be Determined by RDA Board*	\$	\$	\$	-	400,000

EXPENDITURE DETAIL

DEPARTMENT	FUND	ACCOUNT	DESCRIPTION	2008-09 APPROPRIATION	2008-09 EXPENDITURE	2008-09 APPROPRIATION	
Redevelopment	Economic Development	087-4765.2010	Economic Development Office Supplies	150	245	2,000	
Redevelopment	Economic Development	087-4765.2020	Economic Development Special Supplies	100	150	-	
Redevelopment	Economic Development	087-4765.2150	Economic Development Publications	100	-	100	
Redevelopment	Economic Development	087-4765.2530	Economic Development Memberships	4,500	4,500	4,865	
Redevelopment	Economic Development	087-4765.2540	Economic Development Meetings & Conferences	5,000	3,800	5,000	
Redevelopment	Economic Development	087-4765.2550	Economic Development Telephone, Long Distance, Cellular Service	700	700	700	
Redevelopment	Economic Development	087-4765.2551	Economic Development Emergency Telephone Notification Service	-	-	350	
Redevelopment	Economic Development	087-4765.2570	Economic Development Electrical	2,000	3,000	3,000	
Redevelopment	Economic Development	087-4765.2580	Economic Development Advertising	6,000	-	1,500	
Redevelopment	Economic Development	087-4765.3000	Economic Development Professional Services	35,000	33,000	15,000	
			<i>Consultants, Etc.</i>				
Redevelopment	Economic Development	087-4765.3020	Economic Development Chamber Contract	9,917	80,800	-	
Redevelopment	Economic Development	087-4765.3030	Economic Development Downtown Association Contract	17,000	17,000	15,000	
Redevelopment	Economic Development	087-4765.3080	Economic Development Community Events Fee Waivers	25,000	25,000	15,000	
Redevelopment	Economic Development	087-4765.3170	Economic Development Tourism Bureau	15,000	-	-	
Redevelopment	Economic Development	087-4765.3180	Economic Development Cultural Contribution	-	-	20,000	
Redevelopment	Economic Development	087-4765.3025	Economic Development Fireworks Show Contribution	-	7,500	-	
Redevelopment	Economic Development	087-4765.4010	Economic Development Maintenance Contracts	200	677	-	
Redevelopment	Economic Development	087-4765.4015	Economic Development Computer Support	300	1,152	-	
Redevelopment	Economic Development	087-4765.4020	Economic Development Equipment Repairs	200	-	-	
Redevelopment	Economic Development	087-4765.4022	Economic Development Annual Software Licensing & Mfice	-	675	100	
Redevelopment	Economic Development	087-4765.4027	Economic Development Network Server Contract	-	-	300	
Redevelopment	Economic Development	087-4765.4031	Economic Development Copy Machine Lease / Mfice	-	-	1,255	
Redevelopment	Economic Development	087-4765.4045	Economic Development Downtown Clock	1,500	-	-	
Redevelopment	Economic Development	087-4765.8020	Economic Development Prior Year PO's	46	46	-	
			Maintenance & Operation Subtotal	122,713	178,245	84,170	
Redevelopment	Economic Development	087-4765.6015	Economic Development Community Center Upgrade	-	-	50,000	
Redevelopment	Economic Development	087-4765.6028	Economic Development 1500 I Street Purchase	-	890,000	-	
Redevelopment	Economic Development	087-4765.6223	Economic Development Sign, Lighting & Awining Replacement Program	-	-	75,000	
Redevelopment	Economic Development	087-4765.6235	Economic Development Downtown CSD Rec Program	-	-	4,000	
Redevelopment	Economic Development	087-4765.6704	Economic Development Program & Business Incubator	150,000	-	50,000	
Redevelopment	Economic Development	087-4765.6706	Economic Development Façade Program	50,000	25,000	25,000	
Redevelopment	Economic Development	087-4765.6709	Economic Development Business Assistance Program	50,000	55,000	-	
			<i>Economic Development Capital Projects To Be Determined By RDA Board*</i>			300,000	
			<i>* This is not an appropriation but is merely identified for informational purposes - Actual appropriations must be brought before the RDA Board</i>				
			Capital Outlay Subtotal	250,000	970,000	504,000	
Redevelopment	Capital Projects	095-4800.5870	Capital Projects Sports Park	350,000	350,000	-	
			Capital Outlay Subtotal	350,000	350,000	-	
			Capital Outlay Subtotal	-	-	-	
Redevelopment	Debt Service	097-4820.2725	Debt Service Pass Thru Agreements	1,266,772	1,200,000	1,286,400	
Redevelopment	Debt Service	097-4820.7080	Debt Service 20% Housing Set-Aside	527,822	545,419	536,000	
Redevelopment	Debt Service	097-4820.7085	Debt Service Economic Development Fund Transfer	372,667	1,157,662	797,313	
Redevelopment	Debt Service	097-4820.7090	Debt Service Capital Projects Fund Transfer	350,000	350,000	-	
Redevelopment	Debt Service	097-4820.7095	Debt Service Administration Fund Transfer	638,479	633,744	348,923	
Redevelopment	Debt Service	097-4820.7128	Debt Service ERAF (Potential Reversal of Court Decision)	-	-	129,533	
Redevelopment	Debt Service	097-4820.7110	Debt Service Taxable 1998 Series B Bond Payment (\$620,000 - Nov 2023)	88,500	88,500	85,000	
Redevelopment	Debt Service	097-4820.7110	Debt Service Tax Exempt 1998 Series A Bond Payment (70% - \$2,450,000 - Nov 2023)	206,500	206,500	220,000	
			Maintenance & Operation Subtotal	3,450,740	4,181,826	3,403,169	