



**CITY OF OAKDALE  
Redevelopment Agency Minutes  
Tuesday, February 17, 2009  
277 North Third Avenue  
Oakdale, California**

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1. A meeting of the City of Oakdale Redevelopment Agency was held Tuesday, February 17, 2009, in the City Council Chambers. Vice Chairperson Brennan called the meeting to order at 8:35 p.m.

**2. AGENCY MEMBERS PRESENT:** Mike Brennan, Vice Chairperson  
Tom Dunlop  
Toni Hanson  
Katherine Morgan

**AGENCY MEMBERS EXCUSED:** Farrell Jackson, Chairperson

**STAFF PRESENT:** Tom Hallinan, Agency Attorney  
Steve Hallam, Executive Director  
Albert Avila, Finance Director  
Cheryl Bolin, Parks and Recreation Director  
Mike Botto, Fire Chief  
Nancy Lilly, City Clerk  
Michelle McKinsey, Senior Human Resources Analyst  
David Myers, Acting Public Works Director  
Danelle Stylos, Community Development Director  
Marty West, Police Chief

**3. PUBLIC COMMENT:**  
There was no public comment.

**4. CONSENT AGENDA:**

**MOTION**

To adopt CRA Resolution 2009-01 approving the Consent Agenda as follows:

- a) Approving September 15, 2008 Redevelopment Agency Minutes.

Moved by Agency Member Dunlop, seconded by Agency Member Morgan, and **CARRIED**.

AYES: AGENCY MEMBERS: Brennan, Dunlop, Hanson, Morgan  
NOES: AGENCY MEMBERS: None  
ABSENT: AGENCY MEMBERS: Jackson  
ABSTAINED: AGENCY MEMBERS: None

**5. Public Hearings:** There were no public hearings.

**6. Staff Reports**

**a. Professional Services Agreement for Preparation of Redevelopment Plan Amendment**  
Executive Director Hallam provided the staff report and background information on the subject. Seifel Consulting Inc. had been retained last fall to perform an analysis and study to determine the feasibility of utilizing the City's authority under the California Redevelopment Law (CRL) to assist private development in the elimination of blight and blighting conditions along the East "F" street gateway area.



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REDEVELOPMENT AGENCY MINUTES  
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The report confirmed that a substantial portion of the East “F” Street gateway area meets the urbanization and blight requirements of the CRL for establishment of a redevelopment project area. The report also confirmed that amending the existing Central City Redevelopment Plan Area to extend the plan area along East “F” Street and include the proposed gateway area would allow the Agency to use tax increment revenues and bonding capacity from the existing Central City Redevelopment Project Area for pre-development financing assistance in the gateway area which would accelerate the private development and resulting tax increment at a much higher rate with up to \$15 million available for non-housing program resulting from the accelerated rate of development.

Request for proposals were solicited and one proposal was received from Seifel Consulting, Inc. in the amount of \$218,500. The proposal included an environmental review and analysis for the proposed plan amendment required by CEQA, an analysis required to consider inclusion of the Sconza Candy parcel in the proposed Plan amendment in order to consider the use of redevelopment powers to assist in removal of existing blight and reuse of portions of the former Hershey warehouse facility, and a financial analysis necessary to proposed amendments to the existing redevelopment plan necessary to increase the Agency’s total tax increment cap limits and the Agency’s bond issuance limits. Director Hallam recommended adoption of the proposed resolution authorizing the City Manager to finalize and execute an agreement for consulting services with Seifel Consulting, Inc.

Vice Chairperson Brennan questioned why other consulting firms had not responded to the request for proposals. Director Hallam answered he had called the other two firms and found one was relocating to Southern California and the other preferred new plan work as opposed to plan amendments for monetary reasons.

**MOTION**

To adopt CRA Resolution 2009-02 approving an agreement with Seifel Consulting Group, Inc. for preparation of Redevelopment Plan amendment.

Moved by Agency Member Dunlop, seconded by Agency Member Morgan, and **CARRIED**.

**b. Status of Platform Improvements at Sierra Railroad Station**

Director Hallam provided an update on Sierra Railroad’s station platform improvements. In a letter dated February 3, 2009, Chris Hart, President of Sierra Railroad Dinner Train, requested an extension from the initial estimated spring completion date citing a serious reduction in business and the economic consequences. Mr. Hart noted his intent to complete the improvements as business improves. Director Hallam noted the railroad had cut back to running one to three trips per month and had let employees and managers go. He offered to continue to get 90 day updates from the railroad.

Vice Chairperson Brennan acknowledged a tourism decline due to the current economic climate while Member Morgan noted it was a good business and the Agency could afford to be patient.

**7. AGENCY MEMBER COMMENTS:** There were no comments.

**8. ADJOURNMENT:**

There being no further business, Vice Chairperson Brennan adjourned the meeting at 8:46 p.m.

Respectfully submitted,

Nancy Lilly, City Clerk