



336 Pacific Avenue • Shafter, CA 93263

**AGENDA  
REGULAR MEETING  
SHAFTER COMMUNITY DEVELOPMENT AGENCY  
TUESDAY, MAY 17, 2011**

**CALL TO ORDER:** 7:00 p.m.

**ROLL CALL:** Chairperson Alvarado  
Vice Chairperson Colvard  
Board Member Johnston  
Board Member Nelson  
Board Member Prout

**APPROVAL OF AGENDA:**

**PUBLIC COMMENT:**

*This portion of the meeting is reserved for persons wanting to address the Agency on any matter not on this agenda and over which the Agency has jurisdiction. Speakers are limited to five minutes. Please state your name and address for the record before making your presentation. The Agency may take action to direct the staff to place a matter of business on a future agenda.*

**CONSENT CALENDAR:**

*All items on the consent calendar are considered routine and non-controversial by staff and will be approved by one motion if no member of the Agency or public wishes to comment or ask questions. If comment or discussion is desired by anyone, the item will be removed from the consent calendar and considered in the listed sequence with an opportunity for any member of the public to address the Agency concerning the item before action is taken.*

1. Approval of Payroll and General Checks.
2. Approval of Minutes: May 3, 2011.

**PUBLIC HEARING:**

1. **SALE OF PROPERTY: 504 CENTRAL AVENUE (APN 027-230-07):** a request to conduct a public hearing and consider public comments, if any; adopt Resolution No. 140, Approving an Agreement of Purchase and Sale Between the Shafter Community Development Agency and JMMKM Investments, Inc., Pursuant to Health and Safety Code Sections 33430 and 33431; and authorize the budget amendment for the reduction in anticipated revenue and cost of the refund as outlined in the fiscal impact. (Executive Director Guinn)

**MANAGEMENT REPORTS:**

1. **STREET IMPROVEMENTS FOR NORTH PARK NORTH SHAFTER SEWER PROJECT:** a request to authorize a budget amendment transferring \$250,000 in Low Moderate Income funds to the General Fund for the pavement improvements in the North Park North Shafter Sewer Improvement project. (Executive Director Guinn) **ROLL CALL**

**CLOSED SESSION:**

1. **CONFERENCE WITH PROPERTY NEGOTIATORS** (Government Code 54956.8): Location: APN 026-113-25, Shafter (No Street Address), Shafter; Negotiator: City Manager Guinn; Owner: Joshan Balwinder; Under Negotiation: Provide instructions to negotiator regarding price and terms.
2. **CONFERENCE WITH PROPERTY NEGOTIATORS** (Government Code 54956.8): Location: APN 091-300-03, APN 091-300-04, Shafter (No Street Address); Negotiator: City Manager John Guinn; Owner: Mathew D. Chakola and Sally V. Chakola; Under Negotiation: Provide instructions to negotiator regarding price and terms

**ADJOURNMENT:**

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Should anyone challenge any proposed action which is the subject of a public hearing listed on this agenda, that person may be limited to raising those issues addressed at the public hearing described in this notice, or in written correspondence delivered to the Board at or prior to this public hearing. Pursuant to the Americans with Disabilities Act, if you need special assistance to participate in a Board Meeting, please contact the City Manager's Office at (661) 746-5000 at least three (3) days prior to the meeting or time when special services are needed to allow City staff in making reasonable arrangements to provide you with access to the meeting. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection in the City Clerk's Office at Shafter City Hall, 336 Pacific Ave., Shafter, CA 93263.

This is to certify that this Agenda notice was posted at City Hall and the Police Dept. by 5:00 p.m., May 13, 2011.  
Christine Wilson, S/S, Secretary.