

**CITY OF FRESNO CULTURAL ARTS PROPERTIES
(COFCAP)**

AGENDA

Members

**Mayor Ashley Swearingin
Councilmember Olivier
Councilmember Baines**

November 1, 2012

IF YOU WOULD LIKE TO SPEAK, FILL OUT A SPEAKER REQUEST FORM AVAILABLE FROM THE CITY CLERK'S OFFICE

All items on the agenda and public appearances are subject to approval, denial, referral by the City of Fresno Cultural Arts Properties.

For each matter considered by the "COFCAP", there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from those in attendance will then be taken.

COFCAP action of unscheduled item, if any, shall be limited to referring the item to staff for a report and possibly scheduling on a future agency agenda. All testimony given will be limited to three minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with one minute remaining and one tone will sound. The speaker should be completing the testimony by the time the red light comes on and two tones sound, indicating that time has expired.

10:15 A.M.

JOINT MEETING WITH THE CITY OF FRESNO CULTURAL ARTS PROPERTIES CORPORATION

Approve COFCAP minutes of October 18 and 25, 2012

Action Taken:

- A. Approve 6-month exclusive negotiation agreement between the City of Fresno, City of Fresno Cultural Arts Properties, Inc., and Reza Assemi, an individual, for the potential sale of the historic (HP#164) PG&E/“Theatre 3” Building at 1544 Fulton Street (APN 466-145-07) to Reza Assemi – Development and Resource Management Department

Action Taken:

UNSCHEDULED ORAL COMMUNICATIONS - Members of the public may address the City of Fresno Cultural Arts Properties Corporation regarding items that are not listed on the agenda and within the subject matter jurisdiction of the Corporation. Each person is limited to a three (3) minute presentation. Anyone wishing to be placed on an agenda for a specified topic should contact the City Clerk Department at least 10 days prior to the desired date.

ADJOURNMENT

The City of Fresno Cultural Arts Properties, Inc. (COFCAP) met in joint session with the City Council at the hour of 4:16 p.m. in the Council Chamber, City Hall, on the day above written.

Present:	Oliver Baines	Member (as Successor Agency Chair)
	Clint Olivier	Member (as Council President)
	Andreas Borgeas	Councilmember
	Lee Brand	Councilmember
	Sal Quintero	Councilmember
	Blong Xiong	Acting Council President

Absent:	Larry Westerlund	Councilmember (Out of state)
	Ashley Swearengin	Member (as Mayor)

Mark Scott, City Manager
 Bruce Rudd, Assistant City Manager
 Jim Sanchez, Assistant City Attorney
 Yvonne Spence, City Clerk
 Yolanda Salazar, Assistant City Clerk

(1:30 P.M. #1) JOINT MEETING WITH THE CITY COUNCIL

(‘A’) COUNCIL RESOLUTION NO. 2012-189 - FILLING THE VACANT POSITION OF CITY OF FRESNO CULTURAL ARTS PROPERTIES BOARD OF DIRECTORS WITH THE CHAIR OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

Councilmember Baines announced the item and gave a brief overview. Acting President Xiong left the dais briefly at 4:17 p.m.

On motion of President Olivier, seconded by Councilmember Baines, duly carried, RESOLVED, the above entitled Council Resolution No. 2012-189 hereby adopted, by the following vote:

Ayes :	Baines, Borgeas, Brand, Quintero, Olivier
Noes :	None
Absent :	Westerlund, Xiong

RECESS – 4:18 P.M. – 4:27 P.M.

(‘B’) ACTIONS PERTAINING TO A PROPOSED 69-UNIT MIXED USED RESIDENTIAL PROJECT AT FULTON AND CALAVERAS BY FFDA PROPERTIES, LLC

#1 APPROVE A PURCHASE AND SALE AGREEMENT BETWEEN THE COFCAP AND THE CITY OF FRESNO FOR THE SALE OF 2.12 ACRES OF PROPERTY TO THE CITY

#2 APPROVE A DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) BETWEEN THE CITY OF FRESNO AND FFDA PROPERTIES, LLC, FOR DEVELOPMENT OF THE MIXED USE RESIDENTIAL PROJECT

#3 APPROVE THE FIRST AMENDMENT TO THE MASTER LEASE BETWEEN THE COFCAP AND THE CITY OF FRESNO

ACM Smith reviewed the issue as contained in the staff report as submitted, noted an updated DDA had been submitted, and recommended approval.

Goldie Lewis, 1396 W. Herndon, representing FFDA Properties, stated she concurred with the staff recommendation and was available for questions **(4 – 0)**.

On motion of Chair Baines, seconded by Councilmember Brand, duly carried, RESOLVED, a Purchase and Sale Agreement between the City of Fresno Cultural Arts Properties Corporation and the City of Fresno for the sale of 2.12 acres of property to the City hereby approved; a Disposition and Development Agreement between the City of Fresno and FFDA Properties, LLC, for the development of an approximately 69-unit mixed-use residential project at Fulton and Calaveras Streets hereby approved; and the First Amendment to the Master Lease between COFCAP and the City hereby approved, by the following vote:

CITY COUNCIL VOTE:

Ayes : Borgeas, Brand, Olivier, Quintero, Xiong, Baines
Noes : None
Absent : Westerlund

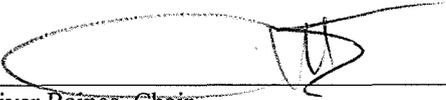
COFCAP VOTE:

Ayes : Council President Olivier, Successor Agency Chair Baines
Noes : None
Absent : Mayor Swearengin

Adjournment

There being no further business to bring before the joint bodies, the hour of 4:34 p.m. having arrived and hearing no objection, Chair Baines declared the meeting adjourned.

Approved on the _____ day of _____, 2012.



Oliver Baines, Chair

ATTEST: _____
Yolanda Salazar, Assistant City Clerk

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CITY COUNCIL VOTE:

Ayes : Borgeas, Brand, Olivier, Quintero, Xiong, Baines
Noes : None
Absent : Westerlund

COFCAP VOTE:

Ayes : Council President Olivier, Successor Agency Chair Baines
Noes : None
Absent : Mayor Swearengin

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Oliver Baines, Chair

ATTEST: _____
Yolanda Salazar, Assistant City Clerk