

2017 JAN 19 AM 10 31

**SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
OF THE CITY OF FRESNO**

CITY CLERK, FRESNO CA

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**Oversight Board to the  
Successor Agency to the Redevelopment Agency  
of the City of Fresno**

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Alan Hofmann  
Debbie Poochigian  
Doug Vagim  
Rene Watahira  
Larry Westerlund

***AGENCY BRIEFING REPORT***

Date: January 24, 2017  
To: Oversight Board Members  
From: Debra Barletta  
Through: Marlene Murphey  
Subject: Agenda Item VI. - Line 5 – Property Based Improvement District

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This obligation is the Property Based Improvement District (PBID) tax assessment for seven parcels located within the Central Business District. Downtown Property owners voted to approve this assessment on June 24, 2010, for a term of 5 years, ending in December 2015. On June 18, 2015, the Downtown PBID tax assessment was renewed for another 7 years, ending in December of 2022. The first assessment payment was made in December 2010. As the parcels are sold, the obligation will be reduced.

The interested parties are:

- PBID Board of Directors
  - Tom Richards, Chair
  - Jeff Becker, Immediate Past Chair
  - Michelle Tutelian, Vice Chair
  - Jason Geil, Treasurer
  - Hilary Haron, Secretary
  - Dan Doyle
  - Will Dyck
  - Robert Ellis
  - Ken Ramos
  - Ashley Swearengin
  - Dennis Woods
  - Brent Weiner
  - John Hays
  - Rick Roush
  - Marlene Murphey
  - Mick Marderosian
  - Chris Johnson
- Staff
  - Aaron Blair - President/CEO
  - Rocio Andrade - Business & Community Services Manager
  - Tatevik Hovhannisyan – Event and Hospitality Coordinator
  - Craig Scharton - Fulton District Manager
  - Gretchen Moore - Vice President
  - Lee Blackwell -- Clean Team Ambassador

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**AGENCY BRIEFING REPORT**

Date: January 24, 2017  
To: Oversight Board  
From: Enrique Mendez, Project Manager  
Through: Marlene Murphey, Executive Director  
RE: Agenda Item VI. - Line 9 - Old Armenian Town Development, ROPS 17-18

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This obligation pertains to a Master Disposition and Development Agreement between the Redevelopment Agency of the City of Fresno ("Agency") and ESSAYONS, LP ("Developer") for a master development of approximately 9.72 acres located in the Convention Center Project Area generally bounded by O Street, Ventura Street, M Street and Freeway 41 (the "Master Development Site"). ROPS 17-18 provides for ongoing project costs including fence rentals and storage rentals.

Interested Parties:

State of California acting by and through its Department of General Services  
Judicial Council of California, Administrative Office of the Courts  
on behalf of the Court of Appeal, Fifth Appellate District  
Administrative Presiding Justice Brad R. Hill

ESSAYONS, a Limited Partnership  
PENTORI, a California Corporation  
The Penstar Group, Inc.

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***AGENCY BRIEFING REPORT***

Date: January 24, 2017  
To: Oversight Board  
From: Enrique Mendez, Project Manager  
Through: Marlene Murphey, Executive Director  
RE: Agenda Item VI. - Line 10 - Historic Houses, ROPS 17-18

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This obligation pertains to the relocated/rehabilitated historic structures located at the southwest corner of 'M' Street and Santa Clara.

ROPS 17-18 provides for ongoing costs associated with these structures including utilities, maintenance, repairs, inspections, etc.

Interested Parties are:

State of California acting by and through its Department of General Services  
Judicial Council of California, Administrative Office of the Courts  
on behalf of the Court of Appeal, Fifth Appellate District  
Administrative Presiding Justice Brad R. Hill

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***AGENCY BRIEFING REPORT***

Date: January 24, 2017  
To: Oversight Board Members  
From: Debra Barletta  
Through: Marlene Murphey  
Subject: Agenda Item VI. - Line 11 – Property Based Improvement District

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This obligation is the Property Based Improvement District (PBID) tax assessment for three parcels located within the Convention Center Redevelopment Project Area. Downtown Property owners voted to approve this assessment on June 24, 2010 for a term of 5 years, ending in December 2015. On June 18, 2015, the Downtown PBID tax assessment was renewed for another 7 years, ending in December of 2022. The first assessment payment was made in December 2010. As the parcels are sold, the obligation will be reduced.

The interested parties are:

- PBID Board of Directors
  - Tom Richards, Chair
  - Jeff Becker, Immediate Past Chair
  - Michelle Tutelian, Vice Chair
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***AGENCY BRIEFING REPORT***

Date: January 24, 2017  
To: Oversight Board Members  
From: Debbie Barletta  
Through: Marlene Murphey  
Subject: Agenda Item VI. - Line 24 – 2003 Mariposa Tax Allocation Bonds (formerly Mariposa Line 4, pg 10)

---

Pursuant to the Trust Indenture by and between the Redevelopment Agency of the City of Fresno (the “Agency”) and BNY West Trust Company, as Trustee, dated August 1, 2003, relating to \$5,005,000 Tax Allocation Refunding Bonds (Mariposa Project Area), the Agency is to pay principal and interest until note maturity on February 1, 2023.

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**AGENCY BRIEFING REPORT**

Date: January 24, 2017  
To: Oversight Board Members  
From: Debbie Barletta  
Through: Marlene Murphey  
Subject: Agenda Item VI. - Line 25 – California Infrastructure Bank Loan (formerly Roeding Line 3, pg 11)

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Pursuant to that certain Tax Allocation Loan Agreement (“Loan Agreement”) between the Redevelopment Agency of the City of Fresno and the California Infrastructure and Economic Development Bank (“CIEDB”) dated August 19, 2003 and executed and approved by the Agency Board on February 10, 2004, CIEDB issued tax exempt bonds secured by a pledge of its rights under the Loan Agreement and then loaded those proceeds to the Agency. The Agency pays principal annually and interest semi-annually commencing on August 1, 2004 and terminating on August 1, 2033.

The loan proceeds were used to fund public infrastructure improvements to widen Marks Avenue to a four lane arterial between Belmont and Whitesbridge including landscaped median islands, curb, gutter, paving, street trees and lights.

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**AGENCY BRIEFING REPORT**

Date: January 24, 2017  
To: Oversight Board Members  
From: Debbie Barletta  
Through: Marlene Murphey  
Subject: Agenda Item VI. - Line 27 – Foundry Park CFD #5 Developer Agreement (formerly South Van Ness Line 2, page 13)

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This enforceable obligation is an Owner Participation Agreement covering 14 parcels within Foundry Park, an industrial area of about 49 acres generally bounded by Church and Jensen Avenues, Golden State Boulevard and Freeway 99. A Community Facility District (CFD) was formed and bonds issued to build off-site public infrastructure. The public improvements have been completed and about 80% of the available acreage (9 acres) has been fully developed. The Agency's obligation is limited to reimbursement of the CFD special tax assessment in an amount not to exceed 75% of the net tax increment generated solely from the 14 parcels. The Obligation ends with the expiration of the initial term of the CFD bonds or payment in full, whichever occurs first.

The payees are:

- Willow Creek – Foundry Ventures, LLC.
- San Joaquin Stairs
- Flores Frank Trustee
- Alan & Sherry Shufelberger
- S & B Enterprises
- Craig N. & Carolyn F. Crump
- Teton Properties LLC
- Express Business Resources LLC
- Patrick & Elezabeth Cody Trustees
- Foundry Park Investors LP
- Wolverine Ventures LLC

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**AGENCY BRIEFING REPORT**

Date: January 24, 2017  
To: Oversight Board Members  
From: Debbie Barletta  
Through: Marlene Murphey  
Subject: Agenda Item VI. - Line 30 – 2001 Merger 2 Tax Allocation Bonds (formerly SW Fresno Line 2, pg 15)

---

Pursuant to that certain Official Statement for the \$10,000,000 Fresno Joint Powers Authority Tax Allocation Revenue Bonds Series 2001 dated March 2, 2001 and the Trust Agreement between the Fresno Joint Powers Financing Authority and BNY Western Trust Company, as Trustee, which were approved by the JPA and Agency Board on January 9, 2001, the Agency is to pay principal annually and interest semi-annually commencing on August 2001 and terminating on August 1, 2018.

Bond proceeds were used to fund Southwest Fresno Area Projects including Kearney Palms Shopping Center.

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**AGENCY BRIEFING REPORT**

Date: January 24, 2017  
To: Oversight Board Members  
From: Enrique Mendez, Project Manager  
Through: Marlene Murphey, Executive Director  
Subject: Agenda Item VI. - Line 33 – Property Maintenance, ROPS 17-18

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The Fresno County Economic Opportunity Commission's Local Conservation Corps performs a variety of tasks necessary to maintain the Agency's property and to comply with municipal codes. Under contract, the EOC provides weed abatement, trash clean-up/hauling/disposal and other general landscape and irrigation maintenance. ROPS 17-18 provides for this ongoing service.

Current interested parties are:

**EOC Board of Commissioners**

Julia Hernandez – Target Area A  
Juanita Veliz - Target Area B  
Daniel T. Parra - Target Area C  
Lisa Nichols - Target Area E  
Debbie Darden - Target Area F  
Catherine Robles - Target Area G  
Linda R. Hayes - Target Area H  
Pastor B.E. McAlister - West Fresno Faith Based Organizations  
Charles Garabedian, Jr. - Malaga County Water District  
Esther Cuevas - Economic Development Corp  
Tito A. Lucero - Head Start County-Wide Policy Council

Deanna Mathies - FUSD  
Rev. Paul McCoy - NAACP  
Jimi Rodgers - Association of Black Social Workers  
Maiyer Vang - Fresno Center for New Americans  
Angie Isaak - Juvenile Court  
Tim Bakman - 14th Senatorial District  
Cheryl Sullivan - Community Colleges  
Barigye McCoy - Fresno County Board of Supervisors  
Richard Keyes - Fresno Mayor's Appointment  
Yvette Quiroga - Fresno County Board of Supervisors  
Erica Cabrera - 31st Assembly District  
LaShawn Baines - 16th Congressional District

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**AGENCY BRIEFING REPORT**

Date: January 24, 2017  
To: Oversight Board  
From: Enrique Mendez, Project Manager  
Through: Marlene Murphey, Executive Director  
RE: Agenda Item VI. - Line 34 – Property Sale/Disposition, ROPS 17-18

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This obligation includes the on-going disposition and maintenance expenditures for parcels owned by the Successor Agency during ROPS 17-18. This item includes costs related to the execution of the Long Range Property Management Plan including: property insurance; utilities; site security; fencing; and, repairs due to vandalism, theft, etc.

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***AGENCY BRIEFING REPORT***

Date: January 24, 2017  
To: Oversight Board Members  
From: Andrew Sanchez  
Through: Marlene Murphey  
Subject: Agenda Item VI. - Line 36 – CALPERS Unfunded & Employee Leave Payout (formerly  
Other pg Line 12)

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This enforceable obligation is to cover the CalPers Unfunded Liability. The balance provides coverage to meet the retirement obligations for those who are currently vested.

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***AGENCY BRIEFING REPORT***

Date: January 24, 2017  
To: Oversight Board Members  
From: Debra Barletta  
Through: Marlene Murphey  
Subject: Agenda Item VI. - Line 41 – Audit

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Funding is requested in the July 2017 to June 2018 ROPS for the Agency's annual audit of financial statements.

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**AGENCY BRIEFING REPORT**

Date: January 24, 2017  
To: Oversight Board Members  
From: Debbie Barletta  
Through: Marlene Murphey  
Subject: Agenda Item VI. - Line 115 – 2003 Mariposa Tax Allocation Bonds – Trustee Fees

---

Pursuant to the Trust Indenture by and between the Redevelopment Agency of the City of Fresno (the “Agency”) and BNY West Trust Company, as Trustee, dated August 1, 2003, relating to \$5,005,000 Tax Allocation Refunding Bonds (Mariposa Project Area), the Agency is to pay annual trustee fees to BNY West Trust Company until note maturity on February 1, 2023.

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***AGENCY BRIEFING REPORT***

Date: January 24, 2017  
To: Oversight Board Members  
From: Debbie Barletta  
Through: Marlene Murphey  
Subject: Agenda Item VI. - Line 116 – 2003 Mariposa Tax Allocation Bonds – Annual Arbitrage Rebate Services

---

Pursuant to the Trust Indenture by and between the Redevelopment Agency of the City of Fresno (the “Agency”) and BNY West Trust Company, as Trustee, dated August 1, 2003, relating to \$5,005,000 Tax Allocation Refunding Bonds (Mariposa Project Area), the Agency is to pay for Annual Arbitrage Rebate Services to Wildan Financial Services until note maturity on February 1, 2023.

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***AGENCY BRIEFING REPORT***

Date: January 24, 2017  
To: Oversight Board Members  
From: Debbie Barletta  
Through: Marlene Murphey  
Subject: Agenda Item VI. - Line 117 – 2003 Mariposa Tax Allocation Bonds – Annual Continuing Disclosure Services

---

Pursuant to the Trust Indenture by and between the Redevelopment Agency of the City of Fresno (the “Agency”) and BNY West Trust Company, as Trustee, dated August 1, 2003, relating to \$5,005,000 Tax Allocation Refunding Bonds (Mariposa Project Area), the Agency is to pay for Annual Continuing Disclosure Services to Wildan Financial Services until note maturity on February 1, 2023.

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**AGENCY BRIEFING REPORT**

Date: January 24, 2017  
To: Oversight Board Members  
From: Debbie Barletta  
Through: Marlene Murphey  
Subject: Agenda Item VI. - Line 118 – 2001 Merger 2 Tax Allocation Bonds – Annual Trustee Fees

---

Pursuant to that certain Official Statement for the \$10,000,000 Fresno Joint Powers Authority Tax Allocation Revenue Bonds Series 2001 dated March 2, 2001 and the Trust Agreement between the Fresno Joint Powers Financing Authority and BNY Western Trust Company, as Trustee, which were approved by the JPA and Agency Board on January 9, 2001, the Agency is to pay Annual Trustee Fees to BNY Western Trust Company until note maturity on August 1, 2018.

Bond proceeds were used to fund Southwest Fresno Area Projects including Kearney Palms Shopping Center.

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***AGENCY BRIEFING REPORT***

Date: January 24, 2017  
To: Oversight Board Members  
From: Debbie Barletta  
Through: Marlene Murphey  
Subject: Agenda Item VI. - Line 119 – 2001 Merger 2 Tax Allocation Bonds – Annual Arbitrage Rebate Services

---

Pursuant to that certain Official Statement for the \$10,000,000 Fresno Joint Powers Authority Tax Allocation Revenue Bonds Series 2001 dated March 2, 2001 and the Trust Agreement between the Fresno Joint Powers Financing Authority and BNY Western Trust Company, as Trustee, which were approved by the JPA and Agency Board on January 9, 2001, the Agency is to pay for Annual Arbitrage Rebate Services to Wildan Financial Services until note maturity on August 1, 2018.

Bond proceeds were used to fund Southwest Fresno Area Projects including Kearney Palms Shopping Center.

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**AGENCY BRIEFING REPORT**

Date: January 24, 2017  
To: Oversight Board Members  
From: Debbie Barletta  
Through: Marlene Murphey  
Subject: Agenda Item VI. - Line 120 – 2001 Merger 2 Tax Allocation Bonds – Annual Continuing Disclosure Services

---

Pursuant to that certain Official Statement for the \$10,000,000 Fresno Joint Powers Authority Tax Allocation Revenue Bonds Series 2001 dated March 2, 2001 and the Trust Agreement between the Fresno Joint Powers Financing Authority and BNY Western Trust Company, as Trustee, which were approved by the JPA and Agency Board on January 9, 2001, the Agency is to pay for Annual Continuing Disclosure Services to Wildan Financial Services until note maturity on August 1, 2018.

Bond proceeds were used to fund Southwest Fresno Area Projects including Kearney Palms Shopping Center.