

**Meeting of the  
Oversight Board for the Successor Agency  
To the Redevelopment Agency of the  
City of Fresno**

**Meeting Minutes  
September 4, 2014**

The Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Fresno met at 1:00 p.m. in Meeting Room 2165 (Meeting Room A), Fresno City Hall on September 4, 2014.

Present were:

Terry Bradley, appointed by Fresno County Superintendent of Schools, **arrived at 1:20 p.m.**  
Michael Lima, appointed by the Mayor of Fresno  
Debbie Poochigan, appointed by Fresno County Board of Supervisors  
Doug Vagim, appointed by Fresno County Board of Supervisors  
Alan Hofmann, appointed by Metropolitan Flood Control District (Special District)  
Larry Westerlund, appointed by the Mayor of Fresno, **arrived at 1:20 p.m.**  
Larry Hodges, appointed by State Center Community College District

- I. Call to Order
  - a. Roll Call – The meeting was called to order at 1:05p.m. Mr. Bradley and Mr. Westerlund arrived at 1:20 p.m. all others were present at 1:05p.m.
  - b. Pledge of Allegiance - Conducted
  - c. Member Comments – at this time Alan Hofmann introduced himself. He is new to the Oversight Board replacing Mr. Van Wyk who retired from the Metropolitan Flood Control District. Mr. Hofmann works at the Metropolitan Flood Control District as the General Manager. He has been with the agency for 35 years.
- II. Administer Oath of Office – Yvonne Spence, Clerk to the Board administered the oath of office to Alan Hofmann.

- IV. Approval of the Minutes of July 7, 2014 – Mr. Lima pointed out one correction to the minutes regarding the time of the meeting. The first paragraph stated that the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Fresno met at 1:30 p.m. The time should have read met at 9:00 a.m. With the above change, Ms. Poochigian made a motion to approve the minutes, Mr. Hodges seconded the motion. The motion passed on a vote of 4-0 with Mr. Bradley and Mr. Westerlund absent. Mr. Hofmann abstained from voting on the minutes because he did not attend the meeting of July 7, 2014.
- III. Appointment of Secretary – Mr. Vagim explained that the board needs to replace Mr. Van Wyk as Secretary to the board. He explained the difference between the board’s secretary role and the role of Yvonne Spence as the Clerk to the board. After some discussion, Mr. Vagim made a motion to appoint Ms. Poochigian as the Secretary of the Oversight Board to the City of Fresno Successor Agency. Mr. Hodges seconded the motion. The motion passed on a vote of 5-0 with Mr. Bradley and Mr. Westerlund was absent.
- V. Approval of Property Disposition Guidelines of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno – Marlene Murphey gave an overview of the guidelines.

After a great deal of discussion, Mr. Bradley summarized the changes that the board agreed as follows:

- On page 2, under item III, Right of First Refusal, the word “intention” on line three will be changed to “interest”.
- Mr. Westerlund suggested that we research to see if we could anonymously disclose the highest bid to the bidders and insert language to the effect that “where permitted by law, the Agency may disclose the highest bid amount.”
- Also on page 3, item B, Request for Offer to Purchase Including Proposed Development, in the first paragraph, third line, replace the word “will” with the word “may”, and in the fifth line of the same paragraph, replace the word “will” with the word “may” .
- Under IV C, Auction – the first paragraph should read: “If the Successor Agency and the Oversight Board determine that it is feasible to market and dispose of property via auction, the Agency may auction property pursuant to guidelines within this section. The following process will be followed.”

- There was consensus of the board to include language in the Property Disposition Guidelines to make sure members of the public have the ability to come talk to the Successor Agency or the Oversight Board if there are issues they want to raise.

Ms. Poochigian made a motion to approve the Disposition Guidelines with the changes listed above. Mr. Hodges seconded the motion. The motion passed on a vote of 7-0.

VI. Consider Adoption of:

1. A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno Approving the Sale of Approximately 2.25 Acres at 5025 E. Dakota Avenue (APN 493-020-29ST) to Fresno Moose Family Center 445.

Ms. Murphey gave an overview of this item including the appraised value of \$281,000. After discussion amongst the board about the offer of \$265,000, the board decided not to accept the offer. Ms. Poochigian made a motion to make a counter offer of the appraised value to the bidder. Mr. Vagim seconded the motion. The motion passed on a vote of 7-0.

2. A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno Approving the Sale of Approximately 0.24 Acres at 731 E. California Avenue (APN 467-246-01T) to Boos Development West, LLC.

Ms. Murphey provided an overview. After some discussion, there was a motion to approve the Purchase and Sale Agreement by Larry Westerlund, Mr. Lima seconded to the motion. The motion passed on a vote of 7-0.

3. A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno Approving the Sale of Approximately 2.37 Acres at 4007 Ventura, 4017 Ventura, 4025 Ventura, 4061 Ventura, and 4071 Ventura (APNs 461-272-16T, 461-272-10T, and 461-272-09T) to FD Partners, LCC:

Ms. Murphey provided an overview to this RFP. After discussion, Mr. Westerlund made a motion to approve the Purchase and Sale Agreement and Mr. Lima seconded the motion. The motion passed on a vote of 7-0.

4. A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno Approving the Sale of approximately 0.51 Acres at 730 Van Ness and 736 Van Ness (APNs 468-253-15T and 486-253-11T) to Bitwise Industries, LLC.

Ms. Murphey provided an overview to this RFP. After discussion, Mr. Westerlund made a motion to approve the Purchase and Sale Agreement. Mr. Vagim seconded the motion. The motion passed on a vote of 7-0.

Mr. Bradley left the meeting at 3:20 p.m.

5. A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno Approving the Sale of Approximately 0.09 Acres (APN 467-071-05T) to DFP Ltd LP.

Ms. Murphey provided an overview of this item. The appraisal was \$18,750 and a selling price of \$21,244 was negotiated. Ms. Poochigian made a motion to approve this item and Mr. Hodges seconded the motion. The motion passed on a vote of 6-0 with Mr. Bradley absent.

VII. Legal Opinion Requested by the Oversight Board Regarding the Kearney Palms Police Substation Lease Agreement and the Kearney Palms LLC Public Parking Lease and Reciprocal Easement Agreement

- A. Consider Adoption of a Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno Ratifying the Kearney Palms Police Substation Agreement

Laurie Avedisian-Favini provided legal opinions as requested by the Oversight Board regarding the Kearney Palms Police Lease Agreement and the Kearney Palms LLC Public Parking Lease and Reciprocal Easement Agreement. Regarding the Police Substation – ratification of the current agreement; Ms. Avedisian recommended that the exact agreement be ratified. Upon questions by Mr.

Vagim, Ms. Murphey explained the money flow. There was more discussion about the police substation.

Mr. Westerlund made a motion to ratify the current Kearney Palm Substation Agreement retro-active to February 1, 2014. The motion was seconded by Mr. Lima. The motion passed on a 6-0 vote with Mr. Bradley absent.

Legal Opinion regarding the Kearney Palms LLC Public Parking Lease and Reciprocal Easement Agreement. Laurie Avedisian-Favini provided information to the Board regarding the parking lot. Following discussion, Ms. Murphey was asked to contact the lessee to discuss the purchase option.

Mr. Hodges left the meeting at 3:45 p.m.

VIII. Discussion of Uniwell Legal Opinion

This item was laid over to 9/11/14

IX. Discussion of Line Items 70 and 71 to LRPMP

This item was laid over to 9/11/14

X. Public Comment

None.

XI. Adjournment

There was a motion to adjourn at 3:55 p.m. by Mr. Westerlund and a second by Mr. Lima. The motion passed on a vote of 5-0 with Mr. Bradley and Mr. Hodges absent.

***The minutes of September 4, 2014 were approved at the September 11, 2014 meeting on a motion by Mr. Vagim and a second by Mr. Westerlund. The motion passed on a vote of 6-0, with Ms. Poochigian absent.***