

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

**Meeting Minutes  
September 29, 2015**

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 2120 (Meeting Room C), Fresno City Hall on September 29, 2015.

**Present:**

Alan Hofmann, appointed by Metropolitan Flood Control District (Special District)  
Larry Hodges, appointed by State Center Community College District  
Debbie Poochigian, appointed by Fresno County Board of Supervisors  
Doug Vagim, appointed by Fresno County Board of Supervisors  
Rene Watahira, appointed by the Mayor of Fresno  
Larry Westerlund, appointed by the Mayor of Fresno

**Absent:** Terry Bradley, appointed by Fresno County Superintendent of Schools

- I. Call to Order**
  - 1. Roll Call**
  - 2. Pledge of Allegiance**
  - 3. Member Comments**

The meeting was called to order by Board Member Hofmann at 1:02 P.M. Roll call was taken – Chair Bradley was absent and Vice Chair Vagim arrived after roll call at 1:05 P.M. The pledge of allegiance was recited. No Board Members had comments.

**II. Approval of the Minutes of February 19, 2015**

Board Member Westerlund motioned to approve the minutes of February 19, 2015. Board Member Hodges seconded the motion. The motion passed on a vote of 5-1 with Board Member Poochigian abstaining because she was not in attendance at the meeting, and Chair Bradley absent.

### **III. Recognized Obligation Payment Schedule (ROPS)**

Consider Approval of Resolution for Recognized Obligation Payment Schedule for January 1 – June 30, 2016, ROPS IX

Executive Director of the Successor Agency to the Redevelopment Agency of the City of Fresno, Marlene Murphey, reported on the Recognized Obligation Payment Schedule. She provided an overview of ROPS IX for the period of January 1 – June 30, 2016. It shows the overall debt for outstanding enforceable obligations and the estimated amount needed for enforceable obligations for this ROP IX period. These enforceable obligations are generally the main line items between line 1 and 41, the total is \$3,340,315. The ROPS also lists loans made for redevelopment purposes and shows their outstanding balances. We are not claiming loan repayment on this particular ROPS because the annual amount was drawn down on a prior ROPS. But it's necessary to include two resolutions, one and two to pertain to that loans because the Department of Finance (DOF) has asked us to submit any loan documentation we find on an ongoing basis that gives them time to consider the material before the next submission of loans on the next ROPS, and because the outstanding loan balance is always shown on the ROPS and because the outstanding balance on the loans are revised on this ROPS to confirm with the new law SB107 that was referred by the legislature very recently. There was more discussion regarding the new law and what it meant.

1. Consider Approval of Resolution for Recognized obligation Payment Schedule for January 1 – June 30, 2016.

Executive Director Murphey offered to go through each item individually, however since the board is very familiar with the items it was decided that she would only address the items the board had specific questions on.

Board Member Vagim asked if both resolutions will be discussed together. Board Member Poochigian announced that she must recuse herself from items 5, 9, 10, and 11 on resolution 1. Board Member Vagim suggested that the Board take care of Resolution 2 first so that Board Member Poochigian can participate and then the remaining members of the board can come back and take care of Resolution 1 (except items 5, 9, 10, and 11).

At this point the Board moved on to III. 2. below for consideration.

2. Consider Approval of Resolution Reconsidering and Affirming its Finding the Loans from the City to the Former Agency were Entered into for Legitimate Redevelopment Purposes and Authorizing the Successor Agency to Resubmit Loans Not Previously Approved to the Department of Finance for Continued Consideration

Discussion ensued regarding SB107 and whether there was a cap of \$5 million dollars and if that was \$5M per loan or \$5M per agency. Board Member Vagim wants to know how this is being analyzed because other cities are handling it differently because they are doing it by agency, not by loan. Board Member Poochigian wants to know how to get a clear interpretation.

Executive Director Murphey went over the highlights of SB107 for the Board.

After more discussion on how the Board reached the \$73 million dollars, Board Member Poochigian suggested Section five of the resolution be amended to read "The loans shall be paid in accordance with the provisions of State law including SB107".

Board Member Westerlund made a motion to approve resolution two with an amendment to Section five to read "The loans shall be paid in accordance with the provisions of State law **including SB107**". Board Member Hodges seconded the motion. A roll call vote was taken. The motion passed on a vote of 5-1 with Board Member Vagim voting no and Board Chair Bradley absent.

This item was opened up to the public for comment. No one from the public wanted to speak.

The Board will now return back to resolution 1 for action.

1. Consider Approval of Resolution for Recognized obligation Payment Schedule for January 1 – June 30, 2016.

Board Member Poochigian announced that she wants to recuse herself from items 5, 9, 10, and 11.

There was discussion regarding line 38, the administrative budget. Board Member Vagim asked about reducing the cost of office space in the current location or moving to City Hall to reduce the office space. Executive Director Murphey stated discussion for reduction of space will

be held in the month of June. Board Member Vagim requested an update at the next meeting.

Board Member Vagim had a question on the State letter for ROPS 15. ROPS 14, 15 and 16 have been paid, but they weren't in our packets. Executive Director Murphey responded they were included in previous packets and they are on line. Board Member Vagim requested if they could be included in the packet as a standard item in the future. Executive Director Murphey responded that they could be included in the packet in the future. Discussion ensued regarding the State letter and Apple Valley.

Board Member Vagim discussed Apple Valley (line 6), if the property management plan had been returned with any comments from DOF, Executive Director Murphey provided an update. Board Member Vagim requested if the items in resolution 1 could be bifurcated so the board could vote on the items Board Member Poochigian is able to vote on and then she could leave while the remaining board members vote on the remaining items that she has to recuse herself on.

Board Member Westerlund made a motion to approve all of the items in resolution 1 with the exception of line item 5, 9, 10, and 11 (1-4, 6-8, and 12-114). Board Member Watahira seconded the motion. A roll call vote was taken and the motion passed on a vote of 6-0 with Chair Bradley absent.

This item was opened up to the public for comment. No one from the public wanted to speak.

Board Member Poochigian left the meeting after this vote at 1:55 p.m.

There was discussion regarding lines 9 and 10. Executive Director Murphey reported that the houses are ready and the historic signs have been put up. She stated that a letter went out and a copy will be sent to the board.

Board Member Westerlund made a motion to approve the remaining items 5, 9, 10, and 11 of resolution 1. Board Member Hodges seconded the motion.

This item was opened up to the public for comment. Mr. Jack Murray addressed the board and said he is a substantial investor in the old Palm Lakes Property where the golf course was built and closed, and he has offices there. There has been no maintenance out there and it's been affecting our property values. It makes a very attractive home for the

homeless. There are safety issues with tree limbs hanging over our building. If I were granted an easement, I would take care of it. We even have an offer in to buy fairway ten to save that problem, but I can't get an answer to anything except for DOF has not implemented your plan yet. Executive Director Murphey stated that it is difficult to do anything until we get DOF's approval. The authority lies with DOF not with the Redevelopment Agency. Enrique Mendez, Code Enforcement, and the Fire Department have been out to look at that area regarding the trees. After more discussion, it was decided that Mr. Murray, Enrique Mendez, and Code Enforcement will meet and work it out with the City Attorney to give Mr. Murray the right to do the tree service himself.

A roll call vote was taken and the motion passed on a 5-0 vote with Board Member Poochigian recusing herself and Chief Bradley absent.

#### **IV. Public Comment**

None.

#### **VII. Adjourn**

The meeting adjourned at 2:05 p.m.

***The minutes of September 29, 2015 were approved at the December 8, 2015 meeting on a motion by Board Member Westerlund and a second by Board Member Watahira. The motion passed on a vote of 6-0-1, with Board Member Hodges absent.***