

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

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848 M Street, 3<sup>rd</sup> Floor / Fresno, CA 93721  
(559) 621-7600  
(559) 498-1870 (Fax)

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

Executive Director  
Marlene Murphey

Chair  
Alan Hofmann

Members  
Jeff Becker  
Larry Hodges  
Brian Pacheco  
Doug Vagim  
Rene Watahira  
Larry Westerlund

**AGENCY BRIEFING REPORT**

Date: October 4, 2017  
To: Oversight Board Members  
From: Enrique Mendez  
Through: Marlene Murphey  
Subject: Agenda Item IV. – 1.

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- **PROPERTY:** LRPMP #9 is approximately 3.7 acres located at 46 E. Florence Ave. (APN 477-161-16T). The property was previously appraised in September 2014 for \$140,000. The updated recent appraisal values the property at \$81,000.
- The property was previously auctioned June 8, 2016 and August 24, 2016 at full appraised value of \$81,000 and on November 16, 2016 and April 4, 2017 at the reduced (25%) minimum bid price of \$60,750. At the April Board meeting, staff was directed to reduce the minimum bid price to \$40,000. The property was auctioned again on July 19, 2017 and again, no bids were received. At the July Board meeting, in lieu of another auction, staff was directed to market the property and accept purchase offers to present to the Oversight Board for review.
- **BACKGROUND:** Updated appraisals were obtained for parcels with value above \$30,000. Environmental Assessments were obtained pursuant to the Property Disposition Guidelines (PDG). On February 5, 2016 the property was listed on

LoopNet.com, the leading online commercial real estate marketing website. Also, by February 5, 2016 a freestanding highly visible billboard sign was placed on the site. The LoopNet listing contained attachments that include the PDG, draft PSA, environmental documents, and location map.

Attachments: Summary Appraisal  
LoopNet Listing  
Draft PSA  
Draft Resolution

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***AGENCY BRIEFING REPORT***

Date: October 4, 2017  
To: Oversight Board Members  
From: Enrique Mendez  
Through: Marlene Murphey  
Subject: Agenda Item IV. – 3.

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- **PROPERTY:** LRPMP #20 is approximately 2.67 acres located at 310 S. West Avenue (APNs 458-060-25T & -26T). The property was previously appraised in August 2014 for \$349,000. The updated recent appraisal also values the property at \$349,000.
- The property was previously auctioned August 24, 2016 and October 19, 2016 at full appraised value of \$349,000. It was auctioned a third time on June 7, 2017 at the reduced (25%) minimum bid price of \$261,750. No bids were received and the property continued to be marketed at the minimum bid price of \$261,750. The property was auctioned again on July 19, 2017 and again, no bids were received. At the July Board meeting, in lieu of another auction, staff was directed to market the property and accept purchase offers to present to the Oversight Board for review.
- **BACKGROUND:** Updated appraisals were obtained for parcels with value above \$30,000. Environmental Assessments were obtained pursuant to the Property Disposition Guidelines (PDG). On February 5, 2016 the property was listed on

LoopNet.com, the leading online commercial real estate marketing website. Also, by February 5, 2016 a freestanding highly visible billboard sign was placed on the site. The LoopNet listing contained attachments that include the PDG, draft PSA, environmental documents, and location map.

Attachments: Summary Appraisal  
LoopNet Listing  
Draft PSA  
Draft Resolution

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To: Oversight Board Members  
From: Enrique Mendez  
Through: Marlene Murphey  
Subject: Agenda Item IV. – 4.

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- **PROPERTY:** LRPMP #23 is approximately 3.7 acres located at 4898 E. Shields Avenue (APN 494-081-13T & -14T). The property was previously appraised in August 2014 for \$167,000. The updated recent appraisal also values the property at \$167,000.
- The property was previously auctioned August 24, 2016 and October 19, 2016 at full appraised value of \$167,000. It was auctioned a third time on June 7, 2017 at the reduced (25%) minimum bid price of \$125,250. No bids were received and the property continued to be marketed at the minimum bid price of \$261,750. The property was auctioned again on July 19, 2017 and again, no bids were received. At the July Board meeting, in lieu of another auction, staff was directed to market the property and accept purchase offers to present to the Oversight Board for review.
- **BACKGROUND:** Updated appraisals were obtained for parcels with value above \$30,000. Environmental Assessments were obtained pursuant to the Property

Disposition Guidelines (PDG). On February 5, 2016 the property was listed on LoopNet.com, the leading online commercial real estate marketing website. Also, by February 5, 2016 a freestanding highly visible billboard sign was placed on the site. The LoopNet listing contained attachments that include the PDG, draft PSA, environmental documents, and location map.

Attachments: Summary Appraisal  
LoopNet Listing  
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Subject: Agenda Item IV. – 5.

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- **PROPERTY:** LRPMP #2 is located on south Clara and Tower Avenues, Fresno, CA 93706 (APN 478-173-03T).
- **BACKGROUND:** This is a remnant parcel located in southwest Fresno that is approximately 30 ft. x 125 ft. Pursuant to the LRPMP, the parcel has been offered to the adjacent property owner. The adjacent owner has agreed to purchase the remnant for \$1.

Attachments: PSA  
Resolution  
Map