

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

**Meeting Minutes  
December 6, 2017**

The Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Fresno met at 1:30 p.m. in Meeting Room 2120 (Meeting Room C), City Hall on December 6, 2017.

Present were:

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

Absent:

Brian Pacheco, appointed by Fresno County Board of Supervisors  
Larry Westerlund, appointed by Mayor of Fresno  
Jeff Becker, appointed by Fresno County Superintendent of Schools

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

**Roll Call/Pledge of Allegiance**

The meeting was called to order by Chair Hofmann at 1:30 p.m. and the roll call was taken. Board Members Pacheco, Becker and Westerlund were absent. The pledge of allegiance was recited.

**Member Comments**

No comments were made.

- II. **Approval of Agenda**

Board Member Watahira made the motion to approve the agenda. Vice Chair Vagim seconded the motion. The motion passed on a vote of 4-0 with Board Members Pacheco, Becker, and Westerlund absent.

### **III. Approval of Minutes of October 4, 2017**

On a motion of Board Member Watahira to approve the minutes and a second by Vice Chair Vagim, the motion passed on a 4-0 vote with Board Members Pacheco, Becker, and Westerlund absent.

### **IV. Disposition of Agency Property**

1. Action pertaining to sale of 8.14 acres of property at 2385 S. Fruit Avenue (APN 477-170-23T) (LRPMP #10), Listed Price - \$122,000
  - a. Auction
  - b. Adopt a resolution approving the sale of the property

There were a total of two offers that met the deposit criteria. One was from Nasr Mohamed Abdulbi the other was from William Shubin. The bidding began at \$136,500 (the highest bid plus 5%). The bidding ended with Mr. Shubin making a bid of \$190,000. The property was sold to Mr. Shubin for \$190,000.

There was a motion from Board Member Hodges to adopt a resolution approving the sale of the property to William Shubin for \$190,000. The motion was seconded by Vice Chair Vagim. The motion was approved on a 4-0 vote with Board Members Becker, Pacheco and Westerlund absent.

RESOLUTION OB-66 was adopted.

2. Action pertaining to sale of 2.73 acres of property at 2345 S. Fruit Avenue (APN 477-150-01T) (LRPMP #11), Reserve (Minimum Bid) Price - \$1
  - a. Auction
  - b. Adopt a resolution approving the sale of the property

There was discussion regarding the property. Vice Chair Vagim made some remarks about the property and then asked staff if the State Departments that are ruling over this parcel, attribute their interest because it is adjacent to Hyde Park which was the old Fresno dump at one time? Was the parcel ever part of the dump at one time? Was it ever part of the dump or just intrusion that they are concerned about?

Enrique Mendez responded that it was his understanding that this particular location was part of the junk yard. There was contamination on this piece of property. The Department of Toxic Substance did record certain restrictions on the property. So any kind of development that is proposed for that property has to get approval from the Department of Toxic Substance. The restrictions on this property require that any development or any construction on this site needs approval by the Department of Toxic Substances. Whatever you plan to develop or build out there you have to get their approval first to make sure it doesn't violate any restrictions that they have on the property.

There was no public comment regarding this property. There was one written bid from Watt's Up Electric in the amount of \$27,300. TFS Investment, LLC was added as an oral bidder. The starting bid was \$28,665. Watts Up Electronics won the bid at \$50,000.

There was a motion by Board Member Watahira to adopt a resolution approving the sale of the property to Watts Up Electronics for \$50,000. Vice Chair Vagim seconded the motion. The motion passed on a 4-0 vote with Board Members Becker, Pacheco, and Westerlund absent.

RESOLUTION OB-67 was adopted.

3. Action pertaining to sale of 0.25 acres of property at 2115 Monterey Street (APN 468-271-09T) (LRPMP #16), Reserve (Minimum Bid) Price - \$65,250
  - a. Auction
  - b. Adopt a resolution approving the sale of the property

There were two bidders for this property. Scott Gordon submitted a written bid of \$65,250. Jose Lonenzo submitted a written bid of \$66,000. The starting bid was \$69,300. Jose Lonenzo was not present. Scott Gordon won the bid for \$69,300.

Board Member Watahira made a motion to adopt a resolution approving the sale of the property to Scott Gordon for \$69,300. Board Member Hodges seconded the motion. The motion passed on a 4-0 vote with Board Members Becker, Pacheco and Westerlund absent.

RESOLUTION OB-68 was adopted.

4. Action pertaining to sale of 1.19 acres of property at 4898 E. Shields Avenue (APN 494-081-13T and 14T) (LRPMP #23), Listed Price - \$125,250
  - a. Offer Review
  - b. Adopt a resolution approving the sale of property

There were three offers submitted for this property, however Gordon Properties withdrew their offer. The remaining offers were from River Park Properties in the amount of \$101,100. The second offer was from Harshman Properties LP in the amount of \$65,000.

Board Member Watahira made a motion to adopt a resolution approving the sale of the property to Harshman Properties, LP for \$65,000. Board Member Hodges seconded the motion. The motion passed on a 4-0 vote with Board Members Becker, Pacheco and Westerlund absent.

RESOLUTION OB-69 was adopted.

5. Action pertaining to sale of 0.24 acres of property at 731 E. California Avenue (APN 467-246-01T). (LRPMP #29), Reserve (Minimum Bid) Price - \$55,500
  - a. Auction
  - b. Adopt a resolution approving the sale of property

There seemed to be a discrepancy between the minimum bid listed on the agenda as \$55,500 and the amount the property was listed as (\$55,000). It was determined that the agenda contained a typo and the minimum bid price should be \$55,000. There were two bidders for this property. The first was a written bid from the Fresno Housing Authority who submitted a bid for \$55,000. TyHa, Kay, LLC entered as an oral bidder. The starting bid was \$57,750. The Fresno Housing Authority won the bid for \$81,000.

Board Member Watahira made a motion to adopt a resolution approving the sale of the property to The Fresno Housing Authority for \$81,000. Board Member Hodges seconded the motion. The motion passed on a 4-0 vote with Board Members Becker, Pacheco and Westerlund absent.

RESOLUTION OB-70 was adopted.

6. Action pertaining to sale of remnant parcel located on East Lorena Avenue, Fresno, CA 93706 (APN 478-114-29T). (LRPMP #3).
  - a. Adopt a resolution approving the sale of the property

Vice Chair Vagim made a motion to adopt a resolution approving the sale of the property to Stewart Tabernacle for \$1.00. Board Member Hodges seconded the motion. The motion passed on a 4-0 vote with Board Members Becker, Pacheco and Westerlund absent.

When called no one from the public wanted to speak.

RESOLUTION OB-71 was adopted.

7. Action pertaining to sale of remnant parcel located on South Eunice Avenue, Fresno, 93706 (APN 478=071-25T). (LRPMP #7)
  - a. Adopt a resolution approving the sale of the property.

Board Member Watahira made a motion to adopt a resolution approving the sale of the property to Valdamar and Maria Betancourt for \$1.00. Board Member Hodges seconded the motion. The motion passed on a 4-0 vote with Board Members Becker, Pacheco and Westerlund absent.

RESOLUTION OB-72 was adopted.

When called no one from the public wanted to speak.

**VII. Public Comment**

When called there was no public comment.

**VIII. Adjournment**

Board Member Watahira made a motion to adjourn. Vice Chair Vagim seconded the motion. The meeting adjourned at 2:15 p.m.

***The minutes of December 6, 2017 meeting were approved at the January 17, 2018 meeting on a motion by Board Member Watahira and a second by Vice Chair Vagim. The motion passed on a 5-0 vote with Board Members Becker, Pacheco, and Westerlund abstaining.***