

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

**Meeting Minutes
December 8, 2015**

The Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Fresno met at 2:30 P.M. in Meeting Room 2120 (Meeting Room C), City Hall on December 8, 2015.

Present were:

Terry Bradley, appointed by Fresno County Superintendent of Schools
Larry Hodges, appointed by State Center Community College District (**arrived 2:37 p.m.**)
Rene Watahira, appointed by the Mayor of Fresno
Doug Vagim, appointed by Fresno County Board of Supervisors (**arrived 2:35 p.m.**)
Alan Hofmann, appointed by the Metropolitan Flood Control District (Special District)
Larry Westerlund, appointed by Mayor of Fresno
Debbie Poochigian, appointed by Fresno County Board of Supervisors

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

The meeting was called to order by Chair Bradley at 2:34 p.m. Roll call was taken - Vice Chair Vagim arrived after roll was called at 2:35 p.m., Board Member Hodges arrived after roll call at 2:35 p.m. The pledge of allegiance was recited. No Board Members had comments.

II. Approval of Minutes of September 29, 2015

Board Member Westerlund motioned to approve the minutes of September 29, 2015. Board Member Watahira seconded the motion. Vice Chair Vagim made the following changes to the minutes – under call the meeting to order, change “Vice Chair Hofmann” to “Board Member Hofmann” and “Board Member Vagim” to “Vice Chair Vagim”. Board Member Poochigian requested that an additional “i” be added to her name. The changes were accepted by the maker and the second of the motion. The motion passed on a vote of 6-0-1 with Board Member Hodges absent.

III. A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno Approving a Long Range Property Management Plan Prepared Pursuant to Health and Safety Code Section 34191.5 for the Disposition of Real Property Assets of the Former Fresno Redevelopment Agency

Executive Director Murphey gave an overview of the highlights of the item. In July 2014 the Oversight Board approved and forwarded to DOF the Long Range Property Management Plan (LRPMP). In May of this year DOF responded with various instructions that included: compliance with their new format; the statement of value of for each property which required completion of appraisals; and, the addition of 161 N. Clark (now number 54) that was sold to Community Medical Center pursuant to a Disposition and Development Agreement (DDA). Further, DOF determined that a financing lease is not an enforceable obligation and thus directed the Agency to change Kearney Palms Police Station (number 40) to a government use rather than an enforceable obligation. Lastly, DOF required an alternative for the Kearney Palms Parking Lot (number 41) should the developer decline to exercise the option to purchase at the end of the lease. The Plan therefore, adds an alternative to sell the property.

Director Murphey also reviewed other DOF information requirements including the provision of title reports for 24 properties to confirm ownership. The Agency owned one of the 24 properties at 165 Fresno Street that is now listed as number 53. The property is an approximate 10 foot by 100 foot remnant piece that the city declined to accept a because it falls within CMC's parking lot. It will therefore be offered to CMC.

Director Murphey further reported that DOF has asked for a small change in the purchase and sale agreements previously approved by the Board so following DOF's approval of the LRPMP those PSA's will be brought back to the Board with amendments as requested by DOF.

Following discussion, Board Member Westerlund made a motion to approve the resolution to adopt the LRPMP. Legal Counsel, Mr Behrens pointed out that Section 4 of the resolution should be changed from "This Resolution shall be effective immediately upon adoption." to "Pursuant to Section 34179(h), an Oversight Board's action shall become effective five (5) business days after notice in the manner specified by the DOF unless the DOF requests a review." The maker and second to the motion agreed to the change to the resolution.

Director Murphey will report back on any minor changes made to the LRPMP as it relates to Section 3 of the resolution wherein the Executive Director of the Successor Agency is authorized to make minor, technical and clarifying revisions to LRPMP as deemed necessary to carry out the purposes and intent of the resolution. It was also noted that the Property Disposition Guidelines include a provision for signage and staff was asked to post for sale signs.

There was discussion regarding number 42 the old Franklin School at 1142 Martin Street leased by EOC and used as a Head Start Center. Member Poochigian asked and the Board agreed that legal counsel Behrens would check into the legislation regarding this item.

The motion to approve the amended resolution was approved 6-1 with Vice Chair Vagim voting no and Board Member Poochigian recusing herself from those properties she has recused herself from in the past.

Public Comment: None

Adjournment 3:36 pm

The minutes of December 8, 2015 were approved at the January 25, 2016 meeting on a motion by Vice Chair Vagim and a second by Board Member Watahira. The motion passed on a vote of 6-0 with Board Member Westerlund absent.