

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

**Meeting Minutes
April 4, 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 2165 (Meeting Room A), City Hall on April 4, 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)
Larry Westerlund, appointed by Mayor of Fresno
Brian Pacheco, appointed by Fresno County Board of Supervisors

Absent:

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 Member Becker was absent.

Special Meeting – Administer Oath of Office

New Board Member Brian Pacheco was sworn in by City Clerk, Yvonne Spence. Board Member Pacheco was appointed by the Fresno County Board of Supervisors.

- II. Approval of Agenda**

Board Member Westerlund made the motion to approve the agenda and a second by Vice Chair Vagim. The motion passed on a vote of 6-0 with Board Member Becker absent.
- III. Approval of Minutes of January 24, 2017.**

On a motion of Board Member Westerlund to approve the minutes and a second by Vice Chair Vagim, the motion passes on a 5-0 vote. With Board Member Becker absent and Board Member Pacheco abstaining.

IV. Resolution of Appreciation to Deborah Poochigian

Vice Chair Vagim made a motion to approve the resolution of appreciation to Deborah Poochigian for her service on the Oversight Board for four and a half years. Board Member Hodges seconded the motion. The motion passes on a vote of 6-0. With Board Member Becker absent.

V. Disposition of Agency Property

1. Action pertaining to sale of 3.7 acres of property at 46. E. Florence Avenue (APN 477-161-16T) (LRPMP #9), Reserve (Minimum Bid) Price - \$60,750
 - a) Auction
 - b) Adopt a resolution approving the sale of the property

There were no written nor oral bidders. In response to inquiry, Ms. Avendisian stated that the minimum bidding price of \$60,750 is set for today, however, the Board can direct staff to bring the property back at a reduced price.

Board Member Westerlund made a motion to direct staff to bring the property back with a minimum bid of \$40,000. Board Member Watahira seconded the motion. The motion passed on a vote of 6-0 with Board Member Becker absent.

2. Action pertaining to sale of 0.25 acres of property at 315 "L" Street (APN 468-271-06T) (LRPMP #15), Reserve (Minimum Bid) Price \$15,000
 - a. Auction
 - b. Adopt a resolution approving the sale of the property

Three written bids were received for this property. Oral bidding was opened and one was received in the amount of \$21,000 by G & H Granite and Marble. The Clerk called for bids of \$21,500 and no one responded. The winning bid went to G&H Granite and Marble in the amount of \$21,000.

Board Member Westerlund made a motion to sell the property to G&H Granite and Marble in the amount of \$21,000 and approve the resolution for the sale of the property, the motion was seconded by Board Member Watahira. The motion passed on a vote of 6-0 with Board Member Becker absent. **Resolution OB-56 was approved.**

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 - \$87,000
 - a. Auction
 - b. Adopt a resolution approving the sale of the property

One written bid was submitted in the amount of \$40,000. The written bid was below the minimum amount of \$87,000. There were no oral bids. Pursuant to the property guidelines, the property will be brought back for a second time at the appraised value of \$87,000.

4. Action pertaining to sale of 11 acres of property at 3000 E. Butler Avenue (APN 468-030-04T) (LRPMP #17), Reserve (Minimum Bid) Price - \$1,030,000
 - a. Auction
 - b. Adopt a resolution approving the sale of the property

There was one written bid in the amount of \$775,000. The written bid was below the minimum amount of \$1,030,000. There were no oral bids. The property will be brought back for a third time at a 25% reduction of appraised value in the amount of \$772,500.

5. Action pertaining to sale of remnant parcel located at the corner of Venture and B Street, Fresno, CA 93706 (APN 467-172-23T). (LRPMP #5)
 - a. Adopt a resolution approving the sale of the property

After discussion, there was a motion by Vice Chair Vagim to approve the adoption of a resolution approving the sale of the property to the adjacent owner for the sale price of \$1.00. Board Member Watahira seconded the motion. The motion passed on a vote of 6-0 with Board Member Becker absent. **Resolution OB-57 was approved.**

6. Action pertaining to the sale of remnant parcel located at the corner of Ventura and C Street, Fresno, CA 93706 (467-172-21ST) (LRPMP#4)
 - a. Adopt a resolution approving the sale of the property.

There was a motion by Board Member Watahira to approve the adoption of a resolution approving the sale of the property to the adjacent owners for the sale price of \$1.00. Board Member Hodges seconded the motion. The motion passed on a vote of 6-0 with Board Member Becker absent. **Resolution OB-58 was approved.**

VI. Consider Offer Letters

The property came before the Board for auction on September 21, 2016 and November 16, 2016. No bids were received. Pursuant to Board policy, staff reduced the listing price by 25% to \$180,000 and has continued to list the property for auction on LoopNet.

At the November 16th meeting Mr. Negri addressed the Board requesting to purchase the property with conditions. The Board advised Mr. Negri to submit his request in writing and his subsequent written offer proposes:

- Purchase price of \$240,000
- Deposit of \$2,500
- Feasibility Period of 150 days with 3 extension periods of 30 days each
- Seller will be responsible for broker commission of \$20,000

Board Member Westerlund made the motion to deny/reject the offer from Mr. Negri and proceed pursuant to the property guidelines. The motion was seconded by Board Member Hodges. The motion passed on a vote of 6-0 vote with Board Member Becker absent.

VII. Public Comment

There were no public comments.

VIII. Adjournment

Board Member Westerlund made a motion to adjourn. The motion was seconded by Board Member Hodges. The motion to adjourn at 2:20 p.m. passed on a 6-0 vote with Board Member Becker absent.

The minutes of April 4, 2017 were approved at the meeting of June 7, 2017 on a motion by Board Member Westerlund and seconded by Board Member Watahira. The motion passed on a 5-0 vote with Board Members Becker and Hodges absent.