

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

**Meeting Minutes
August 24, 2016**

The Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Fresno met at 1:35 p.m. in Meeting Room 2120 (Meeting Room C), City Hall on August 24, 2016.

Present were:

Jeff Becker, appointed by Fresno County Superintendent of Schools
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
Larry Westerlund, appointed by Mayor of Fresno
Debbie Poochigian, appointed by Fresno County Board of Supervisors

Absent: Alan Hofmann, appointed by the Metropolitan Flood Control District (Special District)

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

The meeting was called to order by Vice Chair Vagim at 1:35 p.m. and the roll call was taken. Board Member Hofmann was absent. The pledge of allegiance was recited.

Vice Chair Vagim announced that Mr. Bradley resigned from the board and Mr. Becker will be replacing him and will be sworn in later today. He distributed an email from Mr. Bradley and relayed his concurrence with the minutes of June 8, 2016. Mr. Vagim conveyed that Mr. Bradley expressed his appreciation for the resolution of appreciation but unfortunately due to his workload he will not be present to accept the resolution.

Mr. Westerlund stated that he had a conflict with the last meeting causing him to cancel his attendance. He apologized and noted that it was the only meeting he has missed in four and a half years.

- II. Administer Oath of Office**

City Clerk Spence administered the oath of office to Jeff Becker appointed by Fresno County Superintendent of Schools.

III. Approval of Agenda

Board Member Poochigian made a motion to approve the agenda; Board Member Westerlund seconded the motion. The motion was approved on a vote of 6-0, with Board Member Hofmann absent.

IV. Approval of Minutes of June 8, 2016.

Board Member Westerlund made the following correction to the minutes on the 4th page, last paragraph add the following language: “the City of Fresno has the first right of refusal for properties previously identified”.

Board Member Westerlund made the motion to approve the minutes as amended. The motion was seconded by Board Member Poochigian. The motion was approved on a vote of 6-0 with Board Member Hofmann absent.

V. Nomination of Oversight Board Chairperson

Vice Chairman Vagim announced that the by-laws state that when there is a vacancy in the Chairmanship at the very next meeting, which would be this meeting, we have a nomination to fill the Chair position.

Board Member Poochigian nominated Board Member Larry Hodges as the Vice Chair and Vice Chair Doug Vagim as Chair. Board Member Larry Westerlund nominated Board Member Alan Hofmann as Chair and noted that he spoke to Board Member Hofmann and he is interested.

Board Member Hodges stated that Vagim for Chair and Hodges for Vice Chair sound like a slate and he would prefer to be nominated separately. The maker of the motion accepted splitting up the nominations.

The roll was taken and the vote for Vice Chair Vagim to be elected as Chair is as follows 2-4: Yes – Poochigian and Vagim; No – Becker, Hodges, Watahira, and Westerlund. Hofmann – absent.

The roll was taken and the vote for Board Member Hofmann to be elected as Chair is as follows. Board Member Poochigian expressed concern that Board Member Hofmann is being nominated and he isn't present. The vote was 4-2 with Board Member Hofmann absent. Yes – Becker, Hodges, Watahira, Westerlund; No – Poochigian and Vagim.

VI. Resolution of Appreciation to Terry Bradley

A motion was made by Board Member Westerlund to approve the resolution of appreciation to Terry Bradley. The motion was seconded by Board Member Watahira. The motion passed on a vote of 6-0 with Board Member Hofmann absent. The resolution was passed around to the Board Members to sign.

VII. Discussion/Action Item

Review Oversight Board's Property Disposition Guidelines, for the purpose of clarity and possible amendments by Board action.

Acting Chair Vagim commented that there has been some discussion in the past that this board through items that came through email etc. I want to make sure on the record that I have not discussed this with anybody who has any particular interest in this as far as individual or agency. Asking to have this put on the agenda is purely for the fact of what was said and what was discussed. I would like to open this up for discussion. Board Member Hodges you had some concerns and you sent some emails and I would like to hear what your concerns are.

Board Member Hodges stated his only concerns were that the disposition regulations are accessible to the public, that there is equity and access to make informed decisions and if there is any ambiguity we would clear it up.

There was discussion about Section 34180 of the Health and Safety Code and the City's first right of refusal. There are two lots left where the city has the right of first refusal, lot 37 and 39. The city also has the first right of refusal but is not interested in LRPMP #23, item VIII.-7. on today's agenda.

Public Comment:

Preston Prince, CEO Fresno Housing Authority spoke. Mr. Prince asked if this Board has looked at the impact of State Surplus Land Act and the ability for the board to make available land to local entities for affordable housing.

Jerry Behrens replied that he believes this is Government Code 54220 and does not think it applies to this procedure. Katie Doerr was in agreement. Mr. Behrens clarified his response for one of audience members.

After discussion, Board Member Poochigian made the following motion: add the word "calendar" in the third paragraph on page 5 under General Procedures in Property Disposition Guidelines; also, under the third paragraph, if the highest bidder cannot meet the requirements and deadline of sale, the bidder forfeits the deposit then the offer will be made to the second highest bidder who has attained the minimum reserve bid. If the second highest bidder cannot meet the requirements and deadline of sale, the bidder forfeits the deposit then the offer will be made to the third highest bidder who has attained the minimum reserve bid. Direct the two legal counsels to review Section 34180 for property 37 and 39 and bring the results back to the September 21, 2016 meeting for discussion. Board Member Hodges seconded the motion. The motion passed on a vote of 6-0 with Board Member Hofmann absent.

VIII. Disposition of Agency Property

Marlene Murphey introduced the items to be auctioned and the remnant parcel to be sold.

Bidding on the following property proceeded.

1. Action pertaining to sale of 3.7 acres of property at 46 E. Florence Ave. (APN 477-161-16T) (LRPMP #9)
 - a) Auction
 - b) Adopt a resolution approving the sale of the property

There are no written or oral bids. Board Member Poochigian recommended dropping the price 10% or more. Board Member Westerlund suggested dropping the price by 50% because of where the property is located.

Public Comments:

Cliff Tutelian – Mr. Tutelian said that he agreed with Board Member Westerlund. He offered a suggestion of offering property on Loop Net with a deadline date. You offer the property to the highest bidder. Discussion ensued.

After discussion, Board Member Hodges made the following motion: Whenever a property is returned to the Board a 2nd time, the minimum bid will be lowered 25% of the most recent appraised price. Board Member Poochigian seconded the motion. The roll call vote was 4-2 with Board Member Watahira and Westerlund voting “No”, and Board Member Hofmann absent.

2. Action pertaining to sale of 0.38 acres of property at 320-322 B Street (APN 478-074-25T) (LRPMP #13)
 - a) Auction
 - b) Adopt a resolution approving the sale of the property

Once the sealed bids were opened and the oral bids were taken, the highest bidder was Amin Attia. Board Member Poochigian made a motion to approve Amin Attia as the winner of 320-322 B Street in the amount of \$71,000. The motion was seconded by Board Member Watahira. The motion passed on 6-0 with Board Member Hofmann absent. RESOLUTION #OB-39

3. Action pertaining to sale of 0.25 acres of property at 315 L Street (APN 468-271-06T) (LRPMP #15)
 - a) Auction
 - b) Adopt a resolution approving the sale of the property

Once the sealed bids were opened and the oral bids were taken, the highest bidder was Amad Hmeiden. Board Member Poochigian made a motion to approve Amad Hmeiden as the winner of 315 L Street in the amount of \$36,500. The motion was seconded by Board Member Watahira. The motion passed on 6-0 with Board Member Hofmann absent. RESOLUTION #OB-40

4. Action pertaining to sale of 0.25 acres of property at 2115 Monterey Street (APN-468-271-09T) (LRPMP #16)
 - a) Auction
 - b) Adopt a resolution approving the sale of the property

Once the sealed bids were opened and the oral bids were taken, the highest bidder was Manuchehr Shahrokhi. Board Member Poochigian made a motion to approve Manuchehr Shahrokhi as the winner of 2115 Monterey Street in the amount of \$93,000. The motion was seconded by Board Member Watahira. The motion passed on 6-0 with Board Member Hofmann absent. RESOLUTION #OB-41

5. Action pertaining to sale of 0.06 acres of property at 1438 Ventura (APN 467-085-17T) (LRPMP #22)
 - a) Auction
 - b) Adopt a resolution approving the sale of the property

Once the sealed bids were opened and the oral bids were taken, the highest bidder was Frederick Yuyama. Board Member Poochigian made a motion to approve Frederick Yuyama as the winner of 1438 Ventura in the amount of \$22,500. The motion was seconded by Board Member Watahira. The motion passed on 6-0 with Board Member Hofmann absent. RESOLUTION #OB-42

6. Action pertaining to sale of 2.67 acres of property at 310 S. West Avenue (APN 458-060-25T) (LRPMP #20).
 - a) Auction
 - b) Adopt a resolution approving the sale of the property

There were no written bids or oral bids for this property. This property will be brought back for sale at the price of \$349,000.

7. Action pertaining to sale of 1.19 acres of property at 4898 E. Shields Avenue (APN 494-081-13T) (LRPMP #23)
 - a) Auction
 - b) Adopt a resolution approving the sale of the property

There were no written bids or oral bids for this property. This property will be brought back for sale at the price of \$167,000. The city had right of first refusal on this one. In the future on LoopNet, Board Member Poochigian asked if the language stating that the city has the right of first refusal since the city is no longer interested in this property. Ms. Murphey said yes it can. There was discussion regarding this matter and it was agreed that the language regarding the city's right of first refusal would be removed from LoopNet.

8. Action pertaining to sale of 0.38 acres of property at 1270 N. Abby Street (APN 451-292-01T, -28T) (OLRPMP #27)
 - a) Auction
 - b) Adopt a resolution approving the sale of the property

Once the sealed bids were opened and the oral bids were taken, the highest bidder was Ali Darabitehrani. Board Member Poochigian made a motion to approve Ali Darabitehrani as the winner of 1270 N. Abby Street in the amount of \$93,500. The

motion was seconded by Board Member Watahira. The motion passed on 6-0 with Board Member Hofmann absent. RESOLUTION #OB-43.

9. Action pertaining to sale of 0.17 acres of property at 921 F. Street (APN 467-074-06T) (LRPMP #33)
 - a) Auction
 - b) Adopt a resolution approving the sale of the property

Once the sealed bids were opened and the oral bids were taken, the highest bidder was Lourdes Monique Diaz. Board Member Poochigian made a motion to approve Lourdes Monique Diaz as the winner of 921 F. Street in the amount of \$38,500. The motion was seconded by Board Member Hodges. The motion passed on 6-0 with Board Member Hofmann absent. RESOLUTION #OB-44.

10. Action pertaining to sale of 0.02 acres of property at 165 Fresno (APN 459-345-18T) (LRPMP #53)
 - a) Adopt a resolution approving the sale of the property to Community Medical Center.

Ms. Murphey presented the item. Board Member Westerlund made a motion to sell the property to Community Medical Center and Board Member Hodges seconded the motion. The motion passed on a vote of 6-0 with Board Member Hofmann absent. RESOLUTION #OB-45

V. Public Comment

Board Member Poochigian asked for clarification on the city's first right of first refusal. Ms. Murphey and Jerry Behrens responded.

Cliff Tutelian spoke regarding right of first refusal.

VI. Adjournment

Board Member Westerlund made a motion to adjourn; Board Member Watahira seconded the motion to adjourn the meeting at 3:48 p.m. The motion passed on a vote of 6-0 with Board Member Hofmann absent.

The minutes of August 24, 2016 were approved as amended at the September 21, 2016 meeting on a motion by Board Member Westerlund and a second by Board Member Poochigian. The motion passed on a vote of 6-0, with Chair Hofmann abstaining.