

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

848 M Street, 3rd 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
Doug Vagim
Rene Watahira
Larry Westerlund

AGENCY BRIEFING REPORT

Date: April 4, 2017
To: Oversight Board Members
From: Andrew Sanchez
Through: Marlene Murphey
Subject: VI. Consider Offer Letter

- **PROPERTY:** LRPMP #19 is approximately 1.01 acres located at 4648 E. Kings Canyon (APN 470-081-03T, -04T, -05T, -06T). The property was previously appraised in August 2014 for \$220,000. The updated appraisal values the property at \$240,000. The property has been listed for auction on LoopNet.com since June 9, 2016. *
- **BACKGROUND:** 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.
- **CONSIDER REQUEST:** 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 a summary of the request to purchase is as follows. The main points of the offer are as follows:

- Purchase price of \$240,000
 - Deposit of \$2,500
 - Seller shall complete certain site improvements (water, gas, wastewater, storm water, electrical, telephone utilities, interior roadways)
 - Feasibility Period of 150 days with 3 extension periods of 30 days each
 - Closing period of 30 days with 2 extension periods of 30 days each (begins after Buyer obtains all necessary and required building and construction related permits)
 - Purchase contingent upon the ability of Buyer to acquire all City, County and any other governmental approvals necessary to construct and operate a commercial use
 - Seller will be responsible for broker commission of \$20,000
 - Exclusive use agreement with the Seller covering Seller's retained property
- Staff requests direction to further negotiate Mr. Negri's offer or to reject and continue the auction process that is underway.

Attachments: Summary Appraisal
LoopNet Listing

* Updated appraisals were obtained for parcels with value above \$30,000. Environmental Assessments were obtained pursuant to the Property Disposition Guidelines (PDG). On June 3, 2016 the property was listed on LoopNet.com, the leading online commercial real estate marketing website. The Open Market Solicitation method A was used. Also, by June 3, 2016 a freestanding highly visible billboard sign was placed on the site. On June 8, 2016 the Board directed that the property be marketed through Method C: Auction. On June 9, 2016 the LoopNet listing was revised to state the auction process would be used and the LoopNet listing contained an excerpt from the PDG which describes the auction process. In addition, each LoopNet listing contains attachments that include the PDG, draft PSA, environmental documents, and location map.

APPRAISAL REPORT

VALUATION OF

1.01 Acres of Vacant Land Zoned C-6
Located at the Southwest Corner of
E. Kings Canyon Road and S. Backer Avenue
Fresno, CA 93702

PREPARED FOR

Mr. Enrique Mendez, Project Coordinator
Successor Agency to the
Redevelopment Agency
of the City of Fresno
2344 Tulare Street, Suite 200
Fresno, California 93721

PREPARED BY

Peter S. Cooper, MAI
1255 West Shaw Avenue, Suite 102
Fresno, California 93711

EFFECTIVE DATE OF VALUATION

June 10, 2016

DATE OF APPRAISAL REPORT

June 14, 2016

Peter S. Cooper, MAI

Real Estate Appraiser and Consultant

1255 West Shaw Avenue, Suite 102

Fresno, California 93711

E-mail: cooper.appraisals@sbcglobal.net

June 14, 2016

Mr. Enrique Mendez, Project Coordinator
Successor Agency to the
Redevelopment Agency
of the City of Fresno
2344 Tulare Street, Suite 200
Fresno, California 93721

RE: Market Valuation
1.01 Acres of Vacant Land Zoned C-6
Located at the Southwest Corner of
E. Kings Canyon Road and S. Backer Avenue
Fresno, CA 93702

Dear Mr. Mendez:

In response to your recent request, I have conducted the required investigation, gathered the necessary data, and made certain analyses that have enabled me to form an opinion of the market value of the fee simple/leased fee interest in the above captioned property.

Based on the inspection of the property and the investigation and analyses undertaken, I have formed the opinion that, as of the effective date of the appraisal, June 10, 2016 and subject to the assumptions and limiting conditions set forth in this appraisal report, the subject has a market value of:

<p>Market Value "As Is" On Date of Property Inspection as of June 10, 2016</p>	<p>= <u>\$240,000</u></p>
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The aforementioned value is subject to the value definitions, assumptions and limiting conditions set forth in this report.

This appraisal report conforms to the Uniform Standards of Professional Practice (USPAP) adopted by the Appraisals Standards Board of the Appraisal Foundation and the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

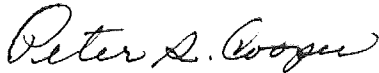
The undersigned appraiser hereby certifies that he has no present or future intended interest in the subject property, that neither the fee nor employment of this assignment was contingent upon the value reported herein, and that the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

This letter must remain attached to the report, which contains 39 numbered pages plus related exhibits and Addenda, in order for the value opinion(s) contained herein to be considered valid.

The right to photocopy all or part of this appraisal is strictly prohibited, unless prior arrangements have been made with Peter S. Cooper Appraisals Inc.

Thank you for the opportunity of serving you. If you have any questions, please feel free to call.

Sincerely,



PETER S. COOPER, MAI
Certified General Real Estate Appraiser
California License AG007287

PSC/ss

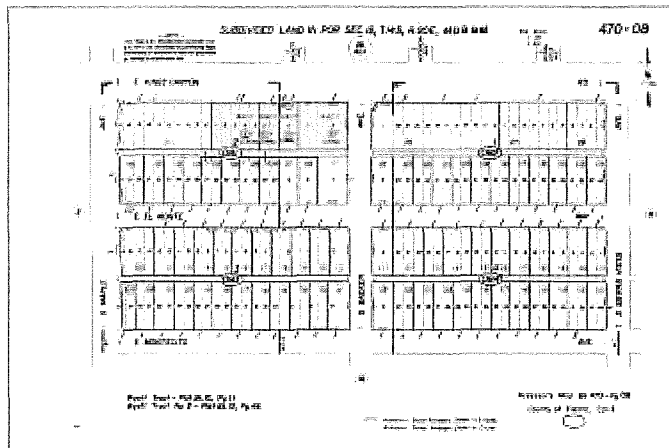
Redevelopment Agency

Redevelopment Agency — (559) 621-7600

Land For Sale

4648 E. Kings Canyon

4648 E. Kings Canyon, Fresno, CA 93702



Price:	\$180,000
Lot Size:	1.01 AC
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Listing ID	19780215
Last Updated	2 days ago
Find Out More...	

1 Lot Available

Lot 1	Price:	\$180,000
	Lot Size:	1.01 AC
	Price/AC:	\$178,217.82
	Lot Type:	Commercial/Other (land)
	APN/Parcel ID:	470-081-06T

Description

APNs 470-081-03T, -04T, -05T & -06T

Zoning: CMX - Corridor/Center Mixed Use

This property is being offered through: AUCTION

*** NOTE: Auction Time, Date and Location to be determined.

TERMS: The reserve (minimum bid) price for the Property shall be not less than fair market value established by an appraisal. Purchase price shall be all cash at closing, no seller financing.

GENERAL PROCEDURES: Written bids will be submitted to the City Clerk's Office no later than 5 pm one business day prior to the auction in a sealed envelope labeled with the Assessor Parcel Number(s) with a certified or cashier's check in the sum of 5% of the reserve price payable to the Successor Agency.

Upon opening the bids, the City Clerk will call for oral bids. All oral bidders who have not made a deposit must present a certified or cashier's check in the sum of 5% of the reserve price prior to making a bid. The starting oral bid must be at least 5% over the highest written bid accepted. All unsuccessful bidders will have checks returned by the City Clerk at completion of bidding. The deposit by the successful bidder is nonrefundable. The successful bidder will pay the entire remaining balance of the purchase amount within 30 days after acceptance of the highest bid. In the event the successful bidder cannot meet the requirements and deadlines of the sale, the

bidder forfeits the deposit. This property is being sold AS IS and subject to the execution of a Purchase and Sale Agreement (see attachment). At time of bid, Bidders must provide legal entity name, address and telephone number to be used in Purchase and Sale Agreement. Bidders who wish to bid on multiple parcels must submit a separate bid for each parcel. See attached PROPERTY DISPOSITION GUIDELINES for more information and visit our website at: <http://www.fresnorda.com/>

Map of 4648 E. Kings Canyon, Fresno, CA 93702 (Fresno County)

