

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

**Meeting Minutes
April 11, 2018**

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 April 11, 2018.

Present were:

Rene Watahira, appointed by the Mayor of Fresno
Doug Vagim, appointed by Fresno County Board of Supervisors **(Arrived at 1:30 p.m.)**
Alan Hofmann, appointed by the Metropolitan Flood Control District (Special District)
Larry Westerlund, appointed by Mayor of Fresno
Jeff Becker, appointed by Fresno County Superintendent of Schools
Larry Hodges, appointed by State Center Community College District

Absent:

Brian Pacheco, appointed by Fresno County Board of Supervisors

- 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 1:32 p.m. and the roll call was taken. Vice Chair Vagim was absent during roll call but arrived at 1:35 p.m. Board Member Pacheco was absent. The Pledge of Allegiance was recited.

Member Comments

When called, there were no member comments.

- II. Approval of Agenda**

Board Member Becker made the motion to approve the agenda with a second by Board Member Watahira. The motion passed on a vote of 5-0, with Board Member Pacheco and Vice Chair Vagim absent.
- III. Approval of Minutes of January 17, 2018**

Board Member Watahira made the motion to approve the January 17, 2018 minutes with a second by Board Member Hodges. The motion passed on a vote of 5-0 with Board Members Pacheco and Vice Chair Vagim absent.

IV. Disposition of Agency Property

1. Discussion, direction and action regarding disposition of approximately 5.48 acres at 1189 Martin Avenue (APN 467-292-06T) (LRPMP #42), currently occupied by Fresno Economic Opportunities Commission (EOC) Franklin Head Start Program by approving one of the following options:
 - a. Direct staff to auction property using Property Disposition Guidelines (PDG) method C and bring back at a later date; or
 - b. Waive PDG and approve a Purchase and Sale Agreement for direct sale to EOC for \$1,837,000 (appraised value) with a resolution approving the sale of the property; or
 - c. Waive PDG and approve a Purchase and Sale Agreement for direct sale to EOC for appraised value less the value of services demonstrated by EOC with a resolution approving the sale of the property.

Executive Director Murphey provided an overview of the property listed above and the request by EOC that the property be directly sold to them with consideration given to the value of their services as an offset to the appraised value. She reviewed efforts made for options to transfer the property to FUSD to lease to EOC; and, reviewed the appraisal, terms of the lease, legal opinion and other information contained in the agenda packet.

Chair Hofmann asked if there were any questions or comments from the Board members. Staff responded to questions from Vice Chair Vagim regarding the impact of re aligning Walnut Avenue. Discussion ensued.

Chair Hofmann called up the EOC representative to speak. Bryan Angus, CEO ECO spoke stating that: EOC has been operating the Head Start program out of the building for over 40 years; they provide a significant amount of service to the community; they provide 50+ jobs in the community; this year they serve 194 children in the Head Start program; they plan to spend \$2.2 million dollars in the Franklin Head Start area; they are a grant driven, non-profit organization; and, if they lose the Franklin Head Start program, it would be devastating to them.

Board Member Hodges asked Mr. Angus several questions regarding the EOC and their relationship to the Head Start program and if they have the funds to purchase the building. Board Member Hodges restated for the record that the recipient of the property will get the whole piece, but the piece might be divided up in pieces because of the realignment, but they will still own both pieces. Board Member Westerlund provided his thoughts on the property, discussed pocket parks and recommended the Successor Agency put conditions on the property (reversionary right) so if for some reason the EOC walked away from the property in 20 years, then it would come back to the taxing agencies. Board Member Becker agreed with Board Member Westerlund. Vice Chair Vagim asked the attorneys if it is legal for an agency that is in dissolution to make new obligations. The attorneys responded that this is in the board's purview. Chair Hofmann spoke about doing the best thing for the taxing entities. Board Member Westerlund asked Mr. Angus if he could find \$100,000 as a nominal payment for the property. Mr. Angus responded "sure". Board Member Westerlund then made a motion to waive PDG and approve a Purchase and Sale Agreement for direct sale to EOC for appraised value less the value of services demonstrated by EOC with a resolution approving the sale of the property. The motion also included that the sale price would be \$100,000 with the following conditions: that the property be continuously used and maintained as a public

preschool offered to income-qualified individuals free of charge for 25 years; that any proceeds received by the EOC for the planned right of way for Walnut Avenue alignment be distributed to the taxing entities; that upon completion of the Walnut Alignment EOC offer the portion of property east of the Walnut alignment to the City of Fresno free of charge; and, that if any condition is breached the property reverts to the seller. The motion was seconded by Board Member Watahira. The motion passed on a vote of 6-0 with Board Member Pacheco absent.

V. Public Comment

George Hostetter spoke during public comment to ask if on the reversion part, the size of the preschool, 194 kids is up to the EOC. The Board responded "yes".

VIII. Adjournment

The meeting was adjourned at 2:54 p.m. by consensus.