

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

**Meeting Minutes
July 7, 2014**

The Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Fresno met at 9:00 a.m. in Meeting Room 2165 (Meeting Room A), Fresno City Hall on July 7, 2014.

Present were:

Terry Bradley, appointed by Fresno County Superintendent of Schools

Michael Lima, appointed by the Mayor of Fresno

Debbie Poochigan, appointed by Fresno County Board of Supervisors

Doug Vagim, appointed by Fresno County Board of Supervisors

Bob Van Wyk, appointed by Metropolitan Flood Control District (Special District)

Larry Westerlund, appointed by the Mayor of Fresno

Larry Hodges, appointed by State Center Community College District

- I. Call to Order
 - a. Roll Call – all present
 - b. Pledge of Allegiance
 - c. Member Comments

The meeting was called to order by Mr. Bradley at 9:03 a.m. Roll call was taken and the Pledge of Allegiance was conducted.

Member Comments - Mr. Van Wyk announced he is retiring as of this Friday and today will be his last meeting with the Oversight Board. Mr. Van Wyk stated that he has been with the Metropolitan Flood Control District for 40 years and 10 months. He has enjoyed working with staff and the Oversight Board. He also stated that he appreciates the staff for all of their hard work. Mr. Bradley thanked Mr. Van Wyk for his service.

- II. Approval of Minutes of February 27, 2014. Mr. Vagim made a motion to approve the minutes of February 27, 2014. Mr. Van Wyk seconded the motion. The motion passed on a vote of 7-0.

- 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 the Health and Safety Code Section 34191.5 for the disposition of real property assets of the former Fresno Redevelopment Agency and approve specific proposed actions for the Sale of Certain Parcels.

Upon question by Mr. Bradley, Ms. Murphey and staff described the process noting that the Long Range Property Management Plan has to be prepared by the Successor Agency and approved by the Oversight Board and the Department of Finance before any properties can be sold. The trigger for the LRPMP process is the finding of completion which the Successor Agency received on June 2, 2014 and from which time the Successor Agency has six months for approval from the Oversight Board and the DOF. The DOF is estimating about three months however, it is taking longer.

Mr. Bradley stated that the resolution is doing two things: 1) to approve the long range property management plan; and, 2) to approve disposal of five assets that include many different parcels. He suggested first discussing the Long Range Property Management Plan, the process the Successor Agency adopted and whether any members have any issues before discussing the actual disposal of properties. Ms. Poochigian asked about disposition guidelines that the Successor Agency adopted and whether the Oversight Board had approved guidelines. Ms. Murphey reported that in June and July of 2012 staff brought proposed Oversight Board disposition guidelines forward. The Oversight Board unanimously tabled the proposed disposition guidelines indefinitely. The reasoning was AB 1484's impact. Upon request, the adopted Successor Agency guidelines were redistributed. Ms. Murphey noted that she would be pointing out guidelines inherent to the LRPMP during the presentation of the Plan.

Ms. Murphey introduced and presented the Long Range Property Management Plan. She and staff answered questions regarding specific items.

After discussion Mr. Westerlund made a motion to amend the long range property management plan and direct the Executive Director of the Successor Agency to dispose of parcels on lines 1, 3-7 that were determined to have little or no value, a broker's opinion to determine value is unnecessary. Staff was directed to negotiate disposition of such properties to nearby property owners at a minimal cost to the Successor Agency with the understanding that the Successor Agency may not receive payment for such properties.

Mr. Vagim made an amendment to the motion that included sending a letter to the County Assessor's Office advising them of the proposed transfer of parcels in lines 1 and 3-7. Mr. Hodges seconded Mr. Vagim's amendment. A roll call vote was taken and the motion carried on a vote of 4-3 with Mr. Bradley, Mr. Lima, and Mr. Westerlund voting no.

The original motion made by Mr. Westerlund was voted on with a vote of 7-0.

Since it was agreed upon that parcel in line 2 had value, Mr. Van Wyk made a motion that the value of parcel in line 2 shall be determined by broker's opinion. The motion was seconded by Mr. Lima. The motion passed on a vote of 7-0.

There was a lengthy discussion regarding the disposition of properties including RFP's and auctions on properties described on lines 8-58 and 61. Mr. Hodges made a motion to direct Successor Agency staff to add on the spreadsheet for "RFP" or "Auction" and that the parcels described in lines 8-58 and 61 shall be marketed through an RFP process or sold by an auction and that the Oversight Board will work with the Successor Agency staff and legal counsel to develop guidelines for property disposition prior to the disposition of any properties. The motion included the Oversight Board approving the Long Range Property Management Plan as a report submitted to the Oversight Board and authorizes the Successor Agency to transmit the Plan as a report to the Department of Finance for approval. The motion was seconded by Mr. Lima. The motion passed on a vote of 7-0.

- IV. Public Comment - Mr. Bradley called for any members of the public to speak. No one came forward.
- V. Adjournment – the meeting adjourned at 12:06 P.M.

The minutes of July 7, 2014 were approved at the September 4, 2014 meeting on a motion by Ms. Poochigian and a second by Mr.Hodges. The motion passed on a vote of 5-0, Mr. Bradley and Mr. Westerlund were absent..