

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

**Meeting Minutes
October 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 October 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 (**arrived at 1:35pm**)
Alan Hofmann, appointed by the Metropolitan Flood Control District (Special District)
Jeff Becker, appointed by Fresno County Superintendent of Schools

Absent:

Brian Pacheco, appointed by Fresno County Board of Supervisors
Larry Westerlund, appointed by Mayor of Fresno

- 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 Members Pacheco and Westerlund were absent. Board Member Vagim arrived at 1:35 p.m. The pledge of allegiance was recited.

Member Comments

No comments were made.

- II. Approval of Agenda**

Board Member Watahira made the motion to approve the agenda. Board Member Becker seconded the motion. The motion passed on a vote of 4-0 with Board Members Pacheco, Vagim, and Westerlund absent.
- III. Approval of Minutes of July 19, 2017**

On a motion of Board Member Watahira to approve the minutes and a second by Board Member Hodges, the motion passed on a 4-0 vote with Board Members Pacheco, Vagim, and Westerlund absent.

IV. Disposition of Agency Property

1. Action pertaining to sale of 3.70 acres of property at 46 E. Florence Avenue (APN 477-161-16T) (LRPMP #9), Listed Price - \$40,000
 - a. Offer Review
 - b. Adopt a resolution approving the sale of property

There were a total of four offers; however two of them did not have a deposit and a signed purchase and sale agreement. The other two offers were in the amounts of \$30,000 and \$35,000.

Board Member Hodges made a motion to accept the offer from Phillip Carter for \$35,000. Board Member Watahira seconded the motion. The motion passed on a vote of 5-0 with Board Members Pacheco and Westerlund absent.

RESOLUTION OB-63 was adopted.

2. Action pertaining to sale of 0.25 acres of property at 2115 Monterey Street (APN 468-271-09T) (LRPMP #16), Reserve (Minimum Bid) Price - \$65,250
 - a. Auction
 - b. Adopt a resolution approving the sale of the property

THIS ITEM WAS REMOVED FROM THE AGENDA AND WILL BE RESCHEDULED.

3. Action pertaining to sale of 2.67 acres of the property at 310 S. West Avenue (APN 458-060-25T and -26T)(LRPMP #20), Listed Price \$261,750
 - a. Offer Review
 - b. Adopt a resolution approving the sale of the property

There were a total of two offers with signed purchase and sale agreements and adequate deposits. One from Cal Fitness with an offer of \$100,000 with a \$15,000 deposit, and one from Sira with an offer for \$125,000 and a deposit of \$13,000. Mr. Dror Geron approached the board with an offer of \$130,000. He did not have a signed purchase and sale agreement nor the required deposit at the time he made the offer. Board Member Becker asked Executive Director Murphey about the process used to market the property and she explained. Discussion followed. Board Member Hodges expressed his concerns that the rules were public and that everyone should follow the rules and it would be a strike against our integrity if we didn't apply the rules.

After more discussion, Board Member Becker moved to accept the highest offer that met the criteria which was an offer from Sira for \$125,000. The motion was seconded by Board Member Watahira.

Vice Chair Vagim asked for confirmation that we could not accept an offer at this meeting and Attorney Avedisian-Favini confirmed that they could not accept an offer at this meeting, but they could bring the item back as an auction. Vice Chair Vagim stated that this is the fourth time this item has been on the agenda and he is not opposed to the motion.

Chair Hoffman called for the vote. The motion passed on a 5-2 vote with Board Members Pacheco and Westerlund absent.

RESOLUTION OB-64 was adopted.

4. Action pertaining to sale of 1.19 acres of property at 4898 E. Shields Avenue (APN 494-081-13T and 14T) (LRPMP #23), Listed Price - \$125,250

Executive Director Murphey announced correction to the staff report regarding confirmation of sale price of \$125,250 and acreage of 1.19 acres.

The offers were from Kevin Mikles, Airport Director who had a representative stand in for him, Michael Musca, Airport Property Manager. There is no deposit and the offer is for \$5,000.

Executive Director Murphey gave the background of this property.

Mr. Musca spoke about why the airport wanted to purchase the property. Mr. Geron also submitted an offer via email for \$93,937.50 with 90 days due diligence. He did not submit a deposit.

Board Member Hodges stated that neither of these two offers qualify according to the rules. After discussion, Board Member Hodges made a motion to direct staff to re-advertise and bring this property back to the next meeting. The motion was seconded by Board Member Wataria. The motion passed on a vote of 5-0 with Board Members Pacheco and Westerlund absent.

5. Action pertaining to sale of remnant parcel located on South Clara Avenue, Fresno, CA 93706 (APN 478-173-03T). (LRPMP #2).
 - a. Adopt a resolution approving the sale of property

Board Member Watahira made a motion to sell the property to the adjacent owner for \$1. The motion was seconded by Board Member Hodges. The motion passed on a 5-0 vote with Board Members Pacheco and Westerlund absent.

RESOLUTION OB-65 was adopted.

VII. Public Comment

When called there was no public comment.

VIII. Adjournment

Board Member Hodges made a motion to adjourn. Board Member Watahira seconded the motion. The meeting adjourned at 2:19 p.m.