

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

**Meeting Minutes  
February 19, 2015**

The Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Fresno met at 1:00 P.M. in Meeting Room 2120 (Meeting Room C), City Hall on February 19, 2015.

Present were:

Terry Bradley, 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 (arrived 8 minutes late)  
Alan Hofmann, appointed by the Metropolitan Flood Control District (Special District)  
Larry Westerlund, appointed by Mayor of Fresno (attending by teleconference)

Absent was:

Debbie Poochigian, appointed by Fresno County Board of Supervisors

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

The meeting was called to order by Chair Bradley at 1:00 P.M. Roll call was taken - Board Member Poochigian was absent, Board Member Vagim arrived after roll call at 1:08 P.M. and Board Member Westerlund attended by teleconference. Board member Westerlund announced that he was calling from a conference room with an open door that was open to the public and where notice of the meeting had been posted for the requisite amount of time. The pledge of allegiance was recited. Aside from Mr. Westerlund's announcement, no other Board Members had comments.

**III. Approval of Minutes of September 11, 2014**

Board Member Hodges motioned to approve the minutes of September 11, 2014. Board Member Hofmann seconded the motion. The motion passed on a vote of 5-0 with Board Members Poochigian and Vagim absent.

## **II. Administer Oath of Office**

Assistant City Clerk Stermer administered the Oath of Office to Rene Watahira as a new board member appointed by the Mayor of Fresno to replace Michael Lima.

## **IV. Recognized Obligation Payment Schedule (ROPS)**

Executive Director of the Successor Agency to the Redevelopment Agency of the City of Fresno, Marlene Murphey, reported on the Recognized Obligation Payment Schedule.

Board Member Vagim asked if the items listed under agenda item IV number 2 could be voted on separately so he could record his disapproval of the items with exception of the 12 items approved by the State – discussion ensued.

### **IV. 1. Consider Approval of Resolution for Recognized Obligation Payment Schedule for July 1 – December 31, 2015.**

After discussion, Board Member Westerlund motioned to approve agenda item IV number 1 for approval of the Resolution for Recognized Obligation Payment Schedule for July 1 – December 31, 2015. Board Member Hodges seconded the motion. A roll call vote was taken. The motion passed 5-1 with Board Member Vagim voting “no” and Board Member Poochigian absent.

### **IV. 2. Consider Approval of Resolution Reconsidering and Affirming its Finding the Loans from the City to the Former Agency were Entered into for Legitimate Redevelopment Purposes and Authorizing the Successor Agency to Resubmit Loans Not Previously Approved to the Department of Finance for Continued Consideration.**

Board Member Vagim stated that he would vote “no” on this bundled item to stay consistent with his previous votes against many of the projects listed. Board Member Westerlund discussed the history of this item for the benefit of the new Board Members. Board Member Hodges clarified the purpose of the Resolution with Executive Director Murphey. Chair Bradley stated, for the record, that education throughout the state would not benefit from any of the money going back to the schools because the state payments to the schools would be reduced by the same amount.

Board Member Westerlund motioned to approve agenda item IV number 2 for approval of a resolution reconsidering and affirming its finding the loans from the city to the former agency were entered into for legitimate redevelopment purposes and authorizing the Successor Agency to resubmit loans not previously approved to the Department of Finance for

continued consideration. Board Member Watahira seconded the motion. A roll call vote was taken. The motion passed 5-1 with Board Member Vagim voting “no” and Board Member Poochigian absent.

**V. Consider Adoption of:**

**V. 1. A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno Approving the Sale of Approximately 2.25 Acres at 5025 E. Dakota Avenue (APN 493-020-29ST) to Fresno Moose Family Center 445**

Executive Director Murphey, reported on the resolution approving the sale of approximately 2.25 acres at 5025 E. Dakota to Fresno Moose Family Center 445. .

Board Member Vagim discussed the history of the item with Executive Director Murphey.

Board Member Hofmann motioned to approve the resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno approving the sale of approximately 2.25 Acres at 5025 E. Dakota Avenue (APN 493-020-29ST) to Fresno Moose Family Center 445. Board Member Vagim seconded the motion. Upon call, no member of the public wished to comment on this item. A roll call vote was taken. The motion passed 5-1 with Board Member Westerlund voting “no” and Board Member Poochigian absent.

**V. 2. A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno Approving the Sale of Approximately 536 Square Feet and Temporary Construction Easement of Approximately 2,931 Square Feet at 1822 Fresno Street (APN 466-214-17t) to State of California**

Executive Director Murphey, reported on the resolution approving the sale of approximately 536 square feet and temporary construction easement of approximately 2,931 square feet at 1822 Fresno Street to the State of California.

Executive Director Murphey asked that section “4 G” of the Purchase and Sale Agreement, regarding contracting with other agencies, be struck from the document.

Board Member Hodges motioned to approve the resolution approving the sale of approximately 536 square feet and temporary construction easement of approximately 2,931 square feet at 1822 Fresno Street to the State of California and striking section “4 G” of the Purchase and

Sale Agreement, regarding contracting with other agencies. Board Member Hofmann seconded the motion. Upon call, no member of the public wished to comment on this item. Discussion ensued regarding the long range property management plan, advertising, high speed rail, appraised value and eminent domain. A roll call vote was taken. The motion passed 6-0 with Board Member Poochigian absent.

**V. 3. A Resolution of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno Approving the Sale of Approximately 0.017 Acres and Temporary Construction Easement of Approximately 0.035 Acres at 1129 Broadway Plaza (APN 466-215-20t) to State of California**

Executive Director Murphey, reported on the resolution approving the sale of approximately 0.017 acres and temporary construction easement of approximately 0.035 acres at 1129 Broadway Plaza to the State of California.

Board Member Hodges noted the agenda describes the property in acres and the staff report describes the property in square feet and asked if the figures were equivalent. After discussion among the Board Members and Successor Agency staff, it was determined that the square footage figures from the staff report were the accurate figures that would be utilized and not the acreage figures listed on the agenda.

Board Member Westerlund motioned to approve the sale of approximately 2,261 square feet and temporary construction easement of approximately 10,625 square feet at 1129 Broadway Plaza (APN 466-215-20t) to the State of California. Board Member Hofmann seconded the motion. Upon call, no member of the public wished to comment on this item. A roll call vote was taken. The motion passed 6-0 with Board Member Poochigian absent.

**VI. Public Comment**

The following member(s) of the public addressed the Board during public comment:

**George Hostetter of the Fresno Bee** – asked for an explanation of the loan listed under agenda item IV number 2, Line 3 – “Downtown Stadium Agreement (formerly CBD Line 1, pg2).” Executive Director Murphey replied that the item had been denied and not submitted on line three but had been re-submitted on line 47, “CBD – Downtown Stadium Disposition and Development Agreement.” Ms. Murphey further explained that the item was a disposition and development agreement between the City and Agency for a portion of the expense of the stadium wherein the Agency had committed to pay an amount netted from the

property tax off of the parcel up to \$200,000 per year. In response to a follow up question about whether the dollar amount had accumulated at the rate of \$200,000 per year since 2011 plus interest, Ms. Murphey replied that the outstanding obligation was currently \$1,630,000.

There were no additional comments from members of the public.

Board Member Westerlund noted, for the record, that he voted “no” on agenda item V number 1 (resolution for the sale of property at 5025 E. Dakota Avenue to Fresno Moose Family Center 445) because he felt there was greater value to be found in the property if sold as a whole rather than piecemeal.

## **VII. Adjournment**

The meeting adjourned at 2:12 P.M.