SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
OF THE CITY OF FRESNO

2344 Tulare Street, Suite 200 / 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

Members
Larry Hodges
Alan Hofmann
Debbie Poochigian
Doug Vagim
Rene Watahira
Larry Westerlund

AGENCY BRIEFING REPORT

Date:	July 27, 2016
To:	Oversight Board Members
From:	Andrew Sanchez
Through:	Marlene Murphey
Subject:	Agenda Item VII. – 1.

- PROPERTY: LRPMP #9 is approximately 3.7 acres located at 46 E. Florence Ave. (APN 477-161-16T). The property was previously appraised in September 2014 for $140,000. The updated recent appraisal values the property at $81,000.

- BACKGROUND: Updated appraisals were obtained for parcels with value above $30,000. Environmental Assessments were obtained pursuant to the Property Disposition Guidelines (PDG). On February 5, 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 February 5, 2016 a freestanding highly visible billboard sign was placed on the site. An offer of $75,000 was received on June 6, 2016. No offers were received by the due date of May 31st and the Board directed that the property be marketed through Method C: Auction. On June 9, 2016 the LoopNet listing was revised to reflect the auction process. Sealed Bids were due by 5:00 PM July 26, 2016. As of that date, the property had been listed on LoopNet and had highly visible on-site signage for approximately 170 days (120 days as Open Market Solicitation, 50 days as Auction). The Successor Agency's website also provided information including the PDG and Long Range Property Management Plan (LRPMP). The properties were posted in the local newspaper once a week for six

successive weeks prior to the auction date. The notice (see attached) identified bid submission time and place and the time and place of the auction. As of July 20, 2016, the Agency had responded to over two hundred inquiries on all properties including those in the current group of five listed properties. On July 15th an email was sent to area commercial real estate brokers that provided the newspaper auction listing including a link to the Agency website, the LoopNet listing of all Agency property for sale and links to the individual properties to be auctioned on 7/27/16. In addition, on July 15th the Agency sent to all interested parties a courtesy email notice identical to that sent to area brokers as described. Subsequently, on July 22nd a courtesy reminder was sent to all area brokers and all interested parties.

Attachments:

- Summary Appraisal
- LoopNet Listing
- Newspaper Notice
- Draft PSA
- Draft Resolution
- Bidders List Spreadsheet
- Oral Bids Spreadsheet

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Date:	July 27, 2016
To:	Oversight Board Members
From:	Andrew Sanchez
Through:	Marlene Murphey
Subject:	Agenda Item VII. – 2.

- PROPERTY: LRPMP #13 is approximately 0.38 acres located at 320/322 B Street (APN 478-074-25T). The property was previously appraised in September 2014 for $65,000. The updated recent appraisal also values the property at $65,000.

- BACKGROUND: Updated appraisals were obtained for parcels with value above $30,000. Environmental Assessments were obtained pursuant to the Property Disposition Guidelines (PDG). On March 15, 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 March 15, 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 reflect the auction process. Sealed Bids were due by 5:00 PM July 26, 2016. As of that date, the property had been listed on LoopNet and had highly visible on-site signage for approximately 135 days (85 days as Open Market Solicitation, 50 days as Auction). The Successor Agency's website also provided information including the PDG and Long Range Property Management Plan (LRPMP). The properties were posted in the local newspaper once a week for six successive weeks prior to the auction date. The notice (see attached) identified bid

submission time and place and the time and place of the auction. As of July 20, 2016, the Agency had responded to over two hundred inquiries on all properties including those in the current group of five listed properties. On July 15th an email was sent to area commercial real estate brokers that provided the newspaper auction listing including a link to the Agency website, the LoopNet listing of all Agency property for sale and links to the individual properties to be auctioned on 7/27/16. In addition, on July 15th the Agency sent to all interested parties a courtesy email notice identical to that sent to area brokers as described. Subsequently, on July 22nd a courtesy reminder was sent to all area brokers and all interested parties.

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AGENCY BRIEFING REPORT

Date:	July 27, 2016
To:	Oversight Board Members
From:	Andrew Sanchez
Through:	Marlene Murphey
Subject:	Agenda Item VII. – 3.

- PROPERTY: LRPMP #15 is approximately 0.25 acres located at 315 L Street (APN 468-271-06T). The property was appraised in September 2014 for $15,000.

- BACKGROUND: Updated appraisals were obtained for parcels with value above $30,000. Environmental Assessments were obtained pursuant to the Property Disposition Guidelines (PDG). On February 5, 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 February 5, 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 reflect the auction process. Sealed Bids were due by 5:00 PM July 26, 2016. As of that date, the property had been listed on LoopNet and had highly visible on-site signage for approximately 170 days (120 days as Open Market Solicitation, 50 days as Auction). The Successor Agency's website also provided information including the PDG and Long Range Property Management Plan (LRPMP). The properties were posted in the local newspaper once a week for six successive weeks prior to the auction date. The notice (see attached) identified bid submission time and place and the time and place of the auction. As of July 20, 2016,

the Agency had responded to over two hundred inquiries on all properties including those in the current group of five listed properties. On July 15th an email was sent to area commercial real estate brokers that provided the newspaper auction listing including a link to the Agency website, the LoopNet listing of all Agency property for sale and links to the individual properties to be auctioned on 7/27/16. In addition, on July 15th the Agency sent to all interested parties a courtesy email notice identical to that sent to area brokers as described. Subsequently, on July 22nd a courtesy reminder was sent to all area brokers and all interested parties.

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AGENCY BRIEFING REPORT

Date: July 27, 2016

To: Oversight Board Members

From: Andrew Sanchez

Through: Marlene Murphey

Subject: Agenda Item VII. – 4.

- PROPERTY: LRPMP #16 is approximately 0.25 acres located at 2115 Monterey Street (APN 468-271-09T). The property was previously appraised in August 2014 for $87,000. The updated recent appraisal also values the property at $87,000.

- BACKGROUND: Updated appraisals were obtained for parcels with value above $30,000. Environmental Assessments were obtained pursuant to the Property Disposition Guidelines (PDG). On February 5, 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 February 5, 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 reflect the auction process. Sealed Bids were due by 5:00 PM July 26, 2016. As of that date, the property had been listed on LoopNet and had highly visible on-site signage for approximately 170 days (120 days as Open Market Solicitation, 50 days as Auction). The Successor Agency's website also provided information including the PDG and Long Range Property Management Plan (LRPMP). The properties were posted in the local newspaper once a week for six successive weeks prior to the auction date. The notice (see attached) identified bid

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AGENCY BRIEFING REPORT

Date:	July 27, 2016
To:	Oversight Board Members
From:	Andrew Sanchez
Through:	Marlene Murphey
Subject:	Agenda Item VII. – 5.

- PROPERTY: LRPMP #22 is approximately 0.06 acres located at 1438 Ventura (APN 467-085-17T). The property was appraised in August 2014 for $10,500.

- BACKGROUND: Updated appraisals were obtained for parcels with value above $30,000. Environmental Assessments were obtained pursuant to the Property Disposition Guidelines (PDG). On March 15, 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 March 15, 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 reflect the auction process. Sealed Bids were due by 5:00 PM July 26, 2016. As of that date, the property had been listed on LoopNet and had highly visible on-site signage for approximately 135 days (85 days as Open Market Solicitation, 50 days as Auction). The Successor Agency's website also provided information including the PDG and Long Range Property Management Plan (LRPMP). The properties were posted in the local newspaper once a week for six successive weeks prior to the auction date. The notice (see attached) identified bid submission time and place and the time and place of the auction. As of July 20, 2016,

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