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

**Meeting Minutes**
**June 8, 2016**

The Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Fresno met at 1:32 p.m. in Meeting Room 2120 (Meeting Room C), City Hall on June 8, 2016.

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 1:35pm)**
Alan Hofmann, appointed by the Metropolitan Flood Control District (Special District)
Larry Westerlund, appointed by Mayor of Fresno **(arrived 1:53 p.m.)**
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 1:32 p.m. and the roll call was taken. Board Member Vagim and Board Member Westerlund arrived after roll call at 1:35 p.m. and 1:53 p.m. respectively. The pledge of allegiance was recited. There were no member comments.

## II. Approval of Agenda

Director Murphey pointed out that item IV. 5.e. should read "....**Indio** Coast Property..." instead of "Coast Properties, LLC". Item IV. 6.e. should read "....**Indio** Coast Property..." instead of "Coast Properties, LLC", and item IV. 6.c should read "....**Indio** Coast Property..." instead of "Coast Properties, LLC".

Board Member Hodges noted a discrepancy between the agenda and the Agency Briefing Report and staff clarified that IV. 3 is LRPMP #10 with 8.14 acres as shown on the agenda.

Board Member Poochigian made a motion to approve the agenda; Board Member Westerlund seconded the motion. The motion was approved on a vote of 7-0.

## III. Approval of Minutes of February 25, 2016.

Board Member Poochigian suggested that on page 5 of the minutes in the seventh paragraph that the language be changed from "have staff tell us what to do;" to "have staff make recommendations;". Board Member Poochigian made a motion to approve the minutes as modified. The motion was seconded by Board Member Vagim. The motion was approved on a vote of 6-0 with Board Member Westerlund absent.

## IV. Disposition of Agency Property

Chair Bradley made a statement for the record that he is not going to accept any offers that came in after the deadline of May 31, 2016.

1. Action pertaining to sale of 0.21 acres of property at 1260 A Street (APNs 467-54-15T & 16T) (LRPMP #8), a) Adopt a resolution approving the sale of the property to California Asset Manager LLC. After discussion, a motion was made by Board Member Poochigian to approve the resolution and accept the offer for $28,000. The motion was seconded by Board Member Watahira. The motion was approved on a vote of 6-0 with Board Member Westerlund absent.

2. Action pertaining to sale of 3.7 acres of property at 46 E. Florence Ave. (APN-477-161-16T) (LRPMP #9). No offers received, continue to future meeting. Board Member Poochigian made a motion to put this property back on the market and bring back to a future board meeting. The motion was seconded by Board Member Vagim. The motion passed on a vote of 6-0 with Board Member Westerlund absent.

3. Action pertaining to sale of 8.14 acres of property at 2385 S. Fruit Ave. (APN 477-170-23T) (LRPMP #10) a. Adopt a resolution approving the sale of the property to RDX, Inc. Executive Director Murphey, noting that several offers were received contingent upon buying two or three parcels, presented a chart which depicted the offers and reviewed with the Board.

   Mr. Singh CFO of RDX, Inc. in response to inquiry from Board Member Westerlund stated, they are considering a warehouse and trucking terminal for the site. Conwin of 4132 N. Cedar, unit 104, Fresno, also spoke on this item on behalf of the Van's. Board Member Westerlund moved to approve the contract from RDX for LRPMP #10 and #11 for $178,000, and direction to staff to put LRPMP #12 back on the market. Board Member Poochigian seconded the motion. Motion passed on a vote of 7-0. There were no comments from the public.

4. Action pertaining to sale of 4.13 acres of property at 2141 S. Fruit Ave. (APNs 477-111-09ST & 10T) (LRPMP #`12).

   Property to be put back on the market.

5. Action pertaining to sale of .26 acres of property at 342/348 L Street (APNs 468-234-13T & 23T) (LRPMP #14). The property was appraised for $15,000. A Phase I ESA was completed.

Executive Director Murphey reviewed individual and combined offers received (for #14, 15, and 16). Mr. Manuchehr Shahrokhi, President, California Asset Management, Mr. Kevin Duffy, 333 N. Street, Fresno, CA, and Mr. Alam Qasem addressed the Board regarding their offers.

There was discussion regarding the offers and process. Board Member Hodges made a motion to award Kevin Duffy LRPMP #14 in the amount of $16,000. The motion was seconded by Board Member Vagim. The motion passed on a vote of 4-3 with Board Members Poochigian, Watahira, and Westerlund voting no.

6. Action pertaining to sale of 0.25 acres of property at 315 L. Street (APN 468-271-06T) (LRPMP#15).

   Executive Director Murphey gave an overview of the individual and combined offers for LRPMP #15 and #16 (IV.-7.). Chair Bradley stated he wanted to go over the offer of $15,000 that meets the appraisal and was offered in a timely manner. He would like to discuss this property and determine if we're going accept the offer, or combine it with another property.

   Board Member Westerlund made a motion, seconded by Board Member Poochigian, directing staff to sell both LRPMP properties #15 and 16 with the best deal that they can get whether they sell it together or individually. An auction will be conducted in the most appropriate way following our guidelines. The motion passed on a vote of 6-1 with Chair Bradley voting no.

   Alam Qasem stated that it is fair that those who already made the offer within the deadline be considered. Board Member Poochigian explained that they must advertise for six weeks and the auction is open to anyone. In response to a question regarding method, Board Member Westerlund explained his motion refers to the Auction pursuant to C in the guidelines.

7. Action pertaining to sale of 0.25 acres of property at 2115 Monterey Street (APN 468-271-09T) (LRPMP #16)

   See action above.

8. Property: LRPMP #20 is approximately 2.67 acres located at 310 S. West Avenue (APNs 458-060-25T & T26T). The property appraised for $349,000. A Phase I ESA was completed.

   There were no offers made on this property. Board Member Poochigian made the motion to continue item IV-8 to a future meeting, and put it back on the market. The motion was seconded by Board Member Westerlund. Chair Bradley asked if there were any member of the public who wanted to speak on the item. There was none. The motion passed on a vote of 7-0.

9. Property: LRPMP #23 is approximately 1.19 acres located at 4898 E. Shields Ave. (APNs 494-081-13T & -14T). The property appraised for $167,000 on March 14, 2016. A Phase I ESA was completed.

There was an offer for $1,000. Board Member Poochigian made a motion to reject the offer and put the property back on the market. Board Member Hodges seconded the motion. Chair Bradley asked if any members of the public wanted to speak on the item. There was none. The motion passed on a 7-0 vote.

There was general discussion about the guidelines and process. After discussion Board Member Westerlund made a motion to go to an auction with the remaining properties, and include in the noticing language the guideline section on "Notice of Right of First Refusal" for the properties identified in the original Long Range Property Management Plan. The City of Fresno has the first right of refusal for the properties that were previously identified. Board Member Hodges made the second to the motion. The motion passed on a vote of 6-0 with Chair Bradley absent.

**V. Public Comment**

None

**VI. Adjournment**

Meeting adjourned at 3:32 p.m.

***The minutes of June 8, 2016 were approved at the August 24, 2016 meeting on a motion by Board Member Westerlund and a second by Board Member Poochigian. The motion passed on a vote of 6-0 with Board Member Hofmann absent.***