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

Chair
Alan Hofmann

Members
Jeff Becker
Larry Hodges
Debbie Poochigian
Doug Vagim
Rene Watahira
Larry Westerlund

AGENCY BRIEFING REPORT

Date:	September 21, 2016
To:	Oversight Board Members
From:	Andrew Sanchez
Through:	Marlene Murphey
Subject:	Agenda Item V. – 1.

- PROPERTY: LRPMP #19 is approximately 1.01 acres located at 4648 E. Kings Canyon (APN 470-081-03T, -04T, -05T, -06T). The property was previously appraised in August 2014 for $220,000. The updated recent appraisal values the property at $240,000.

- BACKGROUND: Updated appraisals were obtained for parcels with value above $30,000. Environmental Assessments were obtained pursuant to the Property Disposition Guidelines (PDG). On June 3, 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 June 3, 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 state the auction process would be used and the LoopNet listing contained an excerpt from the PDG which describes the auction process. In addition, each LoopNet listing contains attachments that include the PDG, draft PSA,

environmental documents, and location map.

- Sealed Bids for the subject property were due by 5:00 PM September 20, 2016. As of that date, the property had been listed on LoopNet and had highly visible on-site signage for approximately 110 days (6 days as Open Market Solicitation, 104 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 September auction date. The notice (see attached) identified bid submission time and place and the time and place of the auction. As of September 14, 2016, the Agency had responded to over three hundred inquiries on all properties including those in the current group of properties slated for the auction of September 21, 2016. On September 9, 2016 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 September 21, 2016. In addition, on September 9, 2016 the Agency sent to all interested parties a courtesy email notice identical to that sent to area brokers. Subsequently, on September 16, 2016 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

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

Chair
Alan Hofmann

Members
Jeff Becker
Larry Hodges
Debbie Poochigian
Doug Vagim
Rene Watahira
Larry Westerlund

AGENCY BRIEFING REPORT

Date:	September 21, 2016
To:	Oversight Board Members
From:	Andrew Sanchez
Through:	Marlene Murphey
Subject:	Agenda Item V. – 2.

- PROPERTY: LRPMP #21 is approximately 0.26 acres located at 721 Broadway (APN 468-286-05T). The property was previously appraised in September 2014 for $240,000. The updated recent appraisal also values the property at $240,000.

- BACKGROUND: Updated appraisals were obtained for parcels with value above $30,000. Environmental Assessments were obtained pursuant to the Property Disposition Guidelines (PDG). On June 3, 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 June 3, 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 state the auction process would be used and the LoopNet listing contained an excerpt from the PDG which describes the auction process. In addition, each LoopNet listing contains attachments that include the PDG, draft PSA, environmental documents, and location map.

- Sealed Bids for the subject property were due by 5:00 PM September 20, 2016. As of that date, the property had been listed on LoopNet and had highly visible on-site signage for approximately 110 days (6 days as Open Market Solicitation, 104 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 September auction date. The notice (see attached) identified bid submission time and place and the time and place of the auction. As of September 14, 2016, the Agency had responded to over three hundred inquiries on all properties including those in the current group of properties slated for the auction of September 21, 2016. On September 9, 2016 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 September 21, 2016. In addition, on September 9, 2016 the Agency sent to all interested parties a courtesy email notice identical to that sent to area brokers. Subsequently, on September 16, 2016 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

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

Chair
Alan Hofmann

Members
Jeff Becker
Larry Hodges
Debbie Poochigian
Doug Vagim
Rene Watahira
Larry Westerlund

AGENCY BRIEFING REPORT

Date:	September 21, 2016
To:	Oversight Board Members
From:	Andrew Sanchez
Through:	Marlene Murphey
Subject:	Agenda Item V. – 3.

- PROPERTY: LRPMP #25 is approximately 5.9 acres with no address assigned (APN 493-020-28ST). The property was previously appraised in July 2015 for $59,000. The updated recent appraisal also values the property at $59,000.

- BACKGROUND: Updated appraisals were obtained for parcels with value above $30,000. Environmental Assessments were obtained pursuant to the Property Disposition Guidelines (PDG). On June 3, 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 June 3, 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 state the auction process would be used and the LoopNet listing contained an excerpt from the PDG which describes the auction process. In addition, each LoopNet listing contains attachments that include the PDG, draft PSA, environmental documents, and location map.

- Sealed Bids for the subject property were due by 5:00 PM September 20, 2016. As of that date, the property had been listed on LoopNet and had highly visible on-site signage for approximately 110 days (6 days as Open Market Solicitation, 104 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 September auction date. The notice (see attached) identified bid submission time and place and the time and place of the auction. As of September 14, 2016, the Agency had responded to over three hundred inquiries on all properties including those in the current group of properties slated for the auction of September 21, 2016. On September 9, 2016 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 September 21, 2016. In addition, on September 9, 2016 the Agency sent to all interested parties a courtesy email notice identical to that sent to area brokers. Subsequently, on September 16, 2016 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

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

Chair
Alan Hofmann

Members
Jeff Becker
Larry Hodges
Debbie Poochigian
Doug Vagim
Rene Watahira
Larry Westerlund

AGENCY BRIEFING REPORT

Date:	September 21, 2016
To:	Oversight Board Members
From:	Andrew Sanchez
Through:	Marlene Murphey
Subject:	Agenda Item V. – 4.

- PROPERTY: LRPMP #26 is approximately 32.51 acres located at 5005 E. Dakota Avenue (APN 493-020-37T). The property was previously appraised in July 2015 for $813,000. The updated recent appraisal also values the property at $813,000.

- BACKGROUND: Updated appraisals were obtained for parcels with value above $30,000. Environmental Assessments were obtained pursuant to the Property Disposition Guidelines (PDG). On June 3, 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 June 3, 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 state the auction process would be used and the LoopNet listing contained an excerpt from the PDG which describes the auction process. In addition, each LoopNet listing contains attachments that include the PDG, draft PSA, environmental documents, and location map.

- Sealed Bids for the subject property were due by 5:00 PM September 20, 2016. As of that date, the property had been listed on LoopNet and had highly visible on-site signage for approximately 110 days (6 days as Open Market Solicitation, 104 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 September auction date. The notice (see attached) identified bid submission time and place and the time and place of the auction. As of September 14, 2016, the Agency had responded to over three hundred inquiries on all properties including those in the current group of properties slated for the auction of September 21, 2016. On September 9, 2016 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 September 21, 2016. In addition, on September 9, 2016 the Agency sent to all interested parties a courtesy email notice identical to that sent to area brokers. Subsequently, on September 16, 2016 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