# AGENDA
# OVERSIGHT BOARD MEETING
# FONTANA REDEVELOPMENT SUCCESSOR AGENCY

## FRIDAY, DECEMBER 12, 2014
## 8:30 A.M.

## Fontana City Hall
## Executive Conference Room
**8353 Sierra Avenue**
**Fontana, CA 92335**

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**EVELYNE SSENKOLOTO, Chair**
City of Fontana
Employee Appointment

**ACQUANETTA WARREN, Vice-Chair**
City of Fontana
Mayor Appointment

**(VACANT)**
Fontana Unified School District
County Superintendent of Education Appointment

**DR. ERIC BISHOP**
Chaffey College District
Chaffey College Appointment

**LAURA A. MANCHA**
County of San Bernardino
Board of Supervisors Appointment
Public Member Appointment

**KATHRYN BRANN**
County of San Bernardino
Board of Supervisors Appointment

**JOHN B. ROBERTS**
City of Fontana
Fontana Fire Protection District Appointment

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In compliance with the Americans with Disabilities Act, the City of Fontana is wheelchair accessible. If other special Assistance is required, please contact the Fontana City Clerk's Office (909-350-7602) 48 hours prior to the scheduled meeting so the Oversight Board can make reasonable arrangements.

# AGENDA
# OVERSIGHT BOARD MEETING
# FONTANA REDEVELOPMENT SUCCESSOR AGENCY
## FRIDAY, DECEMBER 12, 2014
## 8:30 A.M.

This meeting will take place in the Fontana City Hall – Executive Conference Room located at 8353 Sierra Avenue, Fontana, CA 92335

Welcome to a meeting of the Oversight Board – Fontana Redevelopment Successor Agency. A complete agenda packet is located on the table in the Executive Conference Room. To address the Board, please fill out a card located at the entrance indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the Recording Secretary. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act, the Executive Conference Room is wheel chair accessible.

**Traducción en Español disponible a petición. Favor de notificar al Departamento "City Clerk". Para mayor información, favor de marcar el número (909) 350-7602.**

**CALL TO ORDER/ROLL CALL:**

**PUBLIC COMMUNICATIONS:**

This is an opportunity for citizens to speak for up to five minutes on items **not** on the agenda, but within the Oversight Board's jurisdiction. The Board is prohibited by law from discussing or taking immediate action on non-agendized items.

**ITEMS** (A):

A. Oath of Office for Randal S. Bassett, Associate Superintendent of Business Services, Fontana Unified School District as County Superintendent of Education Appointment

**CONSENT ITEMS** (A-B):

A. Approval of Minutes for September 19, 2014 Fontana Oversight Board Meeting

B. Sale of Properties – Long Range Property Management Plan (LRPMP)

(1) Determine that this action is exempt from the California Environmental Quality Act and direct staff to file a Notice of Exemption;

(2) Adopt Resolution No. FOB 2014-____ approving the sale of the former Fontana Redevelopment Agency property located at 8647 and 8651 Sierra Avenue to Jack E. Long;

(3) Adopt Resolution No. FOB 2014-____ approving the sale of the former Fontana Redevelopment Agency property located at 8985 Olive Street to Chaffey Community College;

(4) Adopt Resolution No. FOB 2014-____ approving the sale of the former Fontana

Redevelopment Agency properties identified as Assessor Parcel Numbers 0193-234-03 through 0193-234-05 located on Holly Drive to the Segel Family Trust;

(5) Adopt Resolution No. FOB 2014- ____ approving the sale of the former Fontana Redevelopment Agency properties identified as Assessor Parcel Numbers 0237-201-06, 0236-211-46, 0236-211-43, 0237-411-06 and 0237-381-59 located within the Southern California Edison (SCE) easement to David E. Sorem;

(6) Adopt Resolution No. FOB 2014- ____ approving the sale of the former Fontana Redevelopment Agency properties identified as Assessor Parcel Numbers 0240-132-01 through 0240-132-06 and 0240-341-72. 0240-341-73 and 0240-341-74 located within the Walnut Village Neighborhood to Saber Awad/SA Golden Investments;

(7) Authorize the City Manager to negotiate and execute Purchase and Sale Agreements and/or any other documents necessary or appropriate to implement said sales on behalf of the Successor Agency to the Fontana Redevelopment Agency.

**STAFF/BOARD MEMBER COMMUNICATION**

A. Staff/Board Member Communication

**ADJOURNMENT:**

**Next Meeting:** The next Oversight Board meeting is scheduled for Friday, February 20, 2015, at 8:30 a.m. in the Fontana City Hall, Executive Conference Room located at 8353 Sierra Avenue, Fontana, CA 92335.

# MINUTES OF THE OVERSIGHT BOARD
# FONTANA REDEVELOPMENT SUCCESSOR AGENCY
# FRIDAY, SEPTEMBER 19, 2014

## CALL TO ORDER/ROLL CALL:

The Meeting of the Oversight Board, Fontana Redevelopment Successor Agency, was called to order at 8:45 a.m., which was held on Friday, September 19, 2014, in the Fontana City Hall, Executive Conference Room, 8353 Sierra Avenue, Fontana, California.

OSB Members Present: Chair Evelyne Ssenkoloto, Vice-Chair Acquanetta Warren, and OSB Members John Roberts, Dr. Eric Bishop, and Susan Killian (Kathryn Brann arrived at 9:05 a.m.). OSB Members Absent: OSB Member Laura Mancha.

OSB Staff Present: Ken Hunt, City Manager; David Edgar, Deputy City Manager, Administrative Services; Lisa Strong, Management Services Director; Cecilia Lopez-Henderson, Deputy City Clerk; and Gerardo Rojas, Administrative Clerk.

Others Present: Council Member Jesse Sandoval

**PUBLIC COMMUNICATIONS**: There were no public communications received.

## A. APPROVAL OF MINUTES FOR APRIL 4, 2014, MAY 16, 2014 AND MAY 30, 2014 FONTANA OVERSIGHT BOARD MEETING

**ACTION:** Motion was made by OSB Member Bishop, and seconded by Vice-Chair Warren to approve the April 4, 2014 Minutes of the Oversight Board Meeting, Fontana Redevelopment Successor Agency. Motion passed by vote of 4-0-2-1 (Ayes: Chair Ssenkoloto and OSB Members Warren, Roberts and Bishop; Noes: 0; Absent: Brann and Mancha; Abstain: Killian).

**ACTION:** Motion was made by OSB Member Roberts, and seconded by Vice-Chair Warren to approve the May 16, 2014 Minutes of the Oversight Board Meeting, Fontana Redevelopment Successor Agency. Motion passed by vote of 4-0-2-1 (Ayes: Chair Ssenkoloto and OSB Members Warren, Roberts, Bishop; Noes: 0; Absent: Brann and Mancha; Abstain: Killian).

**ACTION:** Motion was made by Vice-Chair Warren, and seconded by OSB Member Roberts to approve the May 30, 2014 Minutes of the Oversight Board Meeting, Fontana Redevelopment Successor Agency. Motion passed by vote of 3-0-2-2 (Ayes: Chair Ssenkoloto and OSB Members Warren and Roberts; Noes: 0; Absent: Brann and Mancha; Abstain: Bishop and Killian).

## B. RE-ESTABLISH SUPPLEMENTAL EDUCATIONAL REVENUE AUGMENTATION FUND (SERAF) LOANS

Lisa Strong, Management Services Director, provided an overview of the history of interaction between the Fontana Redevelopment Successor Agency and the California Department of Finance and the proposed inclusion of previously denied items as part of the Recognized Obligation Payment Schedule (ROPS). Ms. Strong stated that the City had four of the loans and summarized payments made and balances owed for the loans. Ms. Strong noted that the Successor Agency had reconstructed the previously denied agreements and requested the ratification of the loans, which were included as part of the ROPS to be repaid.

**ACTION:** Motion was made by OSB Member Bishop, and seconded by Vice-Chair Warren to adopt Resolution No. FOB 2014-06 of the Oversight Board for the Successor Agency to the Former Fontana Redevelopment Agency approving an Agreement to Repay Loans from the Low- and Moderate-Income Housing Fund of the Former Fontana Redevelopment Agency for legally required payments to the Supplemental Education Revenue Augmentation Fund (SERAF) and making findings related thereto. Motion passed by vote of 5-0-2 (Ayes: Chair Ssenkoloto and OSB Members Warren, Roberts, Bishop and Killian; Noes: 0; Absent: Brann and Mancha).

## C. (1) RESOLUTION APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) 14-15B FROM JANUARY 1, 2015 THROUGH JUNE 30, 2015; (2) DETERMINE THAT THIS ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND DIRECT STAFF TO FILE A NOTICE OF EXEMPTION

Lisa Strong, Management Services Director, presented a staff report on the Recognized Obligation Payment Schedule (ROPS 14-15A), and outlined the items contained in the report and its balance. Ms. Strong noted that the only new item was the inclusion of a debt service agency for the repayment of SERAF loans. Ms. Strong summarized all totals received from the State of California, noted the different entities who received a share of the funding, and provided the ultimate net amount of residual that the City received. Ms. Strong concluded by noting that the State of California was not receiving the estimated revenue that was previously expected as part of the dissolution of Redevelopment Agencies.

**ACTION:** Motion was made by OSB Member Bishop and seconded by OSB Member Roberts to adopt FOB Resolution No. 2014-07 approving a Recognized Obligation Payment Schedule (ROPs) 14-15B from January 1, 2015 through June 30, 2015. Motion passed by vote of 5-0-2 (Ayes: Chair Ssenkoloto, Vice-Chair Warren, and OSB Members Roberts, Bishop and Killian; Noes: 0; Absent: Brann and Mancha).

## D. UPDATE ON STATE CONTROLLER'S OFFICE AUDIT

Lisa Strong, Management Services Director, provided an update on the State Controller's Office audit. Ms. Strong stated that the State Controller's Office had

performed the audit in May 2014 and had provided the City with suggestions and observations. Ms. Strong stated that the City had responded and was waiting for a final report.

## E. DISTRIBUTE DEPARTMENT OF FINANCE APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP)

David Edgar, Deputy City Manager, provided an overview and a copy of the Approved Long Range Property Management Plan (approval letter from the Department of Finance was also included) for all members of the Fontana Oversight Board. Mr. Edgar noted that the approval process was completed and added that the document had been uploaded to Dropbox (an on-line storage website) and was available for anyone who wished to review it.

## F. UPDATE ON PROPERTY DISPOSITION PROCESS

David Edgar, Deputy City Manager, provided an update on the Property Disposition Process. Mr. Edgar noted that the sale process had commenced, with the first offer period ending on October 1, 2014. Mr. Edgar provided an overview of the properties that the Oversight Board was obligated to sell, as directed by the Department of Finance (DOF). Mr. Edgar noted the properties that were most likely to sell and the properties that would most likely not sell. Mr. Edgar stated that the DOF had a lengthy review period, which made the purchase period an extensive process. Mr. Edgar stated that properties that did not sell during the first offer period would go back on the market during the second offer period from December 1, 2014 through February 28, 2015. Mr. Edgar discussed the possible steps necessary if properties did not sell by that time.

## G. STAFF/BOARD MEMBER COMMUNICATION

Vice-Chair Warren commended staff on the great work that had been done throughout the process of the Long Range Property Management Plan, which was approved by the Department of Finance.

OSB Member Killian announced that she had accepted a job offer with a neighboring Southern California school district and would no longer be on the Fontana Oversight Board.

## ADJOURNMENT:

Chairperson Ssenkoloto announced that the next Fontana Oversight Board Meeting would to be held on Friday, November 14, 2014, at 9:00 a.m. in the Fontana City Hall, Executive Conference Room located at 8353 Sierra Avenue, Fontana, CA 92335. The OSB Meeting was adjourned at 9:12 a.m.

John Roberts
Secretary

Evelyne Ssenkoloto
Chairperson

**OVERSIGHT BOARD ACTION REPORT**
**FONTANA REDEVELOPMENT SUCCESSOR AGENCY**
**December 12, 2014**

**FROM:** Housing and Business Development

**SUBJECT:** Sale of Properties–Long-Range Property Management Plan (LRPMP)

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**RECOMMENDATION:**

1.) Determine that this action is exempt from the California Environmental Quality Act and direct staff to file a Notice of Exemption;

2.) Adopt Resolution No._____ approving the sale of the former Fontana Redevelopment Agency property located at 8647 and 8651 Sierra Avenue to Jack E. Long;

3.) Adopt Resolution No._____ approving the sale of the former Fontana Redevelopment Agency property located at 8985 Olive Street to Chaffey Community College;

4.) Adopt Resolution No._____ approving the sale of the former Fontana Redevelopment Agency properties identified as APN #019323403 through #019323405 located on Holly Drive to the Segel Family Trust;

5.) Adopt Resolution No._____ approving the sale of the former Fontana Redevelopment Agency properties identified as APN #023720106, #023621146, #023621143, #023741106 & #023738159 located within the Southern California Edison (SCE) Easement to David D. Sorem;

6.) Adopt Resolution No._____ approving the sale of the former Fontana Redevelopment Agency properties identified as APN #024013201 through #024013206 And 024034172, 024034173 & #024034174 located within the Walnut Village Neighborhood to Saber Awad/Sa Golden Investments;

7.) Authorize the City Manager to Negotiate and Execute Purchase and Sale Agreements and/or Any Other Documents Necessary or Appropriate to Implement Said Sales on Behalf of the Successor Agency to the Fontana Redevelopment Agency and Fontana Oversight Board.

**DISCUSSION:**

As required by AB 1484 the Successor Agency to the Fontana Redevelopment Agency prepared a Long-Range Property Management Plan (LRPMP). The Successor Agency

LRPMP addresses the transfer, disposition and future use of one-hundred sixteen (116) properties previously owned by the former Fontana Redevelopment Agency. Following review and approval by the Successor Agency and Fontana Oversight Board, the LRPMP was subsequently approved by the State Department of Finance (DOF) on May 23, 2013.

As established within the LRPMP there ten (10) categories of former RDA properties that are to be offered "for sale". It is important to note that the State Department of Finance (DOF) has established no specific processes or guidelines for the disposition of these properties, other than to "maximize value". DOF has confirmed and acknowledged that the City is able to consider the ultimate use of the property, as well as the sales prices offered, as part of the disposition process.

Each of the LRPMP properties identified as "for sale" was placed on the market and advertised through the real estate brokerage community from August 1st through October 1st. Through that process, the Successor Agency received multiple offers on several properties. As a result, the following properties are being presented to the Fontana Oversight Board for acceptance of the "offers" and consideration of sale to the recommended buyers.

- Downtown Commercial Building:

Located at 8647 & 8651 Sierra Avenue, in Downtown Fontana, this 4,800 square foot building is zoned C-2. The Successor Agency received four (4) offers from potential buyers interested in purchasing this building (please see attached Chart). The offer prices ranged from $75,000 - $240,000.

The recommended buyer, Jack E. Long, was the highest priced offer received at $240,000. The intended use for the building will be to provide office space for the Fontana Foundation, a non-profit philanthropic organization.

- Chaffey College Campus:

Located at 8985 Olive Street, this .79 acre (34,400 square foot) parcel was purchased for inclusion within, and as part of, the Chaffey College campus expansion project. The Successor Agency received two offers from potential buyers interested in purchasing this property (please see attached Chart). Because of the intended use, and the properties proximity to the existing Campus, Chaffey College is the recommended buyer. Chaffey College submitted a purchase offer of $185,269.

- Holly Drive Properties:

Located on Holly Drive, just west of Sierra Avenue and adjacent to Westech College, these three properties encompass .60 acres (26,136 square feet) of land. The Successor Agency received two offers from potential buyers interested in purchasing this property (please see attached Chart). The offer prices ranged from $78,000 - $90,000.

The recommended buyer, the Segel Family Trust, was the highest priced offer received at $90,000. In addition, the Segel Family Trust currently owns the adjacent property located on the North-West corner of Sierra Avenue and Holly Drive. The intended use for the property will be to provide additional commercial development along Holly Drive.

- SCE Easement Properties:

Located within the Southern California Edison easement in South Fontana, these nine (9) parcels encompass approximately 38 acres of land. The Successor Agency received one offer, from David D. Sorem, for the acquisition of five of the nine parcels of available land. The offer price is $100,000. David E. Sorem is purchasing the land with the intent to facilitate the installation of a recycled water main for the Inland Empire Utilities Agency (IEUA) on this property. Following that installation, there are no other intended or stated uses for the land.

- Walnut Village:

Located within the Walnut Village Specific Plan, just south of Walnut Village Parkway and west of Mango, these nine (9) parcels encompass 5.1 acres of residentially zoned land. The Successor Agency received three (3) offers from potential buyers interested in purchasing these properties (please see attached Chart). The offer prices ranged from $675,000 - $701,000. The recommended buyer, Saber Awad/SA Golden Investments - was the highest priced offer received at $701,000. The intended use of the property will be to develop and construct 26 single-family detached homes. The proposed homes will all be single-story and will range in size from 1850 – 2000 square feet.

It is important to note that the Successor Agency does not assert any rights or make any claims regarding the retention or use of sale proceeds from any property identified within the LRPMP (other than those costs/expenses directly related to the sale). Therefore, following the sale of these properties, all of the net sale proceeds will be submitted to the County of San Bernardino Auditor-Controller's Office ("Auditor's Office") for disbursement to the affected taxing entities.

On Tuesday, November 25, the Successor Agency adopted Resolutions approving the sale of these properties, owned by the former Fontana Redevelopment Agency, to the recommended buyer's.

Following consideration by the Fontana Oversight Board, the recommended property sale "offers" will be submitted to the State Department of Finance for their review and consideration. The Department of Finance may elect to approve or deny the submitted offers based upon their analysis of value. Based upon the allowable time-frames established for DOF's review and consideration of the recommended "offers" it is anticipated that escrow will close on these properties in May, 2015.

Adoption of the attached Resolutions and approval of the proposed buyers by the Fontana Oversight Board will facilitate the sale and disposition of selected LRPMP properties previously owned by the former Fontana Redevelopment Agency in compliance with AB 1484.

**FISCAL IMPACT:**
None.

**MOTION:**
Accept staff recommendation.

**SUBMITTED BY:**

David R. Edgar
Deputy City Manager

**APPROVED BY:**

Kenneth R. Hunt
City Manager

Attachments: Fontana Oversight Board Resolutions

| Property | Buyer | Buyer Contact | Buyer Address | DOF Estimated Property Value | Buyer Phone | Purchase Price | Notes |
|---|---|---|---|---|---|---|---|
| Walnut Village | | | | $675,000 | | | |
| | EA Business Ventures LLC | Wanda Chacon Torres | 3200 E Guasti Rd #100 Ontario CA 91761 | | 909-749-8335 | $675,000 | Single-Family Development |
| | Blackmon Homes | Nasser Mustafa | 1041 W 18th St Ste A206 Costa Mesa CA 92627 | | 949-631-8101 | $675,000 | Single-Family Development |
| | **SA Golden Investments Inc.** | **Saber Awad** | 918 S Teakwood Ave Bloomington CA 92316 | | 909-519-3346 | $701,000 | Single-Family Development |
| Downtown Building | | | | $459,089 | | | |
| | **Jack E. Long** | **Stephen Hill** | 16946 Ceres Ave #218 Fontana CA 92335 | | 909-483-4377 | $240,000 | **Office Space for the Fontana Foundation** |
| | Randall Swedlove | Mike Fill | 3597 Willow Crest Dr. Yucaipa CA 92399 | | 909-437-4131 | $200,018 | Expansion of Auto Part's Store on Nuevo |
| | SA Golden Investments | Saber Awad | 918 S Teakwood Ave Bloomington CA 92316 | | 909-519-3346 | $198,000 | Investment Property - Middle Eastern Restaurant & Offices |
| | Salvador Martinez | Salvador Martinez | 15822 Firethorn Rd Fontana CA 92337 | | 909-561-1359 | $75,000 | Relocation and expansion of Salvadorian Restaurant (1/2 Space) |
| Chaffey College | | | | $185,269 | | | |
| | 2020 Communitie Inc | Saber Awad | 918 S Teakwood Ave Bloomington CA 92316 | | 909-519-3346 | $189,000 | Small unit mf residential |
| | **Chaffey Community College** | **Kim Erickson** | 5885 Haven Ave Rancho Cucamonga CA 91737 | | 909-652-6021 | $185,269 | **Fontana Campus Expansion Plans** |
| Holly Avenue | | | | $145,995 | | | |
| | **Segel Family Trust** | **Mike Segel** | 919A 18th St Santa Monica CA 90403 | | 310-453-2172 | $90,000 | **Expand their current Sierra Avenue Retail location** |
| | SA Golden Investment Inc. | Saber Awad | 918 S Teakwood Ave Bloomington CA 92316 | | 909-519-3346 | $78,000 | For use to build a SFR |
| SCE Open Space | | | | $1,252,009 | | | |
| | **Mike Bubalo Construction** | **Dave Sorem** | 5102 Gayhurst Ave Baldwin Park CA 91706 | | 626-960-7787 | $100,000 | **Recycled Water-Line Expansion** |

**RESOLUTION NO. _____**

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY APPROVING THE SALE OF 8647 AND 8651 SIERRA AVENUE TO JACK E. LONG AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY**

**WHEREAS**, pursuant to Health and Safety Code section 34173(d), the City of Fontana ("Successor Agency") is the successor agency to the former Fontana Redevelopment Agency ("Agency"); and

WHEREAS, The Oversight Board for the Successor Agency ("Oversight Board") was established pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, prior to its dissolution the Agency purchased that certain real property identified as 8647 & 8651 Sierra Avenue in the City of Fontana, California ("Property"); and

**WHEREAS**, upon the Agency's dissolution the Agency's assets, including the Property, automatically transferred to the Successor Agency; and

**WHEREAS**, Jack E. Long ("Buyer") has offered to purchase the Property for $240,000 which the Successor Agency has determined is a fair market value; and

**WHEREAS**, Health and Safety Code section 34177(e) requires the Successor Agency to dispose of assets and properties of the former Agency as directed by the Oversight Board, to be done expeditiously and in a manner aimed at maximizing value; and

**WHEREAS**, the Successor Agency and Buyer desire to negotiate and execute a Real Property Purchase and Sale Agreement and Joint Escrow Instructions ("Agreement"), in which the Successor Agency agrees to sell to Buyer and Buyer agrees to purchase from the Successor Agency the Property; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE GOVERNING BOARD OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2. CEQA Compliance.** Pursuant to California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State and local CEQA Guidelines,

the governing board of the Oversight Board to the Successor Agency determines that its approval of the sale of the Property and authorization to execute the Agreement is not an action that may have a significant effect on the environment, because it is only a transfer of property. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

**Section 3. Approval of Sale of Property.** The Governing Board of the Oversight Board to the Successor Agency hereby approves the sale of the Property to Buyer in the amount of $240,000.

**Section 4. Implementation.** The City Manager or his or her designee is hereby authorized and directed to, on behalf of the Oversight Board to the Successor Agency, negotiate and execute the Agreement with Buyer and to take any action necessary to carry out the purposes of this Resolution in compliance with applicable law, including taking any actions necessary to transfer the Property to Buyer.

**Section 5. Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board to the Successor Agency declares that the Oversight Board to the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**Section 6. Certification.** The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, shall certify to the adoption of this Resolution.

**Section 7. Effective Date.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS** 12th day of December, 2014.

_____
Mayor

ATTEST:

_____
City Clerk

**RESOLUTION NO. _____**

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY APPROVING THE SALE OF 8985 OLIVE STREET TO CHAFFEY COMMUNITY COLLEGE AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY**

**WHEREAS**, pursuant to Health and Safety Code section 34173(d), the City of Fontana ("Successor Agency") is the successor agency to the former Fontana Redevelopment Agency ("Agency"); and

WHEREAS, The Oversight Board for the Successor Agency ("Oversight Board") was established pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, prior to its dissolution the Agency purchased that certain real property identified as 8985 Olive Street in the City of Fontana, California ("Property"); and

**WHEREAS**, upon the Agency's dissolution the Agency's assets, including the Property, automatically transferred to the Successor Agency; and

**WHEREAS**, Chaffey Community College ("Buyer") has offered to purchase the Property for $185,269 which the Successor Agency has determined is a fair market value; and

**WHEREAS**, Health and Safety Code section 34177(e) requires the Successor Agency to dispose of assets and properties of the former Agency as directed by the Oversight Board, to be done expeditiously and in a manner aimed at maximizing value; and

**WHEREAS**, the Successor Agency and Buyer desire to negotiate and execute a Real Property Purchase and Sale Agreement and Joint Escrow Instructions ("Agreement"), in which the Successor Agency agrees to sell to Buyer and Buyer agrees to purchase from the Successor Agency the Property; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE GOVERNING BOARD OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2.** **CEQA Compliance.** Pursuant to California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State and local CEQA Guidelines, the governing board of the Oversight Board to the Successor Agency determines that its approval of the sale of the Property and authorization to execute the Agreement is not an action that may have a significant effect on the environment, because it is only a transfer of property. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

**Section 3.** **Approval of Sale of Property.** The Governing Board of the Oversight Board to the Successor Agency hereby approves the sale of the Property to Buyer in the amount of $185,269.

**Section 4.** **Implementation.** The City Manager or his or her designee is hereby authorized and directed to, on behalf of the Oversight Board to the Successor Agency, negotiate and execute the Agreement with Buyer and to take any action necessary to carry out the purposes of this Resolution in compliance with applicable law, including taking any actions necessary to transfer the Property to Buyer.

**Section 5.** **Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board to the Successor Agency declares that the Oversight Board to the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**Section 6.** **Certification.** The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, shall certify to the adoption of this Resolution.

**Section 7.** **Effective Date.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS** 12th day of December, 2014.

_____
Mayor

ATTEST:

_____
City Clerk

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO ) ss.
CITY OF FONTANA )

I, _____, City Clerk of the City of Fontana, on behalf of the Oversight Board to the Successor Agency to the Fontana Redevelopment Agency, do hereby certify that the foregoing Resolution No. _____ was duly and regularly adopted by the Oversight Board to the Successor Agency to the Fontana Redevelopment Agency at a regular meeting thereof on the _____ day of October, 2014 and that the same was passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
_____, City Clerk

**RESOLUTION NO. _____**

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY APPROVING THE SALE OF APN #019323403 THROUGH #019323405 - LOCATED ON HOLLY DRIVE - TO THE SEGEL FAMILY TRUST AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY**

**WHEREAS**, pursuant to Health and Safety Code section 34173(d), the City of Fontana ("Successor Agency") is the successor agency to the former Fontana Redevelopment Agency ("Agency"); and

WHEREAS, The Oversight Board for the Successor Agency ("Oversight Board") was established pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, prior to its dissolution the Agency purchased that certain real property identified as APN #019323403 - #019323404 in the City of Fontana, California ("Property"); and

**WHEREAS**, upon the Agency's dissolution the Agency's assets, including the Property, automatically transferred to the Successor Agency; and

**WHEREAS**, the Segel Family Trust ("Buyer") has offered to purchase the Property for $90,000 which the Successor Agency has determined is a fair market value; and

**WHEREAS**, Health and Safety Code section 34177(e) requires the Successor Agency to dispose of assets and properties of the former Agency as directed by the Oversight Board, to be done expeditiously and in a manner aimed at maximizing value; and

**WHEREAS**, the Successor Agency and Buyer desire to negotiate and execute a Real Property Purchase and Sale Agreement and Joint Escrow Instructions ("Agreement"), in which the Successor Agency agrees to sell to Buyer and Buyer agrees to purchase from the Successor Agency the Property; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE GOVERNING BOARD OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2.** **CEQA Compliance.** Pursuant to California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State and local CEQA Guidelines, the governing board of the Oversight Board to the Successor Agency determines that its approval of the sale of the Property and authorization to execute the Agreement is not an action that may have a significant effect on the environment, because it is only a transfer of property. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

**Section 3.** **Approval of Sale of Property.** The Governing Board of the Oversight Board to the Successor Agency hereby approves the sale of the Property to Buyer in the amount of $90,000.

**Section 4.** **Implementation.** The City Manager or his or her designee is hereby authorized and directed to, on behalf of the Oversight Board to the Successor Agency, negotiate and execute the Agreement with Buyer and to take any action necessary to carry out the purposes of this Resolution in compliance with applicable law, including taking any actions necessary to transfer the Property to Buyer.

**Section 5.** **Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board to the Successor Agency declares that the Oversight Board to the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**Section 6.** **Certification.** The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, shall certify to the adoption of this Resolution.

**Section 7.** **Effective Date.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS** 12th day of December, 2014.

_____
Mayor

ATTEST:

_____
City Clerk

**RESOLUTION NO. _____**

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY APPROVING THE SALE OF APN #023720106, #023621146, #023621143, #023741106 & #023738159 - LOCATED WITHIN THE SOUTHERN CALIFORNIA EDISON (SCE) EASEMENT - TO DAVID D. SOREM AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY**

**WHEREAS**, pursuant to Health and Safety Code section 34173(d), the City of Fontana ("Successor Agency") is the successor agency to the former Fontana Redevelopment Agency ("Agency"); and

WHEREAS, The Oversight Board for the Successor Agency ("Oversight Board") was established pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, prior to its dissolution the Agency purchased that certain real property identified as APN #023720106, #023621146, #023621143, #023741106 & #023738159 in the City of Fontana, California ("Property"); and

**WHEREAS**, upon the Agency's dissolution the Agency's assets, including the Property, automatically transferred to the Successor Agency; and

**WHEREAS**, David D. Sorem ("Buyer") has offered to purchase the Property for $100,000 which the Successor Agency has determined is a fair market value; and

**WHEREAS**, Health and Safety Code section 34177(e) requires the Successor Agency to dispose of assets and properties of the former Agency as directed by the Oversight Board, to be done expeditiously and in a manner aimed at maximizing value; and

**WHEREAS**, the Successor Agency and Buyer desire to negotiate and execute a Real Property Purchase and Sale Agreement and Joint Escrow Instructions ("Agreement"), in which the Successor Agency agrees to sell to Buyer and Buyer agrees to purchase from the Successor Agency the Property; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE GOVERNING BOARD OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** **Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2.** **CEQA Compliance.** Pursuant to California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State and local CEQA Guidelines, the governing board of the Oversight Board to the Successor Agency determines that its approval of the sale of the Property and authorization to execute the Agreement is not an action that may have a significant effect on the environment, because it is only a transfer of property. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

**Section 3.** **Approval of Sale of Property.** The Governing Board of the Oversight Board to the Successor Agency hereby approves the sale of the Property to Buyer in the amount of $100,000.

**Section 4.** **Implementation.** The City Manager or his or her designee is hereby authorized and directed to, on behalf of the Oversight Board to the Successor Agency, negotiate and execute the Agreement with Buyer and to take any action necessary to carry out the purposes of this Resolution in compliance with applicable law, including taking any actions necessary to transfer the Property to Buyer.

**Section 5.** **Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board to the Successor Agency declares that the Oversight Board to the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**Section 6.** **Certification.** The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, shall certify to the adoption of this Resolution.

**Section 7.** **Effective Date.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS** 12th day of December, 2014.

_____
Mayor

ATTEST:

_____
City Clerk

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO ) ss.
CITY OF FONTANA )

I, _____, City Clerk of the City of Fontana, on behalf of the Oversight Board to the Successor Agency to the Fontana Redevelopment Agency, do hereby certify that the foregoing Resolution No. _____ was duly and regularly adopted by the Oversight Board to the Successor Agency to the Fontana Redevelopment Agency at a regular meeting thereof on the _____ day of October, 2014 and that the same was passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
_____, City Clerk

**RESOLUTION NO. _____**

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY APPROVING THE SALE OF APN #024013201 THROUGH #024013206 AND 024034172, 024034173 & #024034174 - LOCATED WITHIN THE WALNUT VILLAGE NEIGHBORHOOD - TO SABER AWAD/SA GOLDEN INVESTMENTS AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PURCHASE AND SALE AGREEMENT ON BEHALF OF THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY**

**WHEREAS**, pursuant to Health and Safety Code section 34173(d), the City of Fontana ("Successor Agency") is the successor agency to the former Fontana Redevelopment Agency ("Agency"); and

WHEREAS, The Oversight Board for the Successor Agency ("Oversight Board") was established pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, prior to its dissolution the Agency purchased that certain real property identified as APN #024013201 through #024013206 and APN #024034172, #024034173 & #024034174 in the City of Fontana, California ("Property"); and

**WHEREAS**, upon the Agency's dissolution the Agency's assets, including the Property, automatically transferred to the Successor Agency; and

**WHEREAS**, Saber Awad/SA Golden Investment's ("Buyer") has offered to purchase the Property for $701,000 which the Successor Agency has determined is a fair market value; and

**WHEREAS**, Health and Safety Code section 34177(e) requires the Successor Agency to dispose of assets and properties of the former Agency as directed by the Oversight Board, to be done expeditiously and in a manner aimed at maximizing value; and

**WHEREAS**, the Successor Agency and Buyer desire to negotiate and execute a Real Property Purchase and Sale Agreement and Joint Escrow Instructions ("Agreement"), in which the Successor Agency agrees to sell to Buyer and Buyer agrees to purchase from the Successor Agency the Property; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE GOVERNING BOARD OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** **Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2.** **CEQA Compliance.** Pursuant to California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State and local CEQA Guidelines, the governing board of the Oversight Board to the Successor Agency determines that its approval of the sale of the Property and authorization to execute the Agreement is not an action that may have a significant effect on the environment, because it is only a transfer of property. The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

**Section 3.** **Approval of Sale of Property.** The Governing Board of the Oversight Board to the Successor Agency hereby approves the sale of the Property to Buyer in the amount of $701,000.

**Section 4.** **Implementation.** The City Manager or his or her designee is hereby authorized and directed to, on behalf of the Oversight Board to the Successor Agency, negotiate and execute the Agreement with Buyer and to take any action necessary to carry out the purposes of this Resolution in compliance with applicable law, including taking any actions necessary to transfer the Property to Buyer.

**Section 5.** **Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board to the Successor Agency declares that the Oversight Board to the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**Section 6.** **Certification.** The City Clerk, acting on behalf of the Oversight Board to the Successor Agency, shall certify to the adoption of this Resolution.

**Section 7.** **Effective Date.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS** 12th day of December, 2014.

_____
Mayor

ATTEST:

_____
City Clerk

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO ) ss.
CITY OF FONTANA )

I, _____, City Clerk of the City of Fontana, on behalf of the Oversight Board to the Successor Agency to the Fontana Redevelopment Agency, do hereby certify that the foregoing Resolution No. _____ was duly and regularly adopted by the Oversight Board to the Successor Agency to the Fontana Redevelopment Agency at a regular meeting thereof on the _____ day of October, 2014 and that the same was passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
_____, City Clerk