

Property: N Street Commercial Properties, Firebaugh, CA

Bidder: Perez

Item	Criteria	Possible Points	Points Awarded	Notes
1	Completeness and conformity to the Request for Proposals (RFP)	5	2	Addresses some of the RFP requirements but lacked detail in many areas
2	<p>The Proposed Project</p> <ul style="list-style-type: none"> • Proposed use and overall design concept • Good fit for City • End-user for the project • Environmental impacts • How well the Project conforms to the City's General Plan, zoning, and other applicable federal, state and local laws, codes and regulations. 	20	10	<p>The bidders are proposing to relocate Giant Burger to the other site and replace the Giant Burger site with another restaurant that will expand the City's choices for food. They are proposing to invest some money to improve and modernize, specifically roof, parking, HVAC energy efficiency features, and exterior repairs.</p> <p>Rehabilitation of the existing sites will help boost property values but the amount dedicated for investment is not significant for the type of rehabilitation necessary for a large increase in value. Though not evaluated in the proposal, environmental impacts from the proposed project seem minimal. However, a full environmental impact review process is suggested. The proposed use conforms to the General Plan.</p>

				<p>This project may not be ideal for the City due to the lack of investment in the property and it does not generate a significant boost to property tax revenue. Two operating restaurants will boost sales tax revenue to the City. However, helping an existing business owner is a great benefit to the City.</p>
3	<p>Purchase Price and Financial Assistance:</p> <ul style="list-style-type: none"> • Purchase price • Financial capacity of Bidder • City financial involvement 	30	14	<p>The offer price is \$140,000 for both sites. The PMP indicated a combined value of \$311,500 for both properties and an appraisal supporting the bidders offer should be obtained. It would be difficult to support the value offered when presenting to the OB and DOF. It appears that the offer is very low for the subject property. Planned renovations are expected to only cost \$160k, which is a very small investment in the community and possibly unrealistic given the existing condition of the structures.</p> <p>The bidder has been preapproved for financing from Chase bank and has not requested that City pay for any costs at this point.</p>
4	<p>Timeframe:</p> <ul style="list-style-type: none"> • Timeframe for closing • The schedule for completion 	15	12	<p>The bidders intends to complete renovation of the two sites in two phases. Phase 1 includes</p>

				<p>improvements to the vacant site in preparation of relocating Giant Burger to that location. It is anticipated that this activity will take 6-9 months to complete. Phase 2 will be completed 6 months after Phase 1 is completed. This schedule is favorable to the City and taxing entities by illustrating a commitment to move expeditiously with improvements.</p> <p>The bidders did not provide a timeframe for closing, but based on the activities to date with the pre-approval process with Chase bank it is anticipated that closing would occur in a timely fashion.</p>
5	<p>Economic Benefits:</p> <ul style="list-style-type: none"> • Short-term and long-term economic benefits to the City, the taxing entities, and the community. • Employment opportunities generated 	30	10	<p>The bidders intend to restore both sites back to operating restaurants. Giant Burger will relocate to the site that allows for drive-thru capabilities. The Giant burger location will employ 4-5 full-time employees and 3-4 part-time employees. Giant Burger has been in the City for over 20 years and is looking forward to the opportunity to expand their business. The bidders are not certain of the anticipated employees to be employed at the "new" restaurant. In addition, the offer price and the</p>

				investment amount are very little and would not create a significant boost to the City or the affected taxing entities.
	TOTAL POINTS	100	48	

Property: N Street Commercial Properties, Firebaugh, CA

Bidder: Hamran/Mana

Item	Criteria	Possible Points	Points Awarded	Notes
1	Completeness and conformity to the Request for Proposals (RFP)	5	4	Addressed the majority of the RFP requirements but lacked detail in some areas
2	<p>The Proposed Project</p> <ul style="list-style-type: none"> • Proposed use and overall design concept • Good fit for City • End-user for the project • Environmental impacts • How well the Project conforms to the City's General Plan, zoning, and other applicable federal, state and local laws, codes and regulations. 	20	7	<p>The bidders are proposing to keep Giant Burger in place and to put a coin operated laundry mat on the other site. They are proposing to invest some money in rehabilitation, renovation, and equipment upgrades/installation on both sites. Rehabilitation of the existing sites will help boost property values but the amount dedicated for investment is not significant for the type of rehabilitation necessary for a large increase in value. Though not evaluated in the proposal, environmental impacts from the proposed project seem minimal. However, a full environmental impact review process is suggested. The proposed use conforms to the General Plan.</p> <p>This project may not be ideal for the City due to the lack of investment in the property and it does not</p>

				generate a significant boost to sales and property tax revenue.
3	Purchase Price and Financial Assistance: <ul style="list-style-type: none"> • Purchase price • financial capacity of Bidder • City financial involvement 	30	12	<p>The offer price is \$100,000 for both sites. The PMP indicated a combined value of \$311,500 for both properties and an appraisal supporting the bidders offer should be obtained. It would be difficult to the support the value offered when presenting to the OB and DOF. It appears that the offer is very low for the subject property. Planned renovations are expected to only cost \$190k for renovation and equipment upgrades/installation, which is a very small investment in the community and possibly unrealistic given the existing condition of the structures.</p> <p>The bidder provided substantial documentation illustrating financial capacity to fund the project and there are very minimal costs that would be incurred by the City.</p>
4	Timeframe: <ul style="list-style-type: none"> • Timeframe for closing • The schedule for completion 	15	7	<p>The bidders intends to close escrow within 30 days of receiving DOF approval. However, a renovation schedule was not provided in the proposal.</p>
5	Economic Benefits: <ul style="list-style-type: none"> • Short-term and long-term economic benefits to the 	30	4	<p>The bidders intend to keep Giant Burger as it is and employ 10 people on that</p>

	<p>City, the taxing entities, and the community.</p> <ul style="list-style-type: none"> • Employment opportunities generated 			<p>site. In addition, the coin operated laundry mat will employ 2 people. This seems like a minimal increase to job creation in the City. In addition, the offer price and the investment amount are very little and would not create a significant boost to the City or the affected taxing entities.</p>
	TOTAL POINTS	100	34	

RESOLUTION NO. 14-58

A RESOLUTION OF THE SUCCESSOR AGENCY TO CITY OF FIREBAUGH REDEVELOPMENT AGENCY MAKING A RECOMMENDATION TO THE OVERSIGHT AS TO HOW TO PROCEED WITH THE DISPOSITION OF THE N STREET PROPERTIES

WHEREAS, the City of Firebaugh has elected to serve as the Successor Agency to the former Firebaugh Redevelopment Agency (“Successor Agency”) pursuant to Assembly Bill x1 26 (“AB x1 26” or the “Dissolution Act”) as codified in the California Health & Safety Code (“H&SC”); and

WHEREAS, among the duties of successor agencies under the Dissolution Act is the preparation of a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency for consideration by a local oversight board and California Department of Finance (“DOF”); and

WHEREAS, the Long-Range Property Management Plan for the Firebaugh Successor Agency was approved by the Oversight Board on September 19, 2013 and by DOF on February 10, 2014; and

WHEREAS, the Long-Range Property Management Plan identified two properties located on “N” Street known as Assessor Parcel Numbers 008-080-42 and 008-140-35 (collectively the “N Street Properties”) as assets of the Successor Agency that the Successor Agency wishes to sell; and

WHEREAS, the Successor Agency drafted and issued a Request for Proposals (“RFP”) on August 1, 2014 pursuant to the Property Disposition Procedures to solicit offers and plans for the disposition and development of the N Street Properties; and

WHEREAS, the Successor Agency received two proposals in response to the RFP; and

WHEREAS, Successor Agency Staff reviewed the proposals and scored them using the criteria detailed in the RFP. The Perez proposal received the highest score; and

WHEREAS, at its regular meeting on November 17, 2014, the Successor Agency reviewed the proposals and requested that Staff obtain bids to conduct an appraisal of the N Street Properties; and

WHEREAS, the Staff has obtained two bids to conduct the appraisal; and

WHEREAS, the Successor Agency Board now has the opportunity to recommend a proposal to the Oversight Board or recommend the Oversight Board request that the Successor Agency obtain an appraisal of the N Street Properties; and

WHEREAS, the Oversight Board can choose to concur with the Successor Agency’s recommendation and authorize the Successor Agency to accept an offer and enter into a Purchase and Sale Agreement or accept a bid to conduct an appraisal. Or the Oversight Board can return this item to the Successor Agency for additional review.

NOW, THEREFORE, THE SUCCESSOR AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Successor Agency finds and determines that the foregoing recitals are true and correct.

Section 2. Recommendation. The Successor Agency recommends the Oversight Board proceed in the following manner:

PASSED, APPROVED AND ADOPTED at a regular meeting of the Successor Agency, on the 15th day of December, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

CHAIRPERSON

ATTEST:

RITA LOZANO, DEPUTY CITY CLERK

APPROVED AS TO FORM:

DALE BACIGALUPI
SUCCESSOR AGENCY COUNSEL

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FIREBAUGH)

I, RITA LOZANO, hereby certify that I am the duly appointed City Clerk of the City of Firebaugh and that the foregoing resolution was duly adopted at a regular meeting of the Successor Agency held on the 15th day of December, 2014.

Rita Lozano
Deputy City Clerk

Peter S. Cooper, MAI

Real Estate Appraiser and Consultant
1255 West Shaw Avenue, Suite 102
Fresno, California 93711

E-mail: cooper.appraisals@sbcglobal.net

December 9, 2014

Mr. Kenneth McDonald
City Manager
City of Firebaugh
1133 P Street
Firebaugh, CA 93622

RE: Quotation for Appraisal Services
Two Freestanding Restaurant Buildings
1284 and 1320 "N" Street, Firebaugh, California

Dear Mr. McDonald:

I can provide a narrative appraisal report on each of the two freestanding restaurant buildings located at 1284 and 1320 "N" Street in Firebaugh for a total fee of \$4,000. The purpose of the valuation assignment is to provide you with a current "as is" market value to be used by the city to establish a selling price for the properties. The property rights to be valued will be either the leased fee or fee simple estates depending on whether or not the buildings are leased. The delivery time would be 6 weeks from the time I'm given authorization to proceed. I will provide 3 copies of each report.

Thank you for the opportunity to present this proposal and should you have any questions, feel free to give me a call.

If this proposal meets with your approval, please advise me so I can schedule the assignment.

Sincerely,



PETER S. COOPER, MAI
Certified General Real Estate Appraiser
California License AG007287

PSC/ss

Robert P. Rowe & Associates

December 05, 2014

Mr. Kenneth McDonald
City Manager
City of Firebaugh
1133 P Street
Firebaugh, California 93622

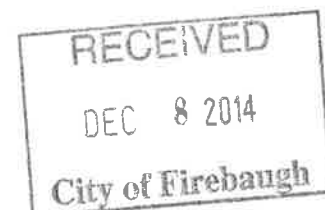
Re: A bid to perform an appraisal on the two properties located at 1284
And 1320 N Street, Firebaugh, California 93622

Dear Mr. McDonald:

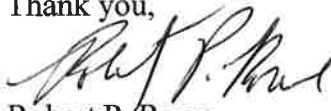
As you have requested, we are submitting our bid to perform an appraisal on the two properties located at 1284 N Street and 1320 N Street, both in the City of Firebaugh and State of California. In addition to the bid, I have also provided a brief summary of my experience and qualifications that I include in the addenda of my reports. In the following paragraph, I will briefly summarize my specific appraisal experience in the Highway 33 corridor and the western United States.

Since going to work as an appraiser trainee for the Bank Of America Appraisal Department in 1977, and over the subsequent years, I have completed numerous assignments in Western Fresno and Merced Counties annually, with the most current being an assignment in Dos Palos in November of this year. My overall experience in commercial appraisals ranges from an older, small, grocery store fifteen miles from the nearest community to high rise offices buildings in Los Angeles, Portland, and Seattle, and many property types in-between. I have appraised small standalone restaurants in older downtown commercial districts as well as large regional shopping centers with freestanding restaurants as well as inline restaurants in major metropolitan areas. Other property types I have appraised are service commercial buildings, manufacturing complexes, warehouses, and small repair shops, and agricultural properties.

Being raised in Madera and having spent the majority of my working career in the San Joaquin Valley, if my bid is accepted, I would look forward to completing the appraisals in a timely and professional manner.



Thank you,



Robert P. Rowe

Certified General Real Estate Appraiser

California Certified General Real Estate Appraiser #AG006825

Robert P. Rowe & Associates

2488 Beechwood Way

Madera California 93637

Phone: (559) 675-1450

FAX: (559) 675-9752

Email: rprowe03@comcast.net

Robert P. Rowe & Associates

Bid

December 5, 2014

Mr. Kenneth McDonald
City Manager
City of Firebaugh
1133 P Street
Firebaugh, California 93622

Re: The bid to provide an appraisal in a narrative report format on the subject property located at 1284 and 1320 N Street, Firebaugh California 93622.

My bid to appraise the subject property and to provide four copies of the report would be \$2,200 and they would be delivered no later than 5 weeks.

If you have any further questions, please do not hesitate to call.

Respectfully submitted,



Robert P. Rowe
Certified General Real Estate Appraiser
California Certified General Real Estate Appraiser #AG006825

ROBERT P. ROWE

QUALIFICATIONS RESUME

EXPERIENCE:

- March 1996 to Present Robert P. Rowe & Associates...An Independent Fee Appraisal Firm. Performed appraisals on all types of investment and agricultural properties, as well as performed reviews on investment property and agricultural appraisals for various lending institutions.
- 1992 to 1996 Regional Investment Property Appraiser/Commercial Appraiser II with Glendale Federal Bank. Established and managed the Fresno Satellite office. Appraised and/or reviewed appraisals on all types of investment properties.
- 1987 to 1992 Vice President/Manager Security Pacific National Bank, Commercial Appraisal Department North, Oregon and Idaho Section. Managed the office as well as completed appraisal and review assignments, feasibility analysis and special projects.
- 1977 to 1987 Appraisal Specialist, Bank of America Fresno District. Advanced from Appraiser to Senior Appraiser to Appraisal Specialist. Appraised various types of commercial, residential, and industrial properties with values ranging from \$1,500.00 to \$110,000,000.00.
- 1974 to 1977 Auditor Appraiser II, Kings County Assessor's Office. Advanced from Real Property Appraiser I to Auditor Appraiser II.

CERTIFICATION:

Certified General Real Estate Appraiser in California
Certification #AG006825. Expiration date: May 8, 2016.

APPOINTMENTS:

Madera County Board of Equalization, September 1, 2000, to present.

SKILLS:

Completed, or lead appraiser on, complex urban investment properties, including, but not limited to, apartments, shopping centers, factory outlet centers, offices (general and medical), industrial, warehouses, mini-storage, other investor or owner occupied commercial and manufacturing properties.

Completed, or lead appraiser on, numerous special purpose properties, including, but not limited to, wineries, creameries, cold storage facilities, food processing, churches, schools, dude ranches, as well as multi-structure and multi-use hospitals.

Completed, or lead appraiser on, numerous residential and multi-use subdivision development assignments.

Completed reviews to current USPAP standards on various types of complex commercial real estate appraisals.

Completed feasibility analysis projects and market studies.

Established, managed, expanded an appraisal department. Interviewed, hired, trained both staff and fee appraisers. Expanded the internal department client base and stayed within the working department budget.

EDUCATION:

- | | |
|-----------------|---|
| 1980 to Present | Annual classes or seminars on various appraisal topics, including, but not limited to, appraisers comprehensive review, depreciation, electronic spreadsheets, market extractions, valuation of subdivisions, as well as Uniform Standards of Professional Appraisal Practice, Parts A and B, and other appraisal topics. |
| 1974 to 1979 | Society of Real Estate Appraiser Courses and Exams, including Course 101, Course 201, and the R-2 Exam. Various State Board of Equalization courses in Cost Estimating, Income Property Appraisal, and Beginning and Advanced Appraisal of Equipment and Inventories. |
| 1973 | Bachelor of Arts Degree (Cum Laude), Humboldt State University, Arcata, CA
Major: East Asian Studies, Minor: Business Administration |
| 1969 | Honorably Discharged – United States Navy |