



CITY OF FIREBAUGH

OVERSIGHT BOARD FOR SUCCESSOR AGENCY TO THE CITY OF FIREBAUGH REDEVELOPMENT AGENCY MEETING AGENDA

Location of Meeting: Firebaugh Community Center
1655 13th, Firebaugh, CA 93622

Date/Time: November 20, 2014/11:00 a.m.

CALL TO ORDER

ROLL CALL Ken McDonald, Employee of Former RDA (City) Representative
Elsa Lopez, County Board of Supervisor Representative
Craig Knight, County Board of Supervisor Representative
Jack Minnite, City of Firebaugh Mayor's Appointed Representative
Becky Cline, Special District Representative
Russell Freitas, County Superintendent of Schools Representative
Ken Stoppenbrink, Chancellor of Ca Community College Representative

PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

1. **APPROVAL OF MINUTES – The Oversight Board meeting on September 18, 2014.**

BUSINESS ITEMS

2. **RESOLUTION NO. 14-15 - A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FIREBAUGH REDEVELOPMENT AGENCY AUTHORIZING THE SUCCESSOR AGENCY TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH THE PEREZ FAMILY FOR PURCHASE OF THE "N" STREET PROPERTIES.**

Recommended Action: Oversight Board approves resolution OB 14-15.

ADJOURNMENT

Certification of posting the Agenda

I declare under penalty of perjury that I am employed by the City of Firebaugh and that I posted this agenda on the bulletin boards at City Hall, November 17, 2014 at 11:00 a.m. by Rita Lozano, Deputy City Clerk.



CITY OF FIREBAUGH

OVERSIGHT BOARD FOR SUCCESSOR AGENCY TO THE CITY OF FIREBAUGH REDEVELOPMENT AGENCY MEETING MINUTES

Location of Meeting: Firebaugh City Hall, Conference Room
11133 "P" Street, Firebaugh, CA 93622
Date/Time: September 18, 2014/11:00 a.m.

CALL TO ORDER Meeting called to order at 11:00 a.m.

ROLL CALL -

PRESENT: Becky Cline, Special District Representative
Jack Minnite, City of Firebaugh Mayor's Appointed Representative
Kenneth McDonald, City Manager
Craig Knight, County Board of Supervisor Representative
Russell Freitas, County Superintendent of Schools Representative

ABSENT: Ken Stoppenbrink, Chancellor of CA Community College Representative
Elsa Lopez, County Board of Supervisor Representative

PLEDGE OF ALLEGIANCE: *Pledge of Allegiance was led by Board Member Cline.*

CONSENT CALENDAR

1. APPROVAL OF MINUTES – The Oversight Board meeting on August 21, 2014.

Motion to approve minutes by Board Member Minnite, second by Board Member Freitas, motion passed by 5-0 roll-call vote.

BUSINESS ITEMS

2. RESOLUTION NO. OB 14-14 - A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FIREBAUGH REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JANUARY THROUGH JUNE 2015 AND AUTHORIZING ITS TRANSMITTAL.

Motion to approve Resolution No OB 14-14 by Board Member McDonald, second by Board Member Minnite, motion passed by 5-0 roll-call vote.

ADJOURNMENT

Motion to adjourn by Board Member Minnite, second by Board Member Freitas, motion passed by 5-0 roll-call vote, meeting adjourned at 11:16 a.m.



STAFF REPORT

TO: Oversight Board
FROM: Kenneth McDonald, City Manager
DATE: November 20, 2014
SUBJECT: Acceptance of Proposal and Purchase Offer for N Street Properties

RECOMMENDATION:

Select a proposal for purchase and development of the N Street Properties and authorize the Successor Agency to execute a Purchase and Sale Agreement.

BACKGROUND AND OVERVIEW:

Assembly Bill ("AB") x1 26, amended by AB 1484 and codified in the California Health & Safety Code ("H&SC") requires successor agencies to prepare a Long-Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the former redevelopment agency. The Firebaugh Successor Agency ("Successor Agency") prepared an LRPMP, which was approved by the Oversight Board on September 19, 2013 and by the California Department of Finance ("DOF") on February 10, 2014. In the LRPMP, the Successor Agency identified two adjacent properties on N Street (collectively, the "N Street Properties") to be sold. Successor Agency staff issued a Request for Proposals ("RFP") to solicit offers and plans to purchase and redevelop the N Street Properties. The Successor Agency received and evaluated two proposals submitted in response to the RFP. The Successor Agency scored both proposals based on the rating system delineated in the RFP and has selected its top bidder.

ANALYSIS:

The N Street Properties, also known as Assessor's Parcel Numbers 008-080-42 (Giant Burger - 1284 N Street) and 008-140-35 (former Taco Bell - 1320 N Street), were listed on the Successor Agency's LRPMP as properties to be sold. The proceeds from the sale will be disbursed to the taxing entities or utilized to pay for enforceable obligations. To adhere to the Property Disposition Procedures previously approved by the Successor Agency Board and Oversight Board, and to give all interested parties a fair opportunity to purchase and redevelop the N Street Properties, the Successor Agency issued an RFP on August 1, 2014. The RFP was posted on the City's website, and a banner sign was erected to advertise the properties for sale. Originally, the deadline for proposals was September 8, 2014, which was subsequently extended to November 5, 2014 to allow more time for responses.

The Successor Agency received two offers to purchase the N Street Properties. Each proposal was evaluated and scored based on the criteria outlined in the RFP. A summary of the proposals, scoring, and general observations are included below. The full proposals are included as Attachment 2 and the score sheets as Attachment 3.

Perez Proposal

The Perez family currently leases and operates the existing Giant Burger restaurant, which has been in the city for over 20 years and is currently located on one of the N Street Properties parcels. They are offering to purchase both properties for \$140,000. Giant Burger would relocate to the former Taco Bell property, and the parcel currently utilized by Giant Burger would be converted into another restaurant to expand the dining options for the community. Up to \$160,000 would be put towards upgrades and improvements, including a new roof, parking upgrades, HVAC energy efficiency features, and exterior repairs. The upgrades will be a welcomed investment in the community; however, the amount of total investment is unlikely to have a significant positive effect on property values. The entire project would be complete within about one to one and a half years. The Giant Burger location would employ four to five full-time employees and three to four part-time employees; the number of employees at the additional proposed restaurant is uncertain.

Successor Agency staff awarded the Perez proposal 48 out of 100 points.

Hamran/Mana Proposal

Hamran/Mana offers to purchase the properties for \$100,000. Giant Burger would be rehabilitated and would remain on its current parcel. The other parcel would be converted to a Coin-Op laundry facility. Hamran/Mana will pledge up to \$90,000 in improvements, along with \$100,000 in Coin-Op equipment/machines. Like the Perez proposal, the amount of total investment is unlikely to have a large positive effect on property values. While the buyer proposes to close escrow within 30 days, a renovation schedule was not included within the proposal. The bidders anticipate that 10 people will be employed at the Giant Burger and 2 people will be employed at the laundry facility.

Successor Agency staff awarded the Hamran/Mana 34 out of 100 points for their development proposal.

Successor Agency Selection

The Perez proposal scored higher than the Hamran/Mana proposal because, while the total financial investment in the properties was similar, the overall benefit to the community generated by the development described in the Perez proposal is greater. Two upgraded restaurants would better serve the community and generate more sales tax revenue for the City and property tax revenue for the taxing entities than a restaurant and Coin-Op laundry facility. In addition, the Perez family is a long-time business owner in the Firebaugh community seeking an opportunity to expand their business, and supporting local businesses is a great way to encourage local economic investment. The Oversight Board now has an opportunity to review both proposals and authorize Successor Agency staff to accept one of the offers, if any. At their meeting on November 17, 2014, the Successor Agency Board concurred with staff's analysis and agreed to formally recommend that the Oversight Board accept the Perez family's purchase offer and execute a Purchase and Sale Agreement accordingly.

FISCAL IMPACT:

Proceeds from the sale of the N Street Properties will be distributed to the taxing entities through the Recognized Obligation Payment Schedule Process.

ATTACHMENTS:

Attachment 1 – Request for Proposals

Attachment 2 – Proposals Submitted to Successor Agency Staff

Attachment 3 – Scoring Sheets for Proposals

Attachment 4 – Resolution Authorizing the Successor Agency to Execute a Purchase and Sale Agreement with the Perez Family for Purchase of the "N" Street Properties

REQUEST FOR PROPOSALS

FIREBAUGH PROPERTY PURCHASE AND REDEVELOPMENT

1284 AND 1320 N STREET

SUCCESSOR AGENCY
CITY OF FIREBAUGH
1133 "P" ST.
FIREBAUGH, CA 93622

CONTACT:
KENNETH MCDONALD
CITY MANAGER
PHONE: (559) 659-2043
EMAIL: CITYMANAGER@CI.FIREBAUGH.CA.US

1284 AND 1320 N STREET RFP

INTRODUCTION

The Firebaugh Successor Agency ("Agency") is inviting proposals from a qualified Bidder(s) ("Bidder") to purchase and redevelop two properties located in the City of Firebaugh on the corner of N Street and 13th Street ("Sites") (shown in Exhibit 1 on following page). Site 1 is located at 1284 N Street and is approximately 0.44 acres ("Site 1"). Site 2 is located at 1320 N Street and is approximately 0.45 acres ("Site 2"). The Agency will accept proposals from qualified Bidders that include purchase and redevelopment of either one or both of the Sites.

The former Redevelopment Agency of the City of Firebaugh owned the properties until the Redevelopment Agency was dissolved pursuant to Assembly Billx1 26 (ABx1 26"). The Agency is now responsible for disposing of the properties, which were included in the Agency's Long Range Property Management Plan ("LRPMP").

DUE DATE

PROPOSALS (1 COPY – MAILED OR EMAILED) ARE DUE BY WEDNESDAY, NOVEMBER 5, 2014 AT 5 PM

ALL PROPOSALS SHALL BE ADDRESSED TO:

Kenneth McDonald
City Manager
City of Firebaugh
1133 "P" St.
Firebaugh, CA 93622
Email: citymanager@ci.firebaugh.ca.us

QUESTIONS

Questions regarding this RFP and/or the improvements shall be submitted in writing to:

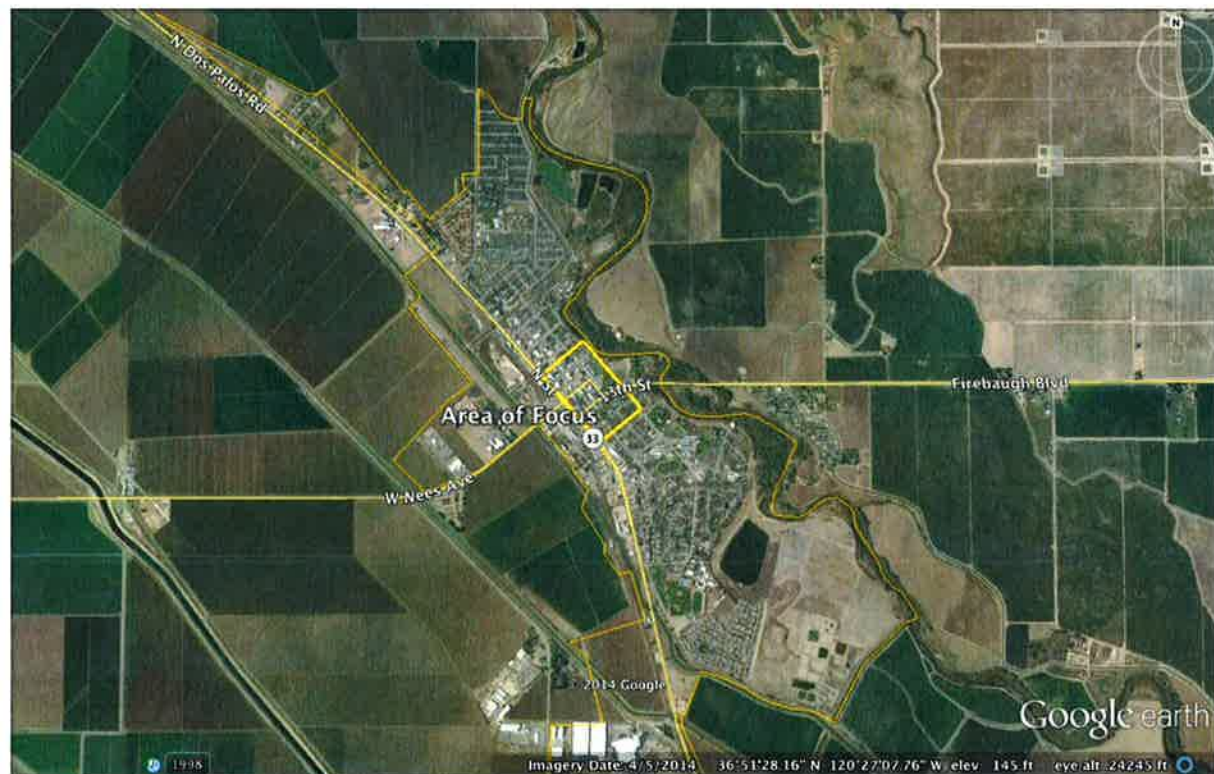
Tara Matthews
Successor Agency Consultant
Rosenow Spevacek Group Inc.
309 West 4th St
Santa Ana, CA 92701
Phone: 714-316-2111
Email: tmatthews@webrsg.com

EXHIBIT 1

Project Sites



Location Map



PROJECT REQUIREMENTS

The Agency is seeking proposals to from Bidders to purchase and redevelop either one or both Sites into a project that ideally satisfies the following criteria (not listed in any particular order):

- 1) Provides an economic benefit to the City, Taxing Entities, and the Community;
- 2) Conforms with the City's 2030 General Plan;
- 3) Demonstrates good quality design and project concept;
- 4) Generates employment opportunities;
- 5) Demonstrates a high probably of completion in a expeditious timeframe; and
- 6) Has a minimal environmental impact.

BACKGROUND

Located in Fresno County, Firebaugh is a small, agricultural town approximately 43 miles west of the City of Fresno off Highway 33 and 18 miles east of Interstate 5. It is approximately 150 miles southeast of San Francisco and 305 miles north of Los Angeles. According to State Department of Finance ("DOF") estimates, the City had a total of 7,777 residents and 1,768 housing units as of January 1, 2013.

The City is a general law city incorporated on December 17, 1914 and has grown from ferry crossing to a small agriculture based city. Before the railroad, the San Joaquin River was the major thoroughfare to upstream communities. The San Joaquin River played a major role in the settling of the Central Valley and Firebaugh is one of the oldest historical towns on the west side.

The Sites are located within the former Firebaugh Redevelopment Project Area and were owned by the Redevelopment Agency. ABx1 26 amended by AB 1484 (collectively the "Dissolution Law") and codified in the California Health & Safety Code ("H&SC") dissolved redevelopment agencies in California as of February 1, 2012. Pursuant to Dissolution Law, all non-housing properties owned by the Redevelopment Agency transferred to the Successor Agency. The Successor Agency addressed the disposition of the subject properties in its LRPMP, which was approved by DOF on February 10, 2014. The Successor Agency is now seeking a qualified Bidder to purchase and redevelop either one or both Sites. This should be done expeditiously and in a manner aimed at maximizing the value for the taxing entities, the Agency, and the City.

The former Redevelopment Agency purchased both properties on March 28, 2011. Site 1 consists of Assessor Parcel Number 008-080-42 and Site 2 consists of Assessor Parcel Number 008-140-35. As detailed in a Memorandum of Understanding executed by the former Redevelopment Agency on March 15, 2012, the Sites were both purchased "for the purpose of establishing one or more retail outlets located on "N" street in the City of

Firebaugh, for the purpose of creating jobs, enhancing economic development, enhancing sales tax growth, and eliminating blighting influences...". The Redevelopment Agency planned to consolidate the two Sites, eliminate the right-of-way between them, and attract a national retailer to the centralized location.

Site 1 currently contains a small commercial building that is being leased by a restaurant tenant. If you would like more information about the current tenant or lease, please contact Tara Matthews at 714-316-2111. Site 2 contains a small vacant commercial building. Given the central location and frontage along the main thoroughfare through the City, the properties are currently underutilized. An ideal proposal would redevelop the site(s) and maximize its/their potential.

The Sites are both zoned "Service Commercial", which allows for a mix of retail and service-oriented commercial uses. New development is required to connect to City water, sewer and storm drain facilities. Should the City Engineer deem it necessary, a new development could be required to install paved streets, curbs, gutters, sidewalks, street lamps and other facilities as needed. Development designated as Service Commercial should have landscaping, off-street parking, all visible equipment and storage areas must be fenced and screened from public view, signs will be regulated and new uses or extensive expansion of existing uses will require site plan review or a conditional use permit.

Please see the table below for a summary of site characteristics:

SITE 1		SITE 2	
Address	1284 N Street	Address	1320 N Street
APN	008-080-42	APN	008-140-35
Land Area	0.44 Acres	Land Area	0.45 Acres
Zoning	Service Commercial	Zoning	Service Commercial
Current Occupancy	Leased by a restaurant	Current Occupancy	Vacant

MATERIALS TO SUBMIT

The prospective Bidder shall submit 1 mailed or emailed copy of their Proposal to the Agency.

Kenneth McDonald
City Manager
City of Firebaugh
1133 "P" St.
Firebaugh, CA 93622
Email: citymanager@ci.firebaugh.ca.us

The Agency reserves the right to reject any and all Proposals.

All submittals must include the following sections in the order enumerated below:

1. DESCRIPTION OF THE PROPOSED PROJECT

The Bidder shall provide the following information:

- a. Provide a description of proposed use(s) for either site or both Sites, including a general description of the overall design concept.
- b. Identify your vision for the Site(s) and why it would be a good fit in the City of Firebaugh.
- c. Identify the desired tenant(s) for the Project (ie. small commercial tenants, large national retailer, etc).
- d. Identify any potentially significant environmental impacts that might be expected from construction of the Project, or that the completed Project would have on the surrounding community.
- e. Provide a description of how the Project conforms to the requirements, intent, goals and objectives of the City's General Plan, zoning, and other applicable federal, state and local laws, codes and regulations.

2. PURCHASE PRICE AND FINANCIAL ASSISTANCE

The Bidder shall provide the following information:

- a. A purchase price offer and information supporting the offer.
Note: Per Dissolution Law, the property must be sold for fair market value.
- b. Identify the Bidder's financial capacity to undertake the project and ability to obtain financing both construction and permanent, and readiness to proceed.
- c. The estimated cost, if any, of City financial involvement, including the provision of City public services, subsidies, or public improvements required if the proposal is accepted.

3. TIMEFRAME

Completing the property sale and seeing the proposed Project come to fruition in a timely manner is especially important to the Agency. The Bidder shall provide the following information:

- a. Any proposed alterations to the terms and conditions of sale, including the timeframe for closing.
- b. The schedule for completion of the Project.

4. EXPLANATION OF ECONOMIC BENEFITS

Submittals to this RFP must demonstrate that the proposed Project will provide economic benefits to the City, the taxing entities, and the community in the short-term and long-term. The Bidder shall provide the following information:

- a. An estimate or explanation of the short-term and long-term economic benefits to the City, the taxing entities, and the community that can be reasonably expected to be achieved should the Project be selected.
- b. The employment opportunities that can be reasonably expected to result from the implementation of the proposal.

SELECTION PROCESS

All statements submitted in response to this RFP will be reviewed and evaluated by Agency Staff, the Agency Board, and the Oversight Board. Agency Staff and the Agency Board can make proposal recommendations to the Oversight Board. After Oversight Board approval, DOF must also approve the sale of the subject property prior to property disposition.

The selection process and Oversight Board approval is expected to take approximately three to four months as outlined below. DOF will also need time for review following Oversight Board approval. Please note the schedule may be altered at the Agency's discretion.

Activity	Date
RFP Issued	August 1, 2014
Submittals Due	November 5, 2014
Review of Submittals	November 2014
Oversight Board Approval	November 2014

SELECTION CRITERIA

Proposals will be evaluated on completeness, the proposed Project, the purchase price and need for financial assistance, timeframe for purchase and Project completion, conformity with the General Plan, and the economic benefits. The evaluation criteria and point scale are as follows:

Item	Criteria	Points
1	Completeness and conformity to the Request for Proposals (RFP)	5
2	The Proposed Project	20

	<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. 	
3	Purchase Price and Financial Assistance: <ul style="list-style-type: none"> • Purchase price • Financial capacity of Bidder • City financial involvement 	30
4	Timeframe: <ul style="list-style-type: none"> • Timeframe for closing • The schedule for completion 	15
6	Economic Benefits: <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
	TOTAL POINTS	100

SCOPE OF WORK & BIDDER RESPONSIBILITIES

Once approved by the Oversight Board and DOF, the Bidder will be responsible for purchasing the Site and implementing their proposed Project. A general description of the Bidder's responsibilities includes, but is not limited to, the list below:

- *Enter into Purchase and Sale Agreement.* Bidder will work with Agency and City staff and advisors to agree upon a final purchase price and define the terms and conditions of the sale and enter into a Purchase and Sale Agreement.
- *Refine Project.* Bidder will work with City and Agency staff to refine the proposed Project to ensure it meets the City and Agency's standards and expectations.
- *Construct Development.* The Bidder will construct the approved Project detailed in the Purchase and Sale Agreement. The selected Bidder will be required to comply

with the California Government Code and all City codes, permits, and fees and all Federal and State requirements.

AGENCY RIGHTS AND OPTIONS

This solicitation does not commit the Agency to award a contract, to pay any cost incurred with preparation of the proposal, or to procure or contract for services or supplies. The Agency reserves the right to accept or reject any or all submittals received in response to this request, to negotiate with any qualified source, request additional documentation, or cancel in whole or part this process in its sole and absolute discretion. Subsequent to negotiations, prospective consultants may be required to submit revisions to their proposals. All person or entities responding to the Request for Proposals should note that any contract pursuant to this solicitation is dependent upon the recommendation of the Agency Board and approval by the Oversight Board and DOF.

The Agency reserves the right to postpone selection for its own convenience, to withdraw this Request for Proposals at any time, and to reject any and all submittals without indicating any reason for such rejection. As a function of the Request for Proposals process, the Agency reserves the right to remedy any technical errors in the response to the Request for Proposals and modify the published scope of services. The Agency reserves the right to request that specific personnel with specific expertise be added to the team, if the Agency determines that specific expertise is lacking in the project team. Proposals and other information will not be returned.

The Agency reserves the right to abandon the Request for Proposals process and/or change its procurement process for the contract at any time if it is determined that abandonment and/or change would be in the Agency's best interest.

The Agency will not be liable to any contractor for any costs or damage arising out of its response to the Request for Proposals.

Purchase and Development of Properties at 1284 & 1320 N Street

Jose O. Perez & Silvia Castaneda-Perez, Current Operator/owners of Giant Burger

PURCHASE:

Purchase 1284 N Street property \$70,000

Purchase 1320 N Street property \$70,000

Total purchase price \$140,000

Along with a pledge to make improvements of \$50,000-80,000 for each property completed in two phases. This would make the investment in the community equal to \$240,000 to \$300,000.

PROJECT:

Desire to purchase the property and relocate Giant Burger to expand the business by offering a drive-thru window and more square footage for customers and food preparation/storage. The plans to improve the properties will be completed in two phases. The first phase will be to improve and modernize the vacant property and relocate the Giant Burger when completed in an estimated 6-9 months. Phase two will be to improve and modernize the property that has been lacking for required maintenance over the last few years. Namely roof, parking lot, HVAC and exterior repairs, which should be completed in six months after Phase 1.

Pre-Approved by Chase Bank, letter attached financing the purchase and improvements pledged.

Economic Benefits:

Plan to hire 4-5 full time positions along with 3-4 part time positions, in addition to assisting in securing solid restaurant businesses again at both of these locations.

Site 2 with phase 1 would bring a drive thru to Giant Burger and offer more options for customers to choose from, along with more capacity in the restaurant and parking to enjoy their food. Site 1 will eventually be remodeled to the most energy efficient way possible.

Site 1 on phase 2 will be renovated to fit a normal average restaurant's needs and to be occupied by a restaurant that would benefit the city's choices for food.

Giant Burger is a restaurant that has grown and been with the city of Firebaugh for over 20 years, our goal is to expand the great need of the city by offering more ways for our community to enjoy their meals daily in and out of the restaurant.

PROPOSAL TO PURCHASE COMMERCIAL REAL ESTATE

Date: September 30, 2014

Mr. Kenneth McDonald
City Manager, City of Firebaugh
1133 P Street
Firebaugh, CA 93622-2547

**RE: Development of Commercial Properties located at:
1284 N Street, Firebaugh, CA 93622 and 1320 N Street, Firebaugh, CA 93622**

Dear Sir,

This letter constitutes a proposal to purchase by Hamdi Hamran and Mutahar Mana ("Buyers"), for the real properties as noted above (the "Property") from the City of Firebaugh or an affiliate ("Seller") in response to the RFP (Request for Proposals) tendered by the Seller and for approval by the Oversight Board and DOF under the following terms and conditions:

1. TOTAL PURCHASE PRICE FOR BOTH PROPERTIES: One Hundred Thousand Dollars (\$100,000.00)
2. BUYERS WILL PAY THEIR OWN COSTS – ie; Buyers closing costs, Appraisals (if required), Recording the Deeds conveying the Property into Buyer and Business Permits. Supporting information is listed within this proposal.
3. CLOSING DATE OR CONTINGENCIES TO BE MET PRIOR TO CLOSING: Buyers intend on closing within 30 days or sooner after approval of the proposal by the Oversight Board and DOF.
4. SOURCES OF FUNDS: Buyers are both current successful business owners in the City of Corcoran and have attached their individual business bank account information, business tax information, business licenses/permits and credit reports for review by the Oversight Board and DOF.
5. PROOF OF BUSINESS OWNERSHIP: Buyers have extensive knowledge and experience owning and operating businesses. Hamdi Hamran owns Super Drive-In located at 1300 Whitley Avenue, Corcoran, CA. The business has been running for 10 years. Mutahar Mana owns Square Deal Market located at 636 Dairy Avenue, Corcoran,

CA. The business has been running for 14 years. Buyers have attached copies of their current business licenses for review and consideration by the Oversight Board and DOF.

6. **INTENTIONS OF INVESTMENT:** The Buyers understand the subject properties are offered strictly on an “as is” basis and intend on investing significant finances for property improvements (ie; repairing/replacing roofs, resurfacing/restriping parking lots, replacing/repairing windows, painting the structures and installing new business equipment). The following reflects the future investment plans for each business:
 - a. 1284 N STREET, FIREBAUGH, CA:
 - i. The Buyers intend on maintaining the business as a hamburger stand.
 - ii. The Buyers intend on employing 10 people to operate the facility and agree to retain all current employees as they are familiar with the people of the community and operating the business.
 - iii. The Buyers will invest \$30,000.00 - \$50,000.00 to remodel the business and install new equipment and/or furnishing, if necessary.
 - iv. The Buyers will set business hours from 5:00 a.m. – 10:00 p.m. Monday through Sunday in order to serve breakfast, lunch and dinner.
 - b. 1320 N STREET, FIREBAUGH, CA:
 - i. The Buyers intend on converting the building into a COIN-OP Laundry facility.
 - ii. The Buyers will employ 2 people to clean and monitor the business.
 - iii. The Buyers intend on installing an automated alarm system that enable the business to open and be available for the public without the necessity of relying on an employee to be on-site.
 - iv. The Buyers will set business hours from 7:00 a.m. – 8:00 p.m. in the summer months and 7:00 a.m. – 7:00 p.m. in the winter months.
 - v. The Buyers will invest \$40,000.00 to fix the roof and remodel. The Buyers intend on investing an additional \$100,000.00 for commercial washers and dryers, a coin-op machine and laundry supply machines.
7. **ADVERTISING:** The Buyers intend on advertising in the Firebaugh News & Announcements, mass mail Flyers and utilize Social Media to capture the attention of the local and surrounding communities.
8. **ECONOMIC BENEFITS:** The Buyers believe improving and maintaining the hamburger business and its employees; along with opening up a laundry coin-op facility will improve the overall economic and business value of Firebaugh. The improvements will increase the property value in the City of Firebaugh with respect to each business. The businesses will increase revenue for the City and increase tax revenue for the City, State and Federal governments.

9. The acceptance or rejection of any proposal is at the sole discretion of the Seller. None of the terms of this proposal shall be binding until both parties have executed a Purchase and Sale Agreement. After the close of the offering and the selection of the successful proposal a Purchase and Sale Agreement will be prepared by the Seller to include the details of the successful proposal.
10. NOTWITHSTANDING LOCAL CUSTOM OR NORM, with reference to the Closing, Buyers shall pay the cost of recording the Deed(s) conveying the Property into Buyer; any reimbursement due Seller on the current year's prorated taxes; Buyer's own Attorney fees (if necessary) and all escrow and their closing fees charged by the Title Company or Escrow Company, if any. With reference to the Closing, Seller shall pay (or adjust closing statement for) the cost of any unpaid real estate taxes prorated through the closing date, their closing costs, satisfy and remove any property liens in order to give a free and clear title and Seller's own attorney's fees (if necessary).
11. Seller shall provide Buyers with a full disclosure of any known property violations or property defects or liens on both properties prior to sale.
12. Buyers represent themselves and expect due diligence on the Sellers behalf with respect to them.
13. Buyers make this proposal with the right to terminate discussions and negotiations with the Seller at any time.

Submitted by:

Buyer(s): HAMDI HAMRAN
1300 Weekly Avenue
Corcoran, CA 93212
(559) 241-4814

MUTAHAR MANA
636 Dairy Avenue
Corcoran, CA 93212
(559) 572-1699

*This document was prepared by Quality Legal Typing Services, Inc. who has no business interest in the properties listed above and who is not an Attorney, Real Estate Broker or Agent.

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	<p>Purchase Price and Financial Assistance:</p> <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	<p>Timeframe:</p> <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	<p>Economic Benefits:</p> <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. 14-15

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FIREBAUGH REDEVELOPMENT AGENCY AUTHORIZING THE SUCCESSOR AGENCY TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH THE PEREZ FAMILY FOR PURCHASE OF THE “N” STREET PROPERTIES

WHEREAS, the Oversight Board to the Successor Agency to the Firebaugh Redevelopment Agency ("Oversight Board") has been established to direct the Successor Agency to the Firebaugh Redevelopment Agency ("Successor Agency") to take certain actions to wind down the affairs of the Redevelopment Agency in accordance with the California Health and Safety Code; 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 the 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 adjacent 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 previously approved by the Successor Agency Board and Oversight Board 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 their meeting on November 17, 2014, the Successor Agency Board reviewed the proposals and agreed with staff's analysis of the proposals; and

WHEREAS, the Successor Agency recommends the Oversight Board select the Perez proposal as the top proposal; and

WHEREAS, the Oversight Board concurs with the Successor Agency's analysis and recommendation and desires to authorize the Successor Agency to accept the Perez family's offer to purchase the N Street properties for \$140,000 and enter into a Purchase and Sale Agreement.

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

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Successor Agency issued a Request for Proposals to seek proposals for the purchase and development of two properties included in the Successor Agency's Long-Range Property Management Plan, the N Street Properties.

SECTION 3. The Successor Agency received and reviewed two proposals submitted in response to the Request for Proposals and selected the Perez proposal as the top proposal.

SECTION 4. The Oversight Board hereby authorizes the Successor Agency to accept the Perez family's purchase offer of \$140,000 for the N Street Properties.

SECTION 5. The Oversight Board hereby authorizes the Successor Agency to execute a Purchase and Sale Agreement with the Perez family.

SECTION 6. The Oversight Board Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED at a regular meeting of the Oversight Board to the Successor Agency to the City of Firebaugh Redevelopment Agency held this 20th day of November, 2014 by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

ATTEST:

Chairperson, Oversight Board

Secretary, Oversight Board