

# **City of Fresno**

*2600 Fresno Street  
Fresno, CA 93721  
[www.fresno.gov](http://www.fresno.gov)*



## **Meeting Minutes - Final**

**Wednesday, August 31, 2022**

**9:00 AM**

**Special Meeting**

**Council Chambers (In Person and/or Electronic)**

## **City Council**

***President - Nelson Esparza***

***Vice President - Tyler Maxwell***

***Councilmembers:***

***Esmeralda Z. Soria, Mike Karbassi, Miguel Angel Arias, Luis Chavez,***

***Garry Bredefeld***

***City Manager - Georgeanne A. White***

***Interim City Attorney - Rina Gonzales***

***City Clerk - Todd Stermer, CMC***

The City Council for the City of Fresno convened in special open session on August 31, 2022, at 9:00 A.M.

#### 9:02 A.M. ROLL CALL

**Present:** 7 - Council President Nelson Esparza  
Vice President Tyler Maxwell  
Councilmember Esmeralda Z. Soria  
Councilmember Mike Karbassi  
Councilmember Miguel Angel Arias  
Councilmember Luis Chavez  
Councilmember Garry Bredefeld

#### APPROVE AGENDA

On motion of Councilmember Arias, seconded by Councilmember Soria, that the Agenda be **APPROVED**. The motion carried by the following vote:

**Aye:** 7 - Esparza, Maxwell, Soria, Karbassi, Arias, Chavez and Bredefeld

[ID 22-1396](#) Notice of Special Meeting - Signed

#### OPEN SESSION

*Councilmember Soria announced a conflict and recused herself from Special Meeting item ID 22-1395 regarding an extension of the South Fulton Street mixed use residential rental project. She left the meeting at 9:05 A.M. and was absent for the duration of the discussion.*

[ID 22-1395](#) RESOLUTION - Finding good cause and public benefit for extension of the South Fulton Street mixed use residential rental project pursuant to Fresno Municipal Code Section 4-204 relating to disposition of real property (Requires five affirmative votes) (City Action)

**Sponsor: Successor Agency**

*The above item was introduced to Council by Councilmember Arias and the applicant, Mehment Noyan. The Executive Director to the Housing Successor to the Redevelopment Agency of the City of Fresno also addressed Council.*

*Upon call, the following member of the public addressed Council: Lisa*

Flores.

*Discussion on this item included: the removal of Terance Frazier as a partner on the project; completion of the first and second phases of the project; the increase in the number of planned units since the last extension; the length of time other Development Agreements have been in place; the number of affordable housing units included in the project; the amount of tax payer money utilized for the project; the original target completion date and the number of extensions; policies against land banking and making exceptions by super majority vote of Council; the overall financing for the project; the timeline of Councilmember Soria's absences during votes on Terance Frazier related projects before Council; past audits and unresolved irregularities; fairness when it comes to rejecting real property agreements based on the number of extensions; issuing a new Request for Proposals as a fair alternative; the purpose of the state funding allocated to the project and the inability to use the funds to pay rent, and; the possibility of a chilling effect on development if extensions are not granted.*

**On motion of Councilmember Arias, seconded by Council President Esparza, that the above Action Item be approved. The motion, which required five affirmative votes, FAILED by the following vote:**

**Aye:** 4 - Esparza, Maxwell, Arias and Chavez

**No:** 2 - Karbassi and Bredefeld

**Recused:** 1 - Soria

## **ADJOURNMENT**

*City Council adjourned the Special Meeting at 9:29 A.M.*