

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, FINDING GOOD CAUSE AND CLEAR AND CONVINCING BENEFIT TO THE PUBLIC PURSUANT TO FRESNO MUNICIPAL CODE SECTION 4-204, RELATING TO THE DISPOSITION OF SURPLUS REAL PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 510-326-32T AND 510-326-33T.

WHEREAS, the parcels of property identified as Assessor's Parcel Numbers 510-326-32T and 510-326-33T, located at the corner of North Brix and West Swift Avenues, west of North Cornelia Avenue, were previously declared exempt surplus land by Fresno City Council on May 23, 2024; and

WHEREAS, the Fresno Municipal Code (FMC) Section 4-204 details the additional steps which may be required to dispose of real property; and

WHEREAS, pursuant to FMC Section 4-204(d)(4), the City shall not approve any purchase and sale agreement, disposition and development agreement, or any other agreement that would cause or allow City owned real property to be conveyed, except upon specified terms and conditions; and

WHEREAS, Section 4-204(d)(4) requires that the purchase price be at the fair market appraised value, unless the Council finds good and convincing benefits to accept a purchase price of less than fair market value by a supermajority approval of at least five votes; and

WHEREAS, on February 21, 2025, at the request of City Staff, the Doré Group prepared an appraisal report for the combined 0.18-acre (7,841 square feet) City-owned parcels identified as Assessor's Parcel Number 510-326-32T and 510-326-33T, located

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Date Adopted:
Date Approved:
Effective Date:
City Attorney Approval: AMK
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at the corner of North Brix and West Swift Avenues, west of North Cornelia Avenue, determining the total value to be \$200,000; and

WHEREAS, the City is seeking to dispose of the Subject Property and has received a purchase and sale agreement in the amount of \$175,000, along with a request for a three percent (3%) credit to compensate their real estate agent; and

WHEREAS, the Subject Property would be used for the development of affordable housing; and

WHEREAS, the City has negotiated a sale price of \$175,000 minus a three percent (3%) credit to the buyer for agent compensation for a net purchase price of \$169,750; and

WHEREAS, the price is justified and would provide substantial community benefits; and

WHEREAS, in addition, there have been challenges over the years to the community and the City in maintaining the parcel free of blight; and

WHEREAS, the City has a significant interest in encouraging development and eliminating blight whenever possible; and

WHEREAS, development of the Subject Property would generate revenue for the City through the tax rolls.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Council hereby makes findings of good cause and clear and convincing benefit to the public to vary from the provisions contained within FMC Section 4-204.

2. The Council hereby makes findings pursuant to FMC Section 4-204(d)(4) that there are substantial community benefits resulting from the purchase and sale agreement to justify the net purchase price of \$169,750 to MDS Properties LTD, a California corporation.

3. This resolution shall be effective upon final approval.

* * * * *

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

I, AMY K. ALLER, Interim City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____ 2026.

AYES :
NOES :
ABSENT
ABSTAIN

Mayor Approval: _____, 2026
Mayor Approval/No Return: _____, 2026
Mayor Veto: _____, 2026
Council Override Vote: _____, 2026

AMY K. ALLER
Interim City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Angela M. Karst Date
Senior Deputy City Attorney