

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, FINDING GOOD CAUSE AND CLEAR AND CONVINCING BENEFIT TO THE PUBLIC TO VARY FROM THE REQUEST FOR PROPOSALS PROCESS PURSUANT TO FRESNO MUNICIPAL CODE SECTION 4-204 RELATING TO THE DISPOSITION OF REAL PROPERTY APN 466-145-12T

WHEREAS, the City of Fresno (City) is the owner of the property located at 1555 Van Ness Ave, Fresno, California (APN 466-145-12T) (Property); and

WHEREAS, The City entered into a lease agreement with CMAC, a Community Media Access Collaborative, a California non-profit public benefit corporation (Tenant) on July 20, 2010 (Lease Agreement) for a lease period of 15 years which matured on June 30, 2025, and has been in a holdover period on a month-to-month basis since; and

WHEREAS, the City and Tenant would like to enter into a new Lease Agreement for a lease period of two years plus three one-year optional extensions; and

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

WHEREAS, FMC 4-204 states, in part, "Real property may be sold, encumbered by an option, or leased for a period exceeding five years only after an open and competitive request for proposals (RFP) process initiated by Council action and in compliance with state law concerning disposition of surplus land; exclusive negotiating agreements shall not be permitted"; and

Date Adopted:
Date Approved:
Effective Date:
City Attorney Approval: TH

Resolution No.

WHEREAS, an exception to the RFP process may be provided where the Council finds good cause and clear and convincing benefits to the public to do so with a supermajority approval of at least five votes; and

WHEREAS, Council recognizes that the Property is comprised of five (5) floors and the Tenant currently leases two (2) of the floors; and

WHEREAS, the Tenant provides a public benefit by providing various free media services to the residents of the Fresno and Clovis communities and has been providing these services from the Property since 2010; and

WHEREAS, the City and Tenant would like to continue their partnership by leasing the second and third floor for a lease period of two years plus three one-year optional extensions; and

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 and make an exception to the RFP process as detailed below.

2. The Council hereby makes findings that there is a good cause and clear convincing benefit to the public to allow the Tenant lease the Property for the operation of a public media center, which will provide free media services to the residents of the Fresno and Clovis communities.

3. Staff is directed to bypass the RFP process and proceed with a new Lease Agreement with Tenant for the purpose of operating a public media center.

4. This resolution shall be effective upon final approval.

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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: _____
Tricia Herrera Date
Deputy City Attorney