

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, FINDING GOOD CAUSE AND CLEAR AND CONVINCING BENEFIT PURSUANT TO FRESNO MUNICIPAL CODE SECTION 4-204 RELATING TO THE DISPOSITION OF REAL SURPLUS PROPERTY LOCATED AT THE NORTHEAST CORNER OF SOUTH HUGHES AVENUE AND WEST DAN RONQUILLO DRIVE

WHEREAS, the parcel of property located at the northeast corner of South Hughes Avenue and west Dan Ronquillo Drive was previously declared surplus land exempt by Fresno City Council on October 31, 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 December 13, 2023, Tiffany K.V. Mach of Real Property Analysts conducted an appraisal of the 0.15-acre (6,642 square feet) City owned parcel of undeveloped land located at the northeast corner of South Hughes Avenue and West Dan Ronquillo Drive (Subject Property), determining the total value to be \$27,400; and

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Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: KAS

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WHEREAS, the City is seeking to vacate the Subject Property and dispose of it to a neighboring property owner who is building a truck wash on the adjoining property; and

WHEREAS, the Subject Property would be used as additional parking and landscaping for the proposed truck wash project; and

WHEREAS, the City has negotiated a sale price of \$18,911.00; and

WHEREAS, the price is justified and would provide substantial community benefits, and has development limitations due to the utilities located on the Subject Property; and

WHEREAS, in addition, there have been challenges over the years to the community and to the City in developing the parcel of vacant land and 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 and the project on the adjoining parcel 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 purchase price of \$18,911.00 to GS Central Valley Investments, LLC, a California limited liability company.
3. This resolution shall be effective upon final approval.

* * * * *

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

I, TODD STERMER, CMC, 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 _____ 2024.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2024
Mayor Approval/No Return: _____, 2024
Mayor Veto: _____, 2024
Council Override Vote: _____, 2024

TODD STERMER, CMC
City Clerk

By: _____
Date

Deputy

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Kelsey A. Seib Date
Deputy City Attorney