

Special Council Meeting

May 25, 2023

FRESNO CITY COUNCIL



Supplemental Packet

ITEM(S)

A (ID 23-888)

Resolution Finding Good Cause and Clear and Convincing Benefit to the Public Pursuant to Fresno Municipal Code Section 4-204 Relating to the Development of Property for an Affordable Housing Development APN 426-253-19 (4323-4333 N. Blackstone Avenue)

Supplement Content: Resolution

Item(s)

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

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The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

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 DEVELOPMENT OF PROPERTY FOR AN AFFORDABLE HOUSING DEVELOPMENT, APN 426-253-19 (4323-4333 N. BLACKSTONE AVENUE)

WHEREAS, the property located at 4323-4333 N. Blackstone Avenue, Fresno, California, (APN 426-253-19) (Property) was previously declared excess surplus land in April 2023 by Resolution No. 2023-070; and

WHEREAS, the Fresno Municipal Code (FMC) Section 4-204 details the additional steps which may be required for the disposition of real property and conduct a Request For Proposals (RFP) process; and

WHEREAS, the FMC Section 4-204 states, in part: "Real property may be sold, encumbered by an option, or leased for period exceeding five years only after an open and competitive 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

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 complexity of the proposed senior affordable housing and senior center project; and

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Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: 

Resolution No. _____

WHEREAS, there is good cause to bypass the RFP process and allow the City Manager's Office to work with City staff to issue a Request For Qualifications (RFQ) for the project instead of an RFP; and

WHEREAS, the City has a significant interest in encouraging development to assist seniors within the community; and

WHEREAS, the development of senior affordable housing is time sensitive based on the housing crisis; and

WHEREAS, the development of the senior affordable housing project in conjunction with the senior activity center will provide efficiency and cost savings to the City.

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 to make an exception to the RFP process as detailed below.
2. Staff is directed to bypass the RFP process and allow the City Manager's Office to work with City staff to issue the RFQ.
3. Staff will negotiate with the most qualified proposer, and return to Council for approval of all formal agreements with terms and conditions that have been finalized.
4. This resolution shall be effective upon final approval.

* * * * *

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

I, TODD STERMER, 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 _____ 2023.

AYES :
NOES :
ABSENT :
ABSTAIN :

TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Angela M. Karst Date
Deputy City Attorney