

SPECIAL MEETING

Oversight Board Successor Agency to the Daly City Redevelopment Agency

Wednesday, March 1, 2017, 10:00 a.m.

**City of Daly City – City Hall
Administrative Conference Room
333-90th Street, 3rd Floor, Daly City, CA 94015**

For those wishing to address the Board on any Item on the Agenda or under Public Appearances/Oral Communications, please complete a Speaker Card located at the entrance to the meeting and submit to a Staff Member as early in the meeting as possible.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should call the office of the City clerk at (650) 991-8078 as soon as possible.

Agenda

1. Approval of Minutes for January 16, 2017 Special Meeting
2. Resolution Allowing the Successor Agency to Execute Purchase and Sale Agreements conveying two properties identified in the Long Range Property Management Plan Pursuant to Health and Safety Code Section 34191.3

Tatum Mothershead
3. Public Comments
NOTE: Speakers are limited to two Minutes, unless modified by the Chairperson.
The Board cannot take action on any matter raised under item.
4. Future Business
5. Board Comments
6. Adjourn

Oversight Board
Successor Agency to the
Daly City Redevelopment Agency
Minutes-Special Meeting
January 19, 2017

The meeting was called to order in the City of Daly City Administrative Conference Room by Vice-Chairperson Martel at 10:11 A.M.

Oversight Boardmembers Present:

Judith Christensen, Councilmember, City of Daly City
Michael Crilly, Appointee, San Mateo County
Iris Gallagher, President, Bayshore Sanitation District
Patricia E. Martel, City Manager, City of Daly City
Bernata Slater, Chief Financial Officer, San Mateo County Community
College District

Counsel to the Oversight Board:
Joan Cassman, Esq.

Staff Present:

Lawrence Chiu, Director of Finance and Administrative Services
Casey Clar, Accountant
K. Annette Hipona, City Clerk
Tatum Mothershead, Director, Economic and Community Development
Christine Paras, Deputy Director of Finance
Kelly Schott, Assistant City Attorney
Rose Zimmerman, City Attorney

MINUTES:

June 23, 2016

It was moved by Boardmember Crilly, seconded by Boardmember Gallagher and carried to approve the special meeting minutes of June 23, 2016.

RESOLUTIONS:

Approving the Successor Agency's Recognized Obligation Payment Schedule (ROPS) for the period of July 1, 2017 – June 30, 2018

Casey Clar, Accountant, reviewed the agenda report with the board.

It was moved by Boardmember Crilly, seconded by Boardmember Gallagher and carried by unanimous roll call vote to adopt the following resolution:

OB17-1, Approving the 17-18 Payment Schedule Recognized Obligation Payment Schedule

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ADJOURNMENT:

The meeting adjourned at 10:26 A.M.

City Clerk

Approved this _____ 1st _____ day
of _____ March _____, 2017.

Chairperson

Oversight Board Agenda Report
Successor Agency to the
Daly City Redevelopment Agency

Item # _____

Meeting Date: March 1, 2017

Subject: Adopt Resolution Allowing the Successor Agency to Execute Purchase and Sale Agreements conveying two properties identified in the Long Range Property Management Plan Pursuant to Health and Safety Code Section 34191.3

Recommendation

It is recommended that the Oversight Board adopt a resolution allowing the Successor Agency to execute Purchase and Sale Agreements conveying two properties identified in the approved Long Range Property Management Plan (LRPMP) for immediate disposition pursuant to Health and Safety Code Section 34191.3. The properties are located at 2960 Geneva Avenue and 3001 Geneva Avenue in Daly City, California.

Background and Analysis

The Successor Agency must dispose of assets and properties of the former Redevelopment Agency in accordance with the direction of the Oversight Board (Sections 34177(e), 34181(a)). Any disposition of property, whether governmental purpose or otherwise, shall be done expeditiously and in a manner aimed at maximizing value. (Sections 34177(e), 34181(a).) The Successor Agency received approval of its LRPMP in December 2015, allowing the disposition of properties for sale to third parties. The State Department of Finance (DOF) requires Oversight Board approval of each disposition of "for sale" property under the LRPMP. The properties located 2960 and 3001 Geneva Avenue were both listed as "for sale" properties under the LRPMP.

As noted in the LRPMP, the Successor Agency did not intend to obtain current appraisals as part of the disposition process. Instead, the competitive marketplace determined each asset's fair market value. The process resulted in multiple bids for the Property. The Successor Agency, as approved by the Oversight Board engaged the services of Kosmont Properties to assist in the disposition. Kosmont Properties, in turn, engaged the local brokerage services of Hildebrand Real Estate Group to market the sites for immediate disposition. The properties were listed in both REIL Multiple Listing Service as well as LoopNet. REIL is a combined MLS that covers from Monterey to Sacramento that filters into websites for Realtor.com as well as many agents from cooperating office's individual websites. LoopNet is a commercial listing service that is nationwide. The brokerage company also posted signs for both properties on January 4, 2017.

2960 Geneva Avenue

This property was listed on January 4, 2017 and offers were accepted until January 13, 2017. The broker received four offers, ranging from \$600,000 to \$691,300, and are listed below:

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Buyer's Name	Offering Price	Contingencies	Financing
Amir Mogannam	\$691,300	Appraisal	Conventional Loan, 58% down
Anita Joke Yong Ip	\$688,000	Appraisal	Conventional Loan, 60% down
Coleman Maher	\$680,000	Inspection	Conventional Loan, 50% Down
Steven and Stella Leung	\$600,000	Inspection	All Cash

Staff recommends the sale to Amir Mogannam because that is the highest offer and there are no inspection contingencies proposed.

3001 Geneva Avenue

This property was listed on January 4, 2017 and offers were accepted until February 15, 2017. The broker received four offers ranging from \$600,000 to \$809,000 and are listed below:

Buyer's Name	Offering Price	Contingencies	Financing
Enrique Chan, Tuan Van Duong, and Vo Van Duong	\$600,00	30 days due diligence	All Cash
Lee Fang Tan et al.	\$686,000	Soils report and inspections	All Cash
Xiao Zhang	\$809,000	Inspection	All Cash
Habitat for Humanity	\$809,000	Due Diligence	City Financing

Staff is recommending the sale to Habitat for Humanity as they provided a bid that competes with the highest offer and because of their commitment to develop affordable housing on the site.

It is important to note that Enrique Chan submitted a subsequent all cash offer of \$850,000, directly to the City Attorney's office after the closing date. This offer was then forwarded to the Successor Agency's broker and was not accepted as it was after the closing date, and it was not through the approved Successor Agency's broker.

Conclusion

It is recommended that the Oversight Board adopt a resolution allowing the Successor Agency to execute Purchase and Sale Agreements conveying two properties identified in the Long Range Property Management Plan. The properties are located at 2960 Geneva Avenue and 3001 Geneva Avenue. Staff

Oversight Board Agenda Report

Subject: Adopt Resolution Allowing the Successor Agency to Execute Purchase and Sale Agreements conveying two properties identified in the Long Range Property Management Plan Pursuant to Health and Safety Code Section 34191.3

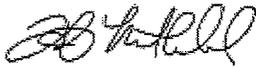
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further recommends that the sale of 2960 Geneva Avenue be approved and sold to Amir Mogannam and the sale of 3001 Geneva Avenue be approved and sold to Habitat for Humanity.

Staff is available to provide any additional information desired by the Chair or Board Members.

Respectfully submitted,



Tatum Mothershead
Director
Economic and Community Development



Rose Zimmerman
City Attorney/Agency Counsel