

Property Notice of Availability

June 14, 2022

NOTICE OF AVAILABILITY/OFFER TO SELL SURPLUS PROPERTY

887 Fulton Street, Fresno, CA 93721

To All Interested Parties:

As required by Government Code Section 54220 of the State of California, the City of Fresno in its capacity as Housing Successor is providing notice that the City of Fresno in its capacity as Housing Successor intends to sell the surplus property located at 887 Fulton Street, Fresno, California as described in the attached exhibits and commonly referred to as 887 Fulton (“Property”).

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the City of Fresno in its capacity as Housing Successor of your interest in acquiring the property. However, this offer shall not obligate the City of Fresno in its capacity as Housing Successor to sell the property to you. Instead, the City of Fresno in its capacity as Housing Successor would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms, or lease terms, the City of Fresno in its capacity as Housing Successor may market the property to the general public.

As required by Government Code Section 54227, if the City of Fresno in its capacity as Housing Successor receives more than one letter of interest during this 60 day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing the property, you must notify the City of Fresno in its capacity as Housing Successor in writing within sixty (60) days of the date this notice was sent via certified mail or electronic mail. Notice of your interest in acquiring the property shall be delivered to Enrique Mendez, Project Manager City of Fresno Housing Successor at 848 M Street 3rd Floor Fresno, CA 93726. You may also direct your questions to Enrique.Mendez@fresno.gov or by calling 559 621-7603.

Property Information:

- 887 Fulton Street: The Property is located at the southwest corner of Fulton and Kern Streets in Downtown Fresno’s Fulton Corridor Specific Plan (FCSP). The FCSP is within a major

transportation hub bounded by and proximate to Freeways 41 to the east, 180 to the north and 99 to the west as well as major rail lines including Amtrak to the east and the Southern Pacific line and future High Speed Rail (HSR) and Station to the west. In addition to its location within a major transportation hub, a prominent attribute of the site is its adjacency to Chukchansi Park, a multi-purpose stadium and minor league baseball facility. The Property is located at 887 Fulton Street at the corner of Kern and Fulton Streets in downtown Fresno, CA. The site's Fulton Street frontage of about 75 feet is enhanced with vehicular traffic, wide sidewalks and on-street parking constructed from a US Department of Transportation TIGER program award of about \$20 million. The site's 150 foot Kern Street frontage west of Fulton Street is a pedestrian-only space to serve as a forecourt for the eastern entrance of Chuckchansi Park. Home Run alley is situated on the west side of the Property. The site consists of a single rectangular shaped parcel of land identified as APN 468-282-21T with a total of 11,250 square feet or .26 acres. The property consists of a commercial building with approximately 33,370 square feet divided into a basement of 11,250 SF, 1st Floor of 11,250 SF and 2nd floor of 11,250 SF. The combined First and Second Floors provide 22,500 net rental space. Built in 1960, the building has been long vacant and suffers from water damage. An MAI appraisal dated February 22, 2021 gives a value of \$775,000 net of deductions including demolition.

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).