

RESOLUTION NO. OB-09-14

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER CITY OF EL CAJON REDEVELOPMENT AGENCY APPROVING THE APPRAISAL FIRM OF MARK A. SMITH, DBA ANDREW A. SMITH COMPANY.

WHEREAS, the City of El Cajon, as the Successor Agency to the El Cajon Redevelopment Agency, is charged with the winding down of the affairs of the former El Cajon Redevelopment Agency ("Agency"); and

WHEREAS, Health and Safety Code Section 34177.3(b) provides that successor agencies may create enforceable obligations to conduct the work of the winding down of the redevelopment agency, including hiring staff, acquiring necessary professional administrative services and legal counsel, and procuring insurance; and

WHEREAS, Health and Safety Code Section 34180(f) requires that if the City, through the Long Range Property Management Plan, wishes to retain any Successor Agency property for redevelopment purposes and is unable to reach a compensation agreement with other taxing entities, the fair market value of the property shall be determined by an independent appraiser approved by the Oversight Board; and

WHEREAS, Mark A. Smith, dba Andrew A. Smith Company ("Smith Company"), has provided appraisal services to the former Agency since 2008, has a current Agreement for Professional Services with the Successor Agency dated July 18, 2013, and has extensive experience appraising Agency properties; and

WHEREAS, the Smith Company is the firm most experienced in appraising Successor Agency properties pursuant to Health and Safety Code Section 34180(f).

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER CITY OF EL CAJON REDEVELOPMENT AGENCY, AS FOLLOWS:

A. The Oversight Board finds that:

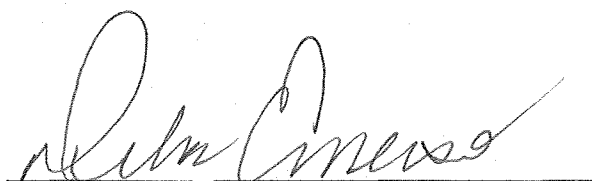
1. The recitals above are true and correct and have been incorporated herein by reference.
2. Approval to execute an Agreement is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) (General Rule) of the CEQA Guidelines because the proposed agreements will not cause a significant adverse physical change to the environment either directly or indirectly.

3. Health and Safety Code Section 34177.3(b) provides that successor agencies may create enforceable obligations to conduct the work of the winding down of the redevelopment agency, including hiring staff, acquiring necessary professional administrative services and legal counsel, and procuring insurance.
 4. Health and Safety Code Section 34180(f) requires that if the City, through the Long Range Property Management Plan, wishes to retain any Successor Agency property for redevelopment purposes and is unable to reach a compensation agreement with other taxing entities, the fair market value of the property shall be determined by an independent appraiser approved by the Oversight Board.
 5. Mark A. Smith, dba Andrew A. Smith Company ("Smith Company"), has provided appraisal services to the former Agency since 2008, has a current Agreement for Professional Services with the Successor Agency dated July 18, 2013, and has extensive experience appraising Agency properties.
 6. The Smith Company is the firm most experienced in appraising Successor Agency properties pursuant to Health and Safety Code Section 34180(f).
- B. The Oversight Board hereby APPROVES the appraisal firm of Mark A. Smith, dba Andrew A. Smith Company, to perform valuation services pursuant to Health and Safety Code Section 34180(f) on behalf of the Successor Agency.


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PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency at a regularly-scheduled meeting held this 19th day of February 2014, by the following vote to wit:

AYES: ABUSHABAN, BUXBAUM, GRIFFIN, GRIFFITHS, RANU, TURNER-EMERSON
NOES: NONE
ABSENT: CHADWICK


Debra Turner-Emerson, Chairperson

ATTEST:


Majed Al-Ghafry, Oversight Board Secretary