

RESOLUTION NO. OB-10-13

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER CITY OF EL CAJON REDEVELOPMENT AGENCY APPROVING THE EXECUTION OF AN AGREEMENT BETWEEN CASSIDY TURLEY SAN DIEGO AND RETAIL INSIGHT AND THE CITY OF EL CAJON, IN ITS CAPACITY AS SUCCESSOR AGENCY, FOR REPRESENTATION IN THE SALE OF SELECT SUCCESSOR AGENCY PROPERTIES.

WHEREAS, in April 2012, the City Manager, acting in his capacity as the Executive Director of the Successor Agency to the former El Cajon Redevelopment Agency, authorized staff to issue a Request for Qualifications ("RFQ") to seek qualifications and fee/commission proposals from commercial and industrial real estate brokers in the sale of select Successor Agency properties, and a total of nine responses were received by from qualified professionals by the extended RFQ due date of June 18, 2012; and

WHEREAS, recommendation for selection of a broker was delayed due to the enactment of Assembly Bill 1484 on June 27, 2012, which imposed additional requirements on successor agencies prior to selling former redevelopment agency properties, including, among other things, preparation of a Long Range Property Management Plan ("LRPMP"); and

WHEREAS, the Oversight Board approved the LRPMP on November 21, 2012, as Resolution No. OB-09-12 which was then submitted to the California Department of Finance ("DOF") on November 21, 2012, December 4, 2012, and again on April 11, 2013, upon receipt of a Finding of Completion; and

WHEREAS, each property profile in LRPMP dictates the strategy for sale of each of the fifteen former redevelopment agency properties, which may include the sale of property in the open market through an approved broker;

WHEREAS, staff believes that approval of the LRPMP may occur in the near future and that action to select a broker to represent the Successor Agency in the sale of its properties is necessary; and

WHEREAS, after a re-review of the nine proposals, the City Manager is recommending selection of the broker team of Cassidy Turley San Diego and Retail Insight as the firm most qualified and experienced to represent select Successor Agency properties.

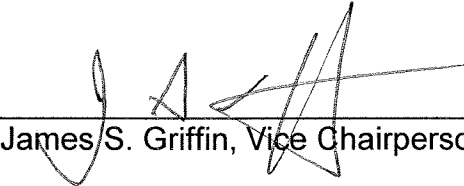
NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER CITY OF EL CAJON REDEVELOPMENT AGENCY, AS FOLLOWS:

- 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. The proposed Agreement and broker team would be in the best interest of the affected taxing entities and the public by bringing buyers who will acquire and develop Successor Agency properties to their fullest potential, resulting in increased property taxes, sale tax, new jobs, and economic prosperity to El Cajon.
- B. The Oversight Board hereby APPROVES execution of an agreement, as recommended by the City Manager, between the Successor Agency and Cassidy Turley San Diego and Retail Insight, for representation in the sale of select Successor Agency properties identified in the Long Range Property Management Plan, in a form substantially as presented with such changes approved by the City Manager; and
- C. The Oversight Board hereby APPROVES execution of an agreement by the City Manager of the City of El Cajon, or such person designated by the City Manager, acting in the capacity of the chief executive officer for 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 meeting held this 21st day of August, 2013, by the following vote to wit:

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



James S. Griffin, Vice Chairperson

ATTEST:



Jennifer Ficacci, Oversight Board Acting Secretary