

RESOLUTION NO. OB-12-14

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 COMMERCIAL PROPERTIES GROUP, RETAIL INSITE AND THE CITY OF EL CAJON, IN ITS CAPACITY AS SUCCESSOR AGENCY, FOR REPRESENTATION IN THE SALE OF SELECT SUCCESSOR AGENCY PROPERTIES.

WHEREAS, the Oversight Board approved the Long Range Property Management Plan ("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, following DOF's review of the LRPMP and a "meet and consult" conference with DOF staff representatives, the Successor Agency proposed amendments to the Oversight Board, resulting in the City of El Cajon Successor Agency Amended and Restated Long Range Property Management Plan (the "Amended Plan"), which was approved on January 15, 2014, as Resolution No. OB-07-14, and submitted to the DOF; and

WHEREAS, each property profile in Amended Plan dictates the strategy for sale of each of the 15 former redevelopment agency properties, which may include the sale of property in the open market through an approved broker; and

WHEREAS, the Oversight Board approved execution of an agreement between Cassidy Turley San Diego and Retail Insite and the City of El Cajon as Successor Agency, on August 21, 2013, as Resolution No. OB-10-13 for the representation in the sale of select Successor Agency properties identified in the LRPMP, with Kerry Schimpf of Cassidy Turley and Don and Matt Moser of Retail Insite being the principals of the two firms; and

WHEREAS, Kerry Schimpf, a principal of Cassidy Turley San Diego, has moved to a new company, Commercial Properties Group, which requires new authorization to enter into an agreement by the Successor Agency, its Oversight Board and the DOF; and

WHEREAS, the DOF approved the Amended Plan on February 21, 2014, and action to select a broker to represent the Successor Agency in the sale of its properties is necessary; and

WHEREAS, staff has received and a revised proposal for property services from Kerry Schimpf of Commercial Properties Group and Don Moser of Retail Insite on March 4, 2014, and compared it against the prior team response and found no change other than the change from Cassidy Turley San Diego to Commercial Properties Group; and

WHEREAS, staff remains confident that the revised team of Kerry Schimpf of Commercial Properties Group and Don Moser of Retail Insite, will represent the best interests 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, sales tax, new jobs, and economic prosperity to El Cajon.

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 of Commercial Properties Group and Retail Insite 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 Commercial Properties Group and Retail Insite, for representation in the sale of select Successor Agency properties identified in the Amended 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.


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 March 2014, by the following vote to wit:

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



Debra Turner-Emerson, Chairperson

ATTEST:



Majed Al-Ghafry, Oversight Board Secretary