RESOLUTION NO. OB-07-14

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER EL CAJON REDEVELOPMENT AGENCY APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN, AS AMENDED JANUARY 15, 2014; AUTHORIZING THE BOARD SECRETARY TO TRANSMIT THE PLAN TO THE STATE OF CALIFORNIA DEPARTMENT OF FINANCE; AND APPROVING EXECUTION BY THE EXECUTIVE DIRECTOR OF SUCH DOCUMENTS AND TAKE SUCH ACTION NECESSARY TO CONVEY TITLE TO PROPERTY FORMERLY HELD BY THE EL CAJON REDEVELOPMENT AGENCY CONSISTENT WITH THE FINAL PLAN, ITS ATTACHMENTS AND APPENDICES, AS APPROVED BY THE DEPARTMENT OF FINANCE.

WHEREAS, California Health and Safety Code section 34179.5 (the "Act") provides that the Successor Agency of the former El Cajon Redevelopment Agency (the "Successor Agency") is required to prepare a Long Range Property Management Plan (the "Plan") that addresses the disposition and use of real properties of the former redevelopment agency; and

WHEREAS, section 34179.5 of the Act also requires the Successor Agency to submit the Plan to the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency (the "Oversight Board") and the Department of Finance, and required regulatory agencies, not later than six months following the issuance to the Successor Agency of the finding of completion; and

WHEREAS, the Successor Agency approved the Plan, as presented at a joint meeting of the El Cajon City Council and El Cajon Housing Authority on November 13, 2012; and

WHEREAS, the Successor Agency staff submitted the Plan to the Oversight Board for approval in an effort to expedite disposition of Plan properties upon receipt from the Department of Finance of a final finding of completion; and

WHEREAS, the Oversight approved the Plan on November 21, 2012, as Resolution No. OB-09-12, which was subsequently submitted to the Department of Finance for consideration; and

WHEREAS, the Successor Agency received the finding of completion on April 11, 2013, and re-submitted the Plan to the Department of Finance upon receipt; and

WHEREAS, the Department of Finance has returned the Plan without approval, providing recommendations for amendments to the Plan or its attachments, including

the requirement that the Successor Agency enter into compensation agreements with all affected taxing entities where the Plan provides that the asset will be sold to the City of El Cajon for redevelopment purposes; and

WHEREAS, it is necessary, before the Successor Agency can proceed with the disposition of any of its real property, for the Plan to be amended to obtain the approval of the Department of Finance.

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 of the amended Long Range Property Management Plan is exempt from the California Environmental Quality Act ("CEQA") under Section 15061 (b) (3) (General Rule) of the CEQA Guidelines because the proposed amendments will not cause a significant adverse physical change to the environment either directly or indirectly.

3. Approval of the compensation agreements with each of the affected taxing entities is necessary prior to the sale of any Successor Agency asset to the City of El Cajon, for redevelopment purposes.

B. The Oversight Board hereby APPROVES the Long Range Property Management Plan, its attachments and appendices, as amended January 15, 2014, substantially in the form as presented to the Board at its January 15, 2014 meeting (the "Amended Plan") on file in the Community Development Department of the City of El Cajon and the City of El Cajon website, which supercedes and replaces the Long Range Property Management Plan approved by the Oversight Board on November 21, 2012, as Resolution No. OB-09-12.

C. The Oversight Board hereby APPROVES transmission of the Amended Plan to the Department of Finance and other required regulatory agencies at the earliest possible date.

D. The Oversight Board hereby APPROVES the Executive Director for the Successor Agency, any Deputy Executive Director, or the Executive Director's designee, to take such action and execute such deeds and other documents, including approved compensation agreements with affected taxing entities where an asset is approved for sale to the City of El Cajon for redevelopment purposes, and for the Secretary of the Successor Agency, or any Deputy Secretary, to attest such signatures, all as necessary for the disposal of properties, as

specified in the Amended Plan, upon receipt of, and compliance with, the final approval by the Department of Finance.

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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 15th day of January 2014, by the following vote to wit:

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

Debra Turner-Emerson, Chairperson

ATTEST:

Majed Al-Ghafry, Oversight Board Secretary

Long Range Property Management Plan—Amended January 15, 2014

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City of El Cajon

Successor Agency

Oversight Board

200 Civic Center Way

El Cajon, CA 92020

Phone: 619.441.1741

Fax: 619.441.1743

Website: www.cityofelcajon.us

LONG RANGE PROPERTY MANAGEMENT PLAN – AMENDED JANUARY 15, 2014
For the disposition of
CITY OF EL CAJON - SUCCESSOR AGENCY REAL PROPERTY ASSETS

Consistent with State Legislation ABx1 26 (the "Dissolution Act") and Assembly Bill No. 1484 ("AB 1484"), this amended Long Range Property Management Plan (the "Amended Plan") supersedes and replaces the Long Range Property Management Plan ("Original Plan") approved by the Oversight Board on November 21, 2012, as Resolution No. OB-09-12, and sets forth the strategy and process of the City of El Cajon as Successor Agency ("Successor Agency") to dispose of former El Cajon Redevelopment Agency real property assets ("Assets" or "Asset") within its Community Redevelopment Property Trust Fund (the "Trust"). The Successor Agency's goal is to dispose of the Assets expeditiously and in a manner aimed to maximize value to the taxing entities, while still advancing the planning objectives for which the properties were originally acquired.

Based on the above premise, and with the approval of the Successor Agency and Oversight Board, all Assets will undergo a disposition evaluation process to determine if the properties should be: 1) transferred to the El Cajon Housing Authority for a governmental purpose; 2) transferred to the City of El Cajon for a governmental purpose; 3) transferred/sold to the City of El Cajon for redevelopment activities; 4) retained by the Successor Agency to fulfill an enforceable obligation; 5) offered for sale to adjoining property owners or tenants; 6) offered for sale to persons on established interest lists; or 7) listed for sale with an approved broker on the open market.

I. GOALS OF THE AMENDED PLAN

A. Transfer properties to the City or Housing Authority that were acquired for public purposes, acquired with restricted funding (including CDBG, tax-exempt bond proceeds, Low or Moderate-Income Housing Funds), or properties that were transferred from the City to the former redevelopment agency for a public purpose at no cost, in accordance with CH&SC Section 34181(a).

B. Leverage Asset sites to maximize community benefits and implement planning objectives for which the properties were originally acquired.

C. Maximize the sales price, property tax, sales tax or any combination thereof for properties deemed appropriate for private development.

D. Engage all public, private, and non-profit groups affected by the disposition of Successor Agency Assets.

E. Hire highly experienced Brokers who will market Successor Agency Assets, where appropriate, to yield the best development and the highest return, whether immediate or long-term.

F. Be responsive, equitable and sensitive to the needs and concerns of adjacent private property owners.

G. Present purchase offers to the Successor Agency and Oversight Board as early as possible.

H. Comply with the Dissolution Act and AB 1484.

II. COMMUNITY REDEVELOPMENT PROPERTY TRUST FUND (the "Trust")

The Successor Agency has segregated former El Cajon Redevelopment Agency real property assets from the City fixed asset account as of February 1, 2012:

A. Land held for resale is accounted for in the Successor Agency Fund 0590.

B. Regular land and other capital assets are accounted for in Fund 0860 - Successor Agency Fixed Asset Account.

III. REQUIRED COMPONENTS OF THE AMENDED PLAN

Pursuant to Health and Safety Code Section 34191.5 et seq., the Amended Plan shall do all of the following ("Required Components"):

A. Include an inventory of all properties in the Trust ("Asset Inventory").

B. The inventory or profile for each site shall consist of all of the following information:

1. The date of acquisition of the property and value/purchase price of the property at that time.
2. The purpose for which the property was acquired.
3. Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
4. An estimate of the current value of the parcel including, if available, any appraisal information.
5. An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
6. The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.
7. A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.
8. A brief history of previous development proposals and activity, including the rental or lease of property.

C. Address the use or disposition of all of the properties in the Trust. Permissible uses authorized under AB1484 include: 1) the retention of the property for governmental use pursuant to subdivision (a) of Section 34181; 2) the retention of the property for future development; 3) the sale of the property; or 4) the use of the property to fulfill an enforceable obligation. The Amended Plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. All of the following conditions shall apply:

1. If the Amended Plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.
2. If the Amended Plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (a), the proceeds from the sale shall be distributed as property tax to the taxing entities in accordance with Section VI or VII.
3. Property shall not be transferred to a successor agency, city, county, or city and county, unless the long-range property management plan has been approved by the Oversight Board and the California Department of Finance.

IV. PROPERTY PROFILE

The Amended Plan shall include a profile of each Asset by site number, along with other pertinent information to support the disposal strategy recommended, including:

A. Each "Property Profile" shall include:

1. Required Components.
2. Classification of property - Properties will be categorized into one or more of four classifications:

a. <u>Transfer to City/El Cajon Housing Authority – Governmental Purpose</u>: properties that should be transferred for public benefit ("Public Properties") and have minimal or no market value or are restricted by the source funding at acquisition (Parks, Parking Lot, etc. CH&SC Section 34181(a)).

b. <u>Enforceable Obligation:</u> properties subject to a contract or enforceable obligation.

c. <u>Transfer to City – Redevelopment Activities:</u> properties to be transferred to the City for redevelopment activities (CH&SC Section 34180(f)(1)).

d. <u>Available for Sale</u>: properties are available to sell.

3. Disposal Strategy.
4. Appendices - all supporting Asset documentation will be included in Amended Plan binders in the "Appendices" section and available for access from the City website.

B. Aerial/Site Map.

C. Site photos.

V. DISPOSITION PROCESS

Approval and Application of the Amended Plan.

A. Present the Amended Plan to the Successor Agency for review and approval.

B. Present the Amended Plan to the Oversight Board for review and approval.

C. Submit the Amended Plan, as may be amended, to the California Department of Finance for approval.

D. Transfer properties for governmental purposes to the Housing Authority, where applicable.

E. Transfer properties for governmental purposes to the City of El Cajon, where applicable.

F. Transfer properties for redevelopment activities to the City of El Cajon, where applicable.

G. Maintain ownership of properties until enforceable obligations can be fulfilled.

H. Offer properties for sale to adjacent property owners, tenants and/or owners on interest list, where applicable.

I. Select Broker or Broker's from Approved Broker List ("Broker") and execute listing agreement(s), if listing the Asset through a broker is authorized.

J. Gather all pertinent parcel information for each site under consideration including, but not limited to: Phase 1, environmental clearance, enforceable obligations, resolutions, ordinances, etc.

VI. TRANSFER/SALE OF ASSETS TO CITY OF EL CAJON OR EL CAJON HOUSING AUTHORITY - PROCESS

This process applies to the sale or transfer of Assets to the City of El Cajon or El Cajon Housing Authority for Governmental Purposes or Redevelopment Activities:

A. Secure a property appraisal (Redevelopment Activities only).

B. Prepare a report to the Successor Agency with attachments for acquisition/transfer:

1. Conduct a public hearing with at least 10 days' notice including proposed action (including price/terms).

C. Prepare an agenda report for the Oversight Board for offer acceptance/terms.

   1. Approval by resolution of the Oversight Board at a public meeting with at least 10 days public hearing notice (34181(f)) (price/terms).

D. For approved transfers/purchases of any Asset for Redevelopment Activities, negotiate a Compensation Agreement with Affected Taxing Entities ("ATE's") to provide payments to them in proportion to their shares of the base property tax, as determined pursuant to Section 34188, for the value of the property retained (Section 34180(f)(1)):

   1. ATE's will be contacted for approval of the Disposal Strategy for properties to be retained by the City for Redevelopment Activities.
   2. If no other agreement is reached on valuation of the retained assets identified in the Disposal Strategy with ATE's, the value will be the fair market value as of the 2011 property tax lien date as determined by an independent appraiser approved by the Oversight Board.
   3. ATE's shall enter into a compensation agreement with the City or Housing Authority prior to the transfer of any property under this Section VI.

E. Staff to prepare documents and consummate transfer (internally or through an El Cajon escrow company).

F. The Successor Agency shall remit net proceeds, if any, within five working days upon consummation of each transfer/sale, for distribution to the ATE's.

VII. TRANSFER OF PROPERTIES TO FULFILL AN ENFORCEABLE OBLIGATION – PROCESS

This process applies to Assets to be retained by the Successor Agency in order to fulfill an enforceable obligation, including Lease Option Agreements or other agreements, and the subsequent transfer of the property:

A. Secure property appraisal, if required.

B. If property is to be sold without a Broker, staff will proceed to communicate/negotiate with the party to the agreement creating the enforceable obligation.

C. Staff to prepare a report to the Successor Agency with attachments for acquisition/transfer:

   1. Present the proposed transaction in closed session (to discuss price/terms approved), if applicable.
   2. Conduct a public hearing (once price/terms approved) with at least 10 days' notice.

D. Staff to prepare an agenda report for the Oversight Board for offer acceptance/terms.

1. Conduct a public hearing with at least ten days' notice (34181(f)) (once price/terms approved).

E. Staff to prepare documents and consummate transfer internally or through an El Cajon escrow company.

F. The Successor Agency shall remit net proceeds, if any, within five working days upon consummation of each transfer/sale, for distribution to the ATE's.

VIII. SALE OF ASSETS IN OPEN MARKET – PROCESS

This process applies to Assets to be sold to parties, other than the City or the El Cajon Housing Authority, in the open market:

A. Secure property appraisal.

B. If property is to be sold without a Broker, staff will proceed to communicate/negotiate with interested parties.

C. If property to be sold with a Broker, Broker to list Asset for sale on MLS, Co-Star, Loop-Net, website, and/or other marketing resources.

D. Broker to accept, evaluate and present offers to Successor Agency staff.

E. Staff to prepare a report to the Successor Agency with attachments for acquisition/transfer:

1. Present the proposed transaction in closed session (until price/terms approved), if applicable.
2. Conduct a public hearing with at least ten days' notice (once price/terms approved).

F. Staff to prepare an agenda report for the Oversight Board for offer acceptance/terms.

1. Conduct a public hearing with at least ten days' notice (34181(f)) (once price/terms approved).

G. Staff to prepare documents and consummate transfer through an El Cajon escrow company.

H. The Successor Agency shall remit net proceeds, if any, within five working days upon consummation of each sale to the ATE's.

IX. TIMING

A. This Amended Plan shall be submitted to and approved by the Successor Agency and Oversight Board prior to submission to the California Department of Finance.

B. The Amended Plan, as may be amended by the Successor Agency or Oversight Board, shall be submitted to the California Department of Finance:

1. Upon approval of both Due Diligence Review ("DDR") reports and transmission of approved DDR amounts.
2. Not later than six months following the issuance of the "Finding of Completion"[1] to the Successor Agency pursuant to Health and Safety Code Section 34179.7.

C. Upon notification of approval of the Amended Plan by the California Department of Finance, Assets shall be disposed of in an expedited manner in accordance with this Amended Plan, the Asset Inventory and the Property Profiles that supplement the Amended Plan.

D. If the DOF has not approved the Amended Plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative.

X. SUCCESSOR AGENCY STAFF CONTACTS

City Manager's Office:

Douglas Williford, City Manager, (619) 441-1716, Dwillifo@cityofelcajon.us

Majed Al-Ghafry, Assistant City Manager, (619) 441-1653, Malghafr@cityofelcajon.us

Community Development Department:

Jenny Ficacci, Housing Manager, (619) 441-1768, Jficacci@cityofelcajon.us

Finance Department:

Victoria Danganan, Sr. Accountant, (619) 441-1720, Vdangana@cityofelcajon.us

Holly Reed-Falk, Financial Operations Manager, (619) 441-1722, Hrfalk@cityofelcajon.us.

[1] A **Finding of Completion** will be issued by the California Department of Finance (DOF) upon submission, approval and remittance of funds identified in a Due Diligence Review for: a) the Low and Moderate Income Housing Fund; and 2) All Other Funds and Accounts. The Successor Agency received its Finding of Completion on April 11, 2013, and the Original Plan was submitted to DOF immediately upon receipt.

Successor Agency to the El Cajon Redevelopment Agency - Asset Inventory

Effective 1/31/2012

Site #	Parcel #	Address	# Acres	Lot Size	Building SF	Zoning	Purchase Price (Final HUD / Other Documents)	Current Use	Tenant	City/HA Acq - 34181(a) Governmental Purpose	City Acq - Redev Activities 34180(f)(1)	Enforceable Obligation (Yes / No)	Disposal Strategy	Disposition Timing (Phase)	Disposal - FY
1	488-083-15-00	Lot adj to 156 E. Main Street, El Cajon, CA 92020	0.05	2,178	N/a	C-R	$ 150,000.00	Lease Purchase	Per Favor			YES; Bond Restrictions	Transfer to Per Favor or Successor Agency - **Hold until May 2016** - Enforceable Obligation	Phase 1	2012-13
2	488-083-16-00	156 E. Main Street, El Cajon, CA 92020	0.05	2,178	N/a	C-R	Combined with 488-083-15-00	Lease Purchase	Per Favor			YES; Bond Restrictions	Transfer to Per Favor or Successor Agency - **Hold until May 2016** - Enforceable Obligation	Phase 1	2012-13
3	488-083-27-00	149 Rea Avenue, El Cajon, CA 92020	0.50	21,780	N/a	C-R	$ 208,038.94	Long Term Lease	Wagharst Museum	YES		YES; Bond Restrictions	Transfer to City - Governmental Use and Enforceable Obligation	Phase 2	2012-13 through 2013-2014
4	488-211-21-00	201 E. Main St. Prescott Promenade	0.35	15,423	N/a	C-G	$ 331,090.93	Municipal Park	Mangia Bene (portion); Clear Channel (billboard)	YES		YES; Bond and Federal Funds Restrictions	Transfer to City - Governmental Use and Enforceable Obligation	Phase 2	2012-13 through 2013-2014
5	488-212-19-00	Vacated Alley adjacent to Lexington Sr. Apartments	0.18	7,841	N/a	RM-1500	No cost - Vacation of Alley	Vacated Alley	N/a	YES		Bond Restrictions	Transfer to Housing Authority - Governmental Use	Phase 2	2012-13 through 2013-2014
6	488-212-20-00	Surplus parcel adjacent to Community Center Parking Lot	0.16	6,838	N/a	RM-1500	No cost - Vacation of Prescott Ave	Municipal Facility	N/a	YES		Bond Restrictions	Transfer to Housing Authority - Governmental Use	Phase 2	2012-13 through 2013-2014
7	488-212-22-00	Community Center Parking lot adjacent to Lexington Sr. Apartments	0.91	39,640	N/a	RM-1500	$ 1,048,457.42	Public Parking for Municipal Facilities	N/a	YES		Bond Restrictions	Transfer to Housing Authority - Governmental Use	Phase 2	2012-13 to 2013-2014
8	488-072-38-00	Magnolia Ave frontage; Parcel 1 of PM 20625	1.10	47,916	N/a	C-R	$ 4,442,183.49	Public Parking for Municipal Facilities	N/a	YES		YES	Transfer to City - Governmental Use and Enforceable Obligation	Phase 2	2012-13 through 2013-2014
9	488-072-40-00	Rea Avenue properties; Parcel 3 of PM 20625	0.65	28,314	N/a	C-R	Combined with 488-072-38	Public Parking for Municipal Facilities	N/a		YES		City to acquire - redevelopment activities	Phase 1	2012-13
10	482-250-34-00	572-588 N. Johnson Avenue, El Cajon, CA 92020	1.36	59,242	N/a	C-M	$ 2,981,050.12	Vacant Land	N/a				Negotiate with interested parties, then public through broker	Phase 3	2013-14
11	482-250-36-00	531-555 Raleigh Avenue, El Cajon, CA 92020	0.56	24,394	9,008	C-M	$ 1,056,917.77	Leased Commercial	Drummond Coach & Paint; Crystal Cleaners; Russelle Metallab Co, (sublease)				Negotiate with tenants, then public through broker	Phase 3	2013-14
12	488-083-03-00	175 Rea Ave, El Cajon, CA 92020	0.10	4,356	3,600	C-R	$ 653,471.53	Vacant Commercial	N/a				Negotiate with interested parties, then public through broker	Phase 3	2013-14
13	488-082-16-00	141 N. Magnolia Avenue, El Cajon, CA 92020	0.81	35,284	17,434	C-R	$ 2,068,893.33	Vacant Commercial	Ladoor		YES		Demolish; City to acquire - redevelopment activities	Phase 1	2012-13
14	488-082-12-00	118-130 Rea Avenue, El Cajon, CA 92020	0.22	9,583	5,802	C-R	$ 1,035,454.29	Vacant Commercial	N/a		YES		Demolish; City to acquire - redevelopment activities	Phase 1	2012-13
15	483-071-52-00	100 Fletcher Parkway, El Cajon, CA 92020	3.48	151,589	23,870	C-R	$ 4,850,000.00	Vacant Former Police Headquarters	N/a				Demolish; Offer to public through broker	Phase 3	2013-14
		TOTALS		456,556	59,714	59,714	$ 18,841,793.20								

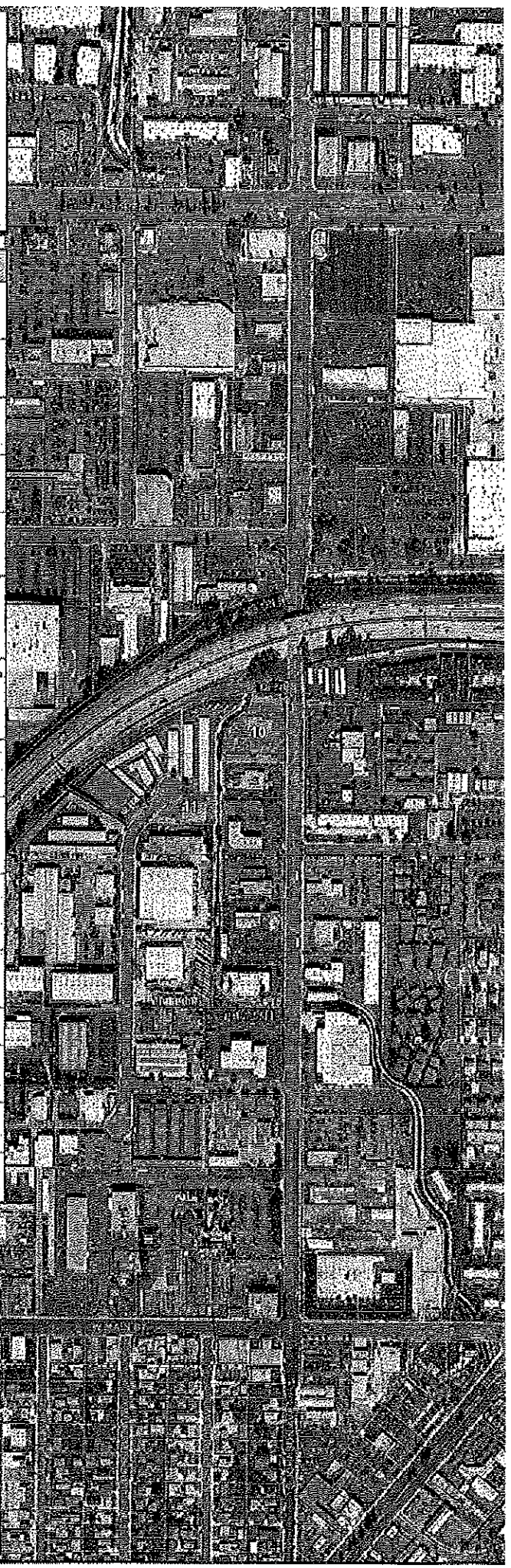
Former El Cajon Redevelopment Agency Properties

Housing

Non-Housing

N

August 30, 2012



Site #	Parcel #	Address	Property Type	# Acres	Building SF	Zoning	Current Use 1
1	488-083-15-00	Lot adj to 156 E. Main Street, El Cajon, CA 92020	Land	0.08	N/a	C-R	Lease Purchase
2	488-083-16-00	156 E. Main Street, El Cajon, CA 92020	Land	0.08	N/a	C-R	Lease Purchase
3	488-083-27-00	149 Rea Avenue, El Cajon, CA 92020	Land	0.50	N/a	C-R	Long Term Lease
4	488-211-21-00	201 E. Main St; Prescott Promenade	Park	0.36	N/a	C-G	Municipal Park
5	488-212-19-00	Vacated Alley adjacent to Lexington Sr. Apartments	Vacated Alley	0.04	N/a	RM-1500	Vacated Alley
6	488-212-20-00	Surplus parcel adjacent to Community Center Parking Lot	Park	0.16	N/a	RM-1500	Municipal Park
7	488-212-22-00	Community Center Parking lot adjacent to Lexington Sr. Apartments	Park; Parking Lot	0.91	N/a	RM-1500	Public Parking adjacent to Lexington Sr Apartments, Library and Community Center
8	488-072-38-00	Magnolia Ave frontage; Parcel 1 of PM 20625	Land	1.10	N/a	C-R	Public Parking for City Hall and County employees; City Vehicles
9	488-072-40-00	Rea Avenue properties; Parcel 3 of PM 20625	Land	0.65	N/a	C-R	Public Parking for City Hall and East County Regional Center
10	482-250-34-00	572-588 N. Johnson Avenue, El Cajon, CA 92020	Land	1.36	N/a	C-R	Vacant Lane
11	482-250-36-00	531-555 Raleigh Avenue, El Cajon, CA 92020	Commercial	0.56	9008	C-R	Leased Commercial
12	488-083-03-00	115 Rea Ave, El Cajon, CA 92020	Commercial	0.10	3600	C-R	Vacant Commercial
13	488-082-18-00	141 N. Magnolia Avenue, El Cajon, CA 92020	Commercial	0.81	17434	C-R	Vacant Commercial
14	488-082-12-00	118-130 Rea Avenue, El Cajon, CA 92020	Commercial	0.23	5800	C-R	Vacant Commercial
15	483-071-52-00	100 Fletcher Parkway, El Cajon, CA 92020	Former Police Station Headquarters	3.48	23870	C-R	Vacant Former Police Headquarters

MAP CREATED FROM SOURCES DEEMED RELIABLE BY THE CITY OF EL CAJON, INCLUDING SOME DATA PROVIDED BY

SanGIS

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PROPERTY PROFILE

Site # 1	One of two parcels leased to Por Favor Restaurant under Lease Purchase Agreement
Location:	156 E. Main Street and adjacent lot, El Cajon, CA 92020
APN:	488-083-15-00
Lot Size (SF):	3,500
Building SF:	Not applicable
General Plan:	SDA # 9 (Also within Specific Plan 182)
Zoning:	C-R, Regional Commercial
Highest/Best Use:	Patio dining for Por Favor Restaurant
Date Acquired:	May 14, 1986
Purchase Price:	$150,000.00[1]
Source of Funds:	Loan obtained from City of El Cajon for acquisition which was subsequently paid with $2M in taxable and $11M in tax-exempt financing from California Federal Savings & Loan Assoc (CalFed). CalFed was satisfied with $35,600,000 in tax exempt bond proceeds of the Tax Allocation Refunding Bonds Issue of 1992. The 1992 bonds were refinanced with $35,745,000 in tax exempt bond proceeds of the Tax Allocation Refunding Bonds Issue of 1997. The 1997 bonds were satisfied with $40,000,000 in tax exempt bond proceeds of the Tax Exempt Allocation Refunding Bonds Issue of 2005 and remain an outstanding enforceable obligation.
Purpose of Acquisition:	The property was acquired for purposes of redevelopment in the Civic Center Superblock where City Hall, the County Regional Courthouse, and the El Cajon Performing Arts Center are located.
Status & Revenues:	Land with leasehold improvements; Currently leased to Por Favor Restaurant at $1.00 per year plus reimbursement of Property Business Improvement (PBID) assessments of approximately $356.00. The Agency entered into a 10-year Lease Option Agreement with Por Favor Restaurant for a price of $38,250.00 on May 28, 1998, with one 10-year extension. Lessee was required to pay $3,825 per year until the lease-option price was paid. The 10-year extension was requested on April 17, 2008, and now expires on May 28, 2018, if not exercised. Lessee now pays $1.00 per year, plus any PBID taxes assessed to the property. Lessee completed the conditions precedent to acquiring the property on April 5, 2013, and the Oversight Board adopted Resolution No. OB-17-13 on June 19, 2013, approving the Purchase and Sale Agreement with Por Favor, Inc. If Lessee does not acquire the property by May 28, 2018, under the Lease-Option period, the Lease provides both parties will negotiate in good faith for new terms and conditions.
Environmental Issues, Brownfield or other Restrictions:	**Environmental:** None known **Brownfield:** None known **Restrictions:** Sales proceeds, if any, must be used in accordance with bond covenants.

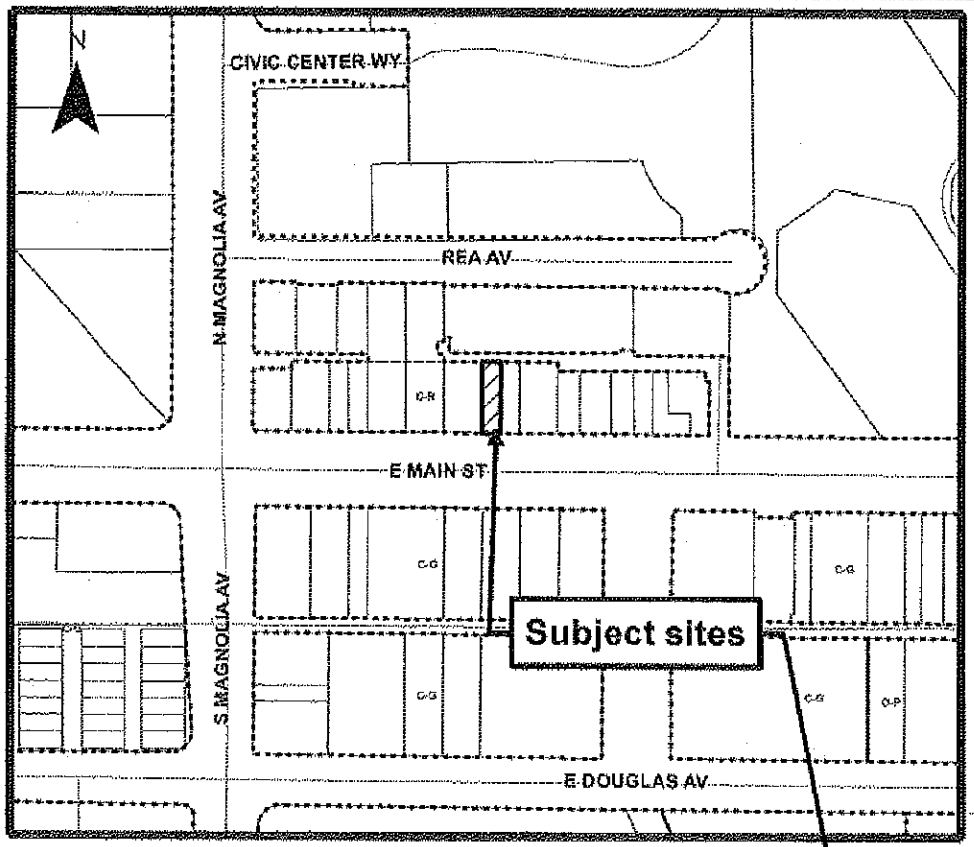
PROPERTY PROFILE

Transit Oriented Development Site:	Not applicable; currently utilized for patio dining for Por Favor restaurant.
Discussion & History:	The Agency acquired this property on May 14, 1986 jointly with APN 488-083-16-00 for $150,000 plus closing costs.
Classification:	**Enforceable Obligation; Retain by Successor Agency:** The properties are subject to a 10-year Lease Option Agreement dated 5/28/1998 with Por Favor Restaurant, with one 10-year extension that expires on May 28, 2018 and requires Lease renegotiation.
Use of Broker:	See Disposal Strategy
Value As-Is:	1. Not applicable at this time
Disposal Strategy:	In accordance with requirements for property acquired/satisfied with tax exempt bond proceeds, authorize the Successor Agency to: 1. Transfer the property to Por Favor Inc. upon approval of the Long Range Property Management Plan by the Department of Finance, pursuant to Oversight Board Resolution No. OB-07-13 approved June 19, 2013; or 2. Maintain ownership of the property until 5/28/2018; 3. If the option to purchase is not exercised by 5/28/2018, then: a. Appraise the property; b. Negotiate with Lessee for new Lease terms and conditions; c. Offer for sale to the adjacent property owner (owner of Por Favor Restaurant property, APN 488-083-14); d. Offer for sale in the open market through an approved Broker Utilize all sales proceeds, if any, in accordance with bond covenants.
Appendices:	3,22,23,24

[1] The purchase price for this property includes the acquisition of both APN 488-083-15-00 and 488-083-16-00

Long Range Property Management Plan

Site No. 1
Lot adjacent to 156 East Main Street

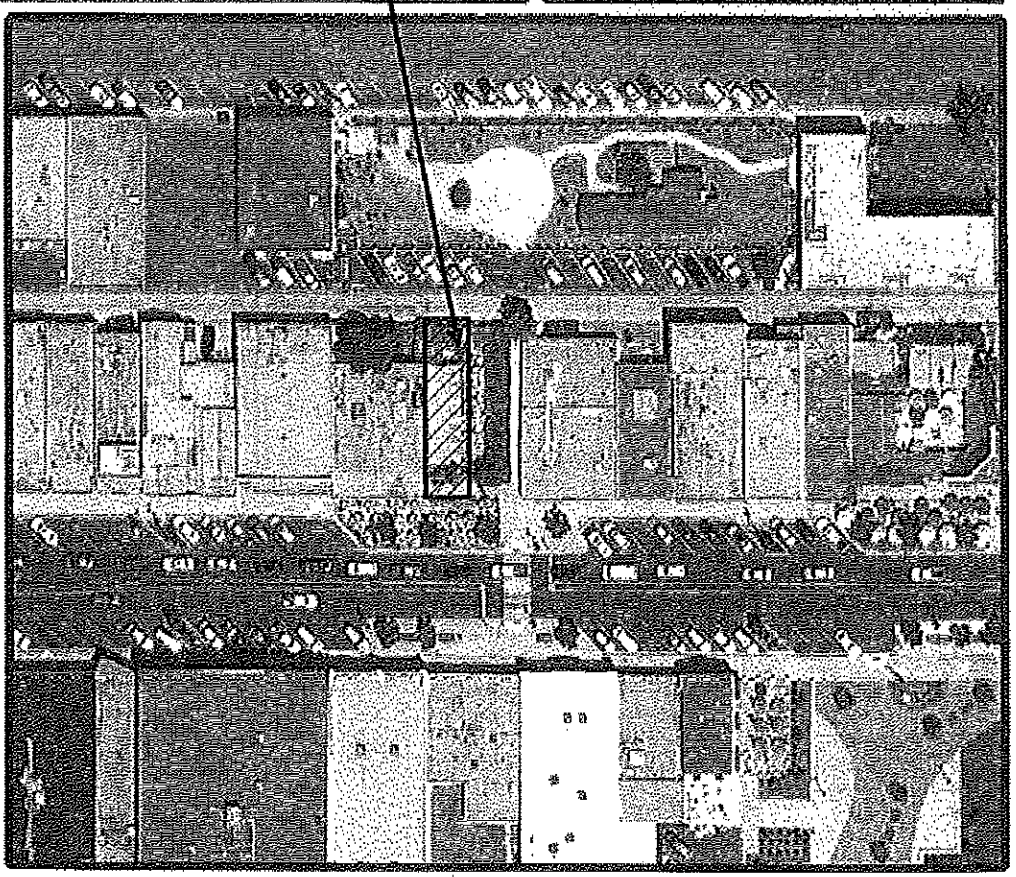


Property Features:

- C-R Zoning
- 0.05 Acres
- APN Nos. 488-083-15
- Successor Agency hold until May 2018 Enforceable obligation
- Disposition timing phase 1

City of El Cajon Successor Agency Oversight Board

200 Civic Center Way
El Cajon, CA 92020
Phone: 619.441.1741
Fax: 619.441.1743
cityofelcajon.us



PROPERTY PROFILE

Site # 2	One of two parcels leased to Por Favor Restaurant under Lease Purchase Agreement
Location:	156 E. Main Street and adjacent lot, El Cajon, CA 92020
APN:	488-083-16-00
Lot Size (SF):	3,500
Building SF:	Not applicable
General Plan:	SDA # 9 (Also within Specific Plan 182)
Zoning:	C-R, Regional Commercial
Highest/Best Use:	Patio dining for Por Favor Restaurant
Date Acquired:	May 14, 1986
Purchase Price:	See APN 488-053-15-00[1] for acquisition terms
Source of Funds:	Loan obtained from City of El Cajon for acquisition which was subsequently paid with $2M in taxable and $11M in tax-exempt financing from California Federal Savings & Loan Assoc (CalFed). CalFed was satisfied with $35,600,000 in tax exempt bond proceeds of the Tax Allocation Refunding Bonds Issue of 1992. The 1992 bonds were refinanced with $35,745,000 in tax exempt bond proceeds of the Tax Allocation Refunding Bonds Issue of 1997. The 1997 bonds were satisfied with $40,000,000 in tax exempt bond proceeds of the Tax Exempt Allocation Refunding Bonds Issue of 2005 and remain an outstanding enforceable obligation.
Purpose of Acquisition:	The property was acquired for purposes of redevelopment in the Civic Center Superblock where City Hall, the County Regional Courthouse, and the El Cajon Performing Arts Center are located.
Status & Revenues:	Land with leasehold improvements; Currently leased to Por Favor Restaurant at $1.00 per year plus reimbursement of Property Business Improvement (PBID) assessments of approximately $356.00. The Agency entered into a 10-year Lease Option Agreement with Por Favor Restaurant for a price of $38,250.00 on May 28, 1998, with one 10-year extension. Lessee was required to pay $3,825 per year until the lease-option price was paid. The 10-year extension was requested on April 17, 2008, and now expires on May 28, 2018, if not exercised. Lessee now pays $1.00 per year, plus any PBID taxes assessed to the property. Lessee completed the conditions precedent to acquiring the property on April 5, 2013, and the Oversight Board adopted Resolution No. OB-17-13 on June 19, 2013, approving the Purchase and Sale Agreement with Por Favor, Inc. If Lessee does not acquire the property by May 28, 2018, under the Lease-Option period, the Lease provides both parties will negotiate in good faith for new terms and conditions.
Environmental Issues, Brownfield or other Restrictions:	**Environmental**: None known **Brownfield**: None known **Restrictions**: Sales proceeds, if any, must be used in accordance with bond covenants.

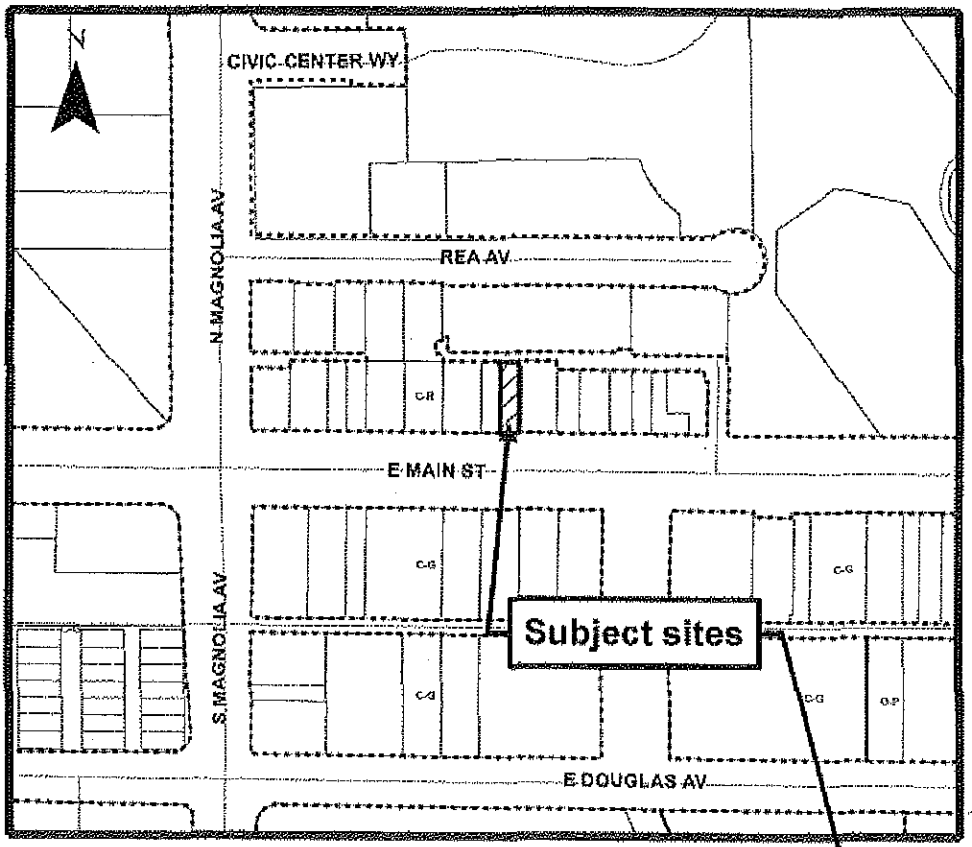
PROPERTY PROFILE

Transit Oriented Development Site:	Not applicable; currently utilized for patio dining for Por Favor restaurant.
Discussion & History:	The Agency acquired this property on May 14, 1986 jointly with APN 488-083-15-00 for $150,000 plus closing costs.
Classification:	**Enforceable Obligation; Retain by Successor Agency**: The properties are subject to a 10-year Lease Option Agreement dated 5/28/1998 with Por Favor Restaurant, with one 10-year extension that expires on May 28, 2018 and requires Lease renegotiation.
Use of Broker:	See Disposal Strategy
Value As-Is:	1. Not applicable at this time
Disposal Strategy:	In accordance with requirements for property acquired/satisfied with tax exempt bond proceeds, authorize the Successor Agency to: 1. Transfer the property to Por Favor Inc. upon approval of the Long Range Property Management Plan by the Department of Finance, pursuant to Oversight Board Resolution No. OB-07-13 approved June 19, 2013; or 2. Maintain ownership of the property until 5/28/2018; 3. If the option to purchase is not exercised by 5/28/2018, then: a. Appraise the property; b. Negotiate with Lessee for new Lease terms and conditions; c. Offer for sale to the adjacent property owner (owner of Por Favor property); d. Offer for sale in the open market through an approved Broker Utilize all sales proceeds, if any, in accordance with bond covenants.
Appendices:	3,22,23,24

[1] The purchase price for this property includes the acquisition of both APN 488-083-15-00 and 488-083-16-00

Long Range Property Management Plan

Site No. 2
156 East Main Street



Property Features:

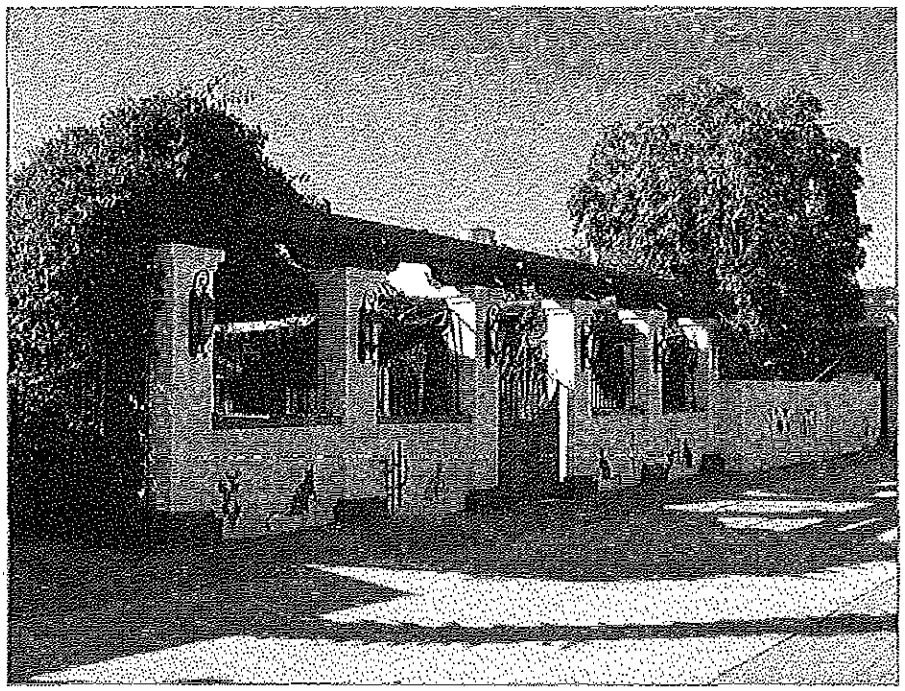
- C-R Zoning
- 0.05 Acres
- APN Nos. 488-083-16
- Successor Agency hold until May 2018 Enforceable obligation
- Disposition timing phase 1

City of El Cajon Successor Agency Oversight Board

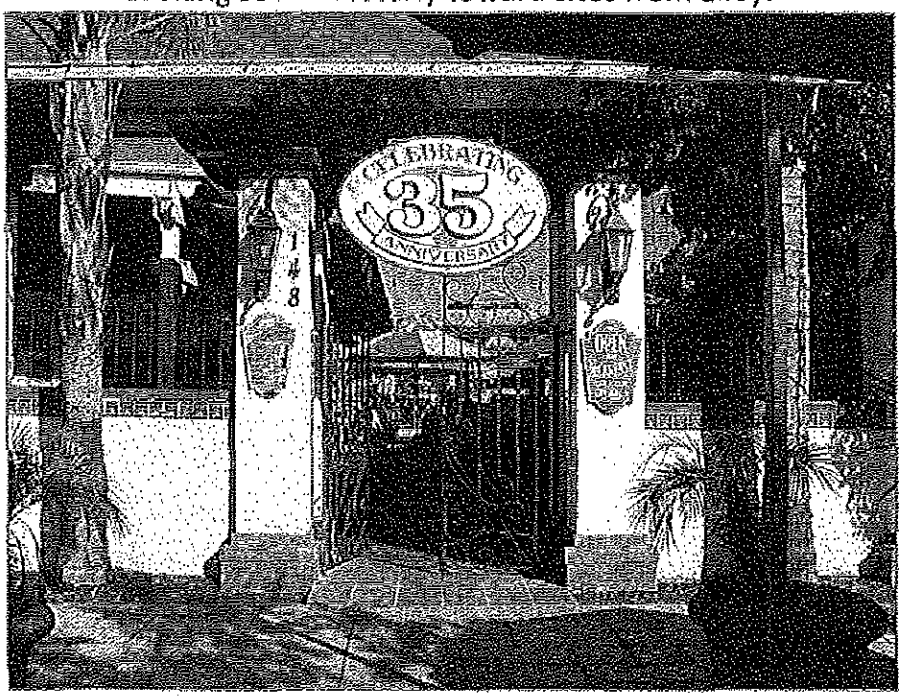
200 Civic Center Way
El Cajon, CA 92020
Phone: 619.441.1741
Fax: 619.441.1743
cityofelcajon.us

SUBJECT PHOTOGRAPHS

November 5, 2012



Looking southwesterly toward sites from alley.



Looking northerly toward sites from E. Main Street.

PROPERTY PROFILE

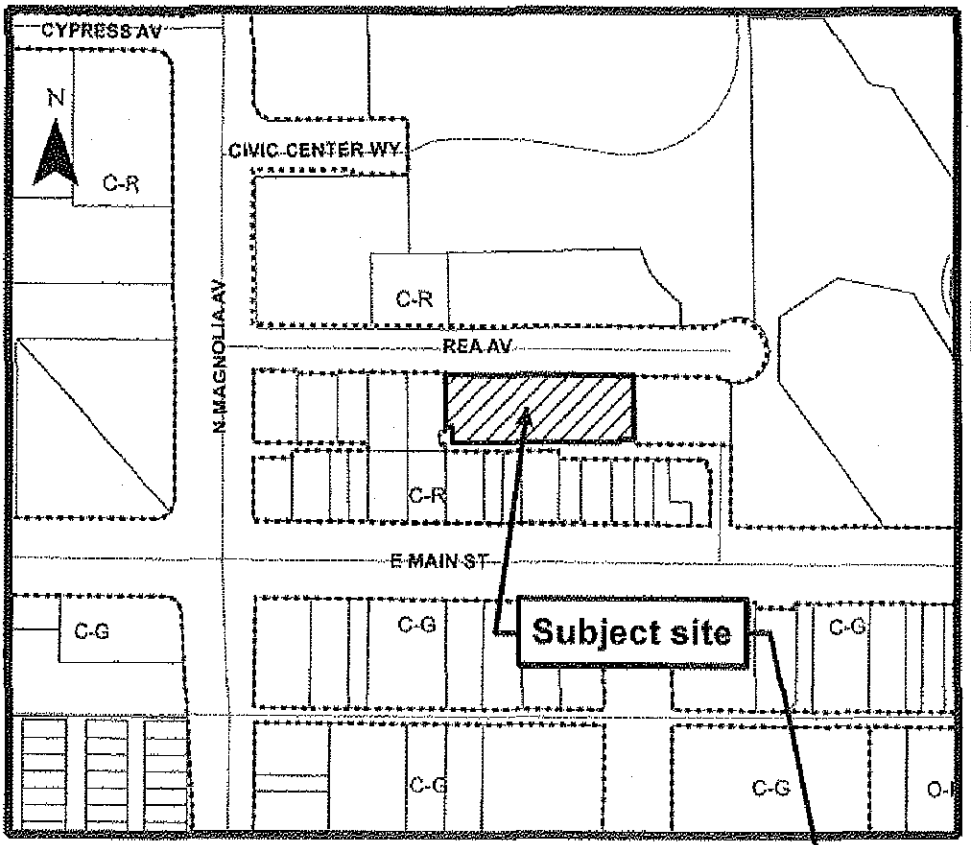
Site # 3	Parcel leased to Olaf Wieghorst Museum
Location:	149 Rea Avenue, El Cajon, CA 92020
APN:	488-083-27-00
Lot Size (SF):	21,780
Building SF:	Not applicable; former Olaf Wieghorst home moved to property
General Plan:	SDA # 9 (Also within Specific Plan 182)
Zoning:	C-R, Regional Commercial
Highest/Best Use:	Museum
Date Acquired:	June 18, 1993 and March 24, 1987; lots consolidated to 488-083-27-00 in 2003, PW cut 1280.
Purchase Price:	$208,038.94
Source of Funds:	Loan obtained from City of El Cajon for acquisition which was subsequently paid with $2M in taxable and $11M in tax-exempt financing from California Federal Savings & Loan Association (CalFed). CalFed was satisfied with $35,600,000 in tax exempt bond proceeds of the Tax Allocation Refunding Bonds Issue of 1992. The 1992 bonds were refinanced with $35,745,000 in tax exempt bond proceeds of the Tax Allocation Refunding Bonds Issue of 1997. The 1997 bonds were satisfied with $40,000,000 in tax exempt bond proceeds of the Tax Exempt Allocation Refunding Bonds Issue of 2005 and remain an outstanding enforceable obligation.
Purpose of Acquisition:	The Redevelopment Plan for the El Cajon Central Business District Redevelopment Project dated November, 1971, Section 407, authorizes the establishment of public, semi-public, institutional or nonprofit uses, including, but not limited to: educational, philanthropic and charitable institutions, and facilities or other similar associations or organizations. The property was acquired for purposes of redevelopment in the Civic Center Superblock where City Hall, the County Regional Courthouse, and the El Cajon Performing Arts Center are located. The initial parcel became available as the result of an unsafe/substandard abatement case that was destroyed due to fire and eventually was identified as the location of the historic home of Olaf Wieghorst, now a museum as part of the Wieghorst Western Heritage Center.
Status & Revenues:	Land with Leasehold Improvements; The lease generates revenue of $1.00 per year through July 22, 2049, plus reimbursement of Property Business Improvement District (PBID) assessments.
Environmental Issues, Brownfield or other Restrictions:	**Environmental**: None known **Brownfield**: Not applicable **Restrictions**: Any sales proceeds must be used in accordance with bond covenants.
Transit Oriented Development Site:	Not applicable

PROPERTY PROFILE

Site # 3	Parcel leased to Olaf Wieghorst Museum
Discussion & History:	The Agency acquired this property through two acquisitions on June 18, 1993, for $87,807 and March 24, 1987, for $120,231.94. The lots were consolidated as part of a request by the Olaf Weighorst Museum under CUP 1758 approved October 19, 1998, for a Museum in the C-R (Regional Commercial) Zone. The Agency then entered into a long term Lease Agreement with the museum on July 22, 1999, for fifty years which expires on July 22, 2049. The lessee is required to pay $1.00 per year, plus PBID assessments of approximately $1,425. The historic home of Olaf Wieghorst is currently located on the property and the Wieghorst Western Heritage Museum operates in an adjacent building at 131 Rea Avenue.
Classification:	**Enforceable Obligation** and **Transfer to City – Governmental Purposes** The Property is currently encumbered by a long term Lease Agreement dated July 22, 1999. Lease expires on July 22, 2049, with rent of $1.00 per year plus PBID reimbursement of approximately $1,425.
Use of Broker:	Not applicable; see Disposal Strategy
Value As-Is:	Not applicable at this time
Disposal Strategy:	In accordance with requirements for property acquired/satisfied with tax exempt bond proceeds, authorize the Successor Agency to: • Transfer the property to the City of El Cajon for Governmental Purposes pursuant to CH&SC Section 34181(a) and 34191.3 at no cost due to the source of funding for acquisition and the long-term enforceable obligation encumbering the property that expires on July 22, 2049.
Appendices:	1,4,22,23,24

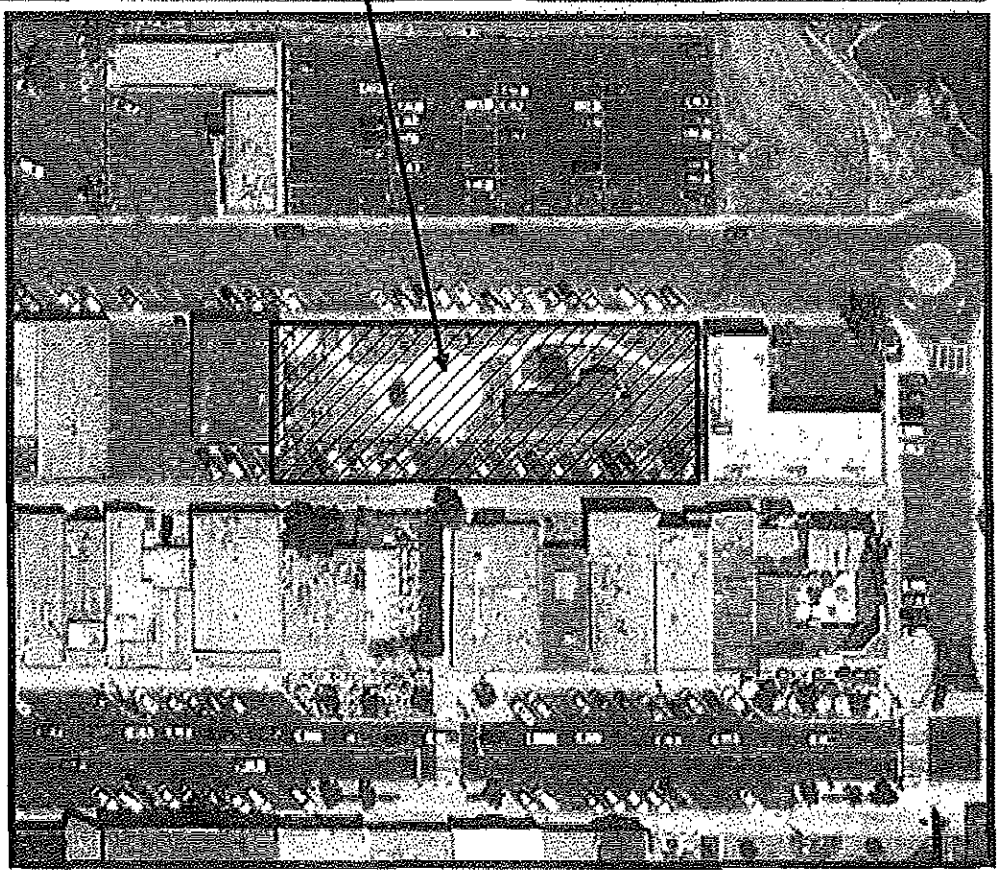
Long Range Property Management Plan

Site No. 3
149 Rea Avenue



Property Features:

- C-R Zoning
- 0.50 Acres
- APN No. 488-083-27
- Transfer to City - Governmental use and enforceable obligation
- Disposition timing phase 1



City of El Cajon Successor Agency Oversight Board

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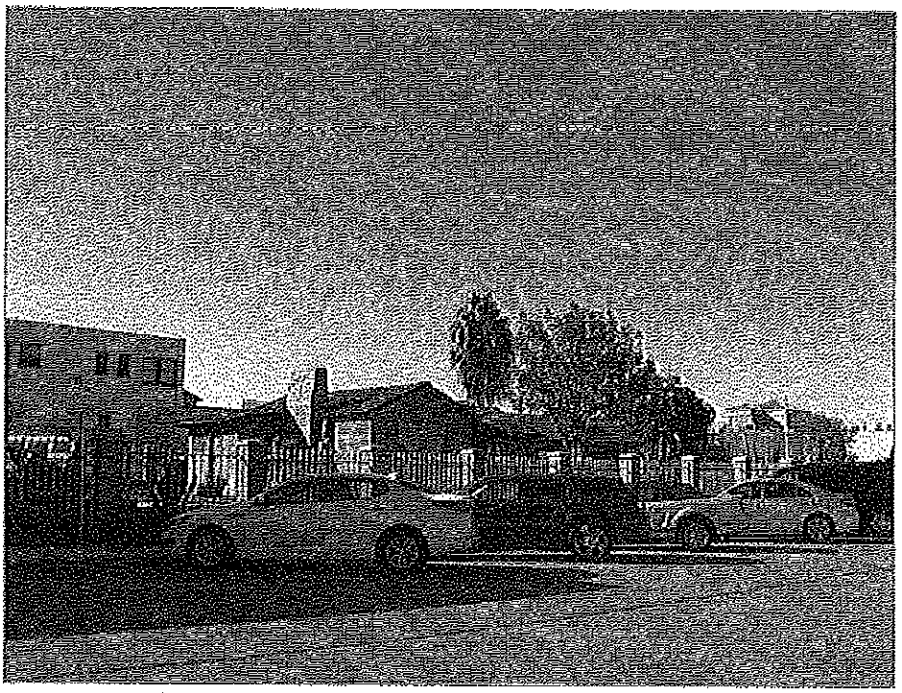
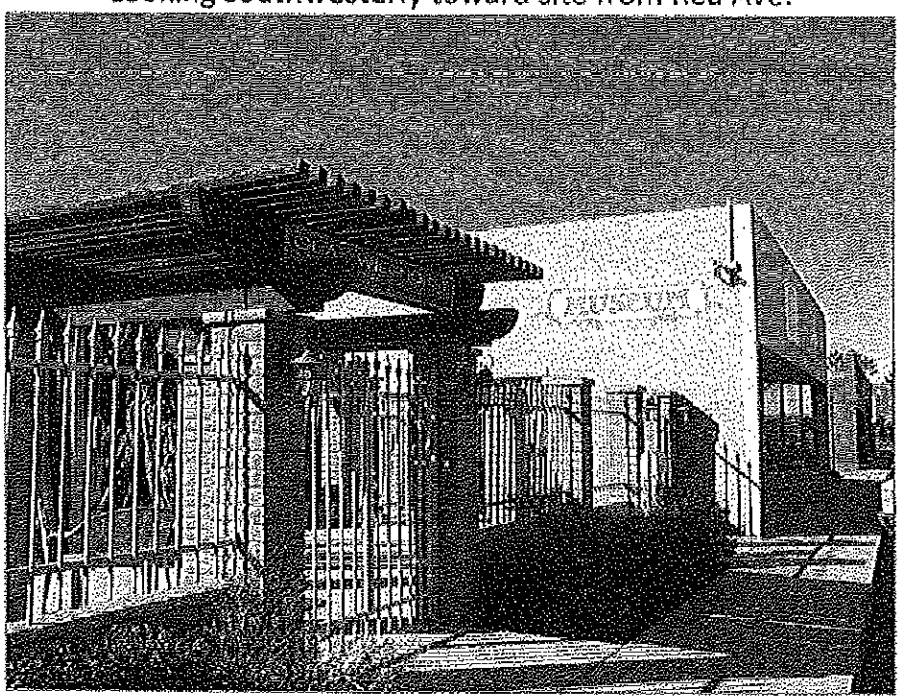
cityofelcajon.us

SUBJECT PHOTOGRAPHS

November 5, 2012



Looking southwesterly toward site from Rea Ave.



Looking westerly toward site Museum entrance from Rea Ave.

PROPERTY PROFILE

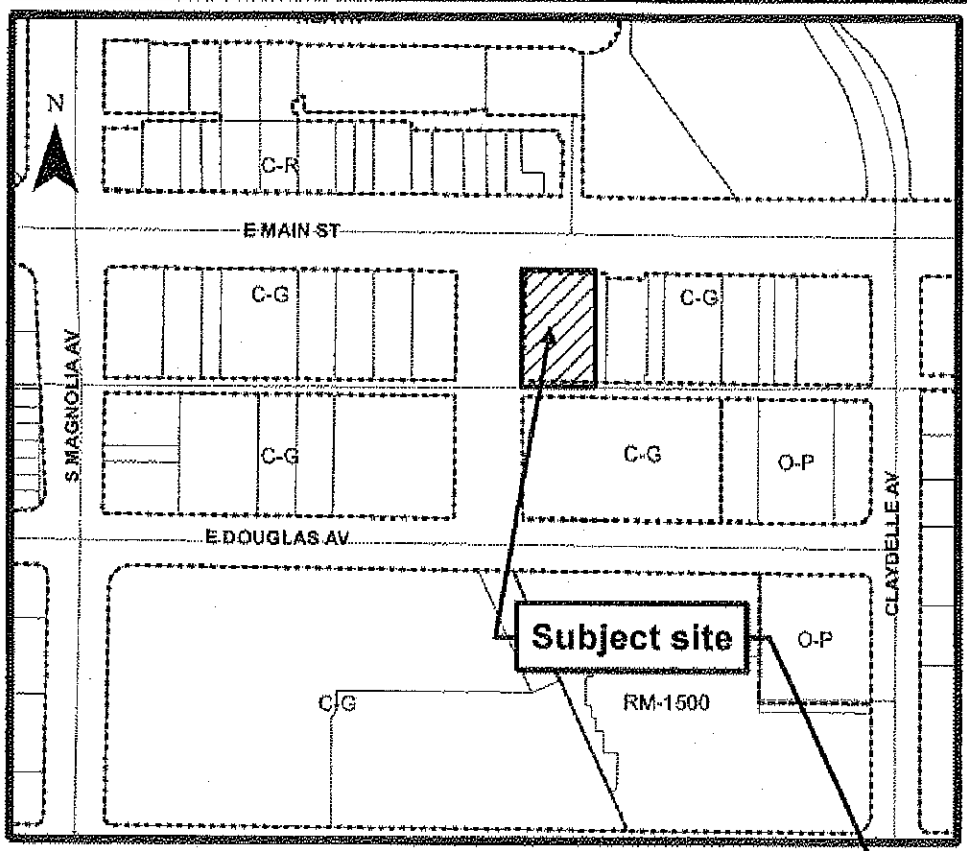
Site # 4	Municipal Park; Prescott Promenade
Location:	201 E. Main Street, El Cajon, CA 92020
APN:	488-211-21-00
Lot Size (SF):	15,423
Building SF:	Not applicable
General Plan:	SDA # 9 (Also within Specific Plan 182)
Zoning:	C-G, General Commercial
Highest/Best Use:	Municipal Park; 492 sq. ft. encroachment Ground Lease to Mangia Bene for outdoor dining; remaining 450 sq. ft. of Ground Lease is for sidewalk area in the public (City) right of way; an additional 205 sq. ft. of restricted premises is leased for $1.00.
Date Acquired:	July 12, 1984 (215 E. Main St.) and February 16, 1989 (217 E. Main St.)
Purchase Price:	$331,090.93
Source of Funds:	Loan obtained from City of El Cajon for acquisition which was subsequently paid with $2M in taxable and/or $11M in tax-exempt financing from California Federal Savings & Loan Association (CalFed). CalFed was satisfied with $35,600,000 in tax exempt bond proceeds of the Tax Allocation Refunding Bonds Issue of 1992. The 1992 bonds were refinanced with $35,745,000 in tax exempt bond proceeds of the Tax Allocation Refunding Bonds Issue of 1997. The 1997 bonds were satisfied with $40,000,000 in tax exempt bond proceeds of the Tax Exempt Allocation Refunding Bonds Issue of 2005 and remain an outstanding enforceable obligation.
Purpose of Acquisition:	The property was acquired for redevelopment purposes set forth in the 1971 Redevelopment Plan, and was/continues to be the site of a hydrocarbon contamination case. The Seller, Phyllis Chrisman, the Agency, Texaco Refining and Marketing Inc., Shell Oil Company, Inc., and Union Oil Company of California dba Unocal, are all parties to a Settlement Agreement for the remediation and cleanup of the site.
Status & Revenues:	Land with leasehold improvements; Municipal Park. 492 sq. of the Municipal Park is encumbered by a Ground Lease dated 11/22/2002, with Mangia Bene for outdoor dining. The remaining 450 sq. ft. is leased sidewalk or restricted premises area in the public (City) right-of-way. Lease rate is $0.84 PSF for total rent of $792.28, of which $413.28 is associated with this parcel. An additional 205 sq. ft. of restricted premises is leased for $1.00. The Lease expires 30-years upon issuance of the certificate of occupancy dated April 16, 2003. The property is also encumbered by a lease dated May 1, 1972, assigned to Clear Channel Outdoor, for installation of a billboard sign. The lease term renews each 15-year period, unless terminated by Lessor with 30-days' notice. The lease now expires on April 30, 2017, and generates revenue of $480.00 per year.
Environmental Issues, Brownfield or other Restrictions:	**Environmental:** The Agency acquired the property in 1984 and 1989. A portion of the property, originally located at 201-215 E. Main Street, is the subject of an existing Underground Storage Tank (UST) case for hydrocarbon contamination and Corrective Action Plan until site clearance and closure. The Agency also entered into a Settlement Agreement with the seller and three oil companies in 1985, under which the Seller is responsible for 80% of the site cleanup and the Agency is responsible for 20%, until closure. Through close of escrow, a portion of the seller's proceeds were held in trust with a law firm for management and payment of site remediation costs. The Seller is responsible for 80% of remediation costs and the Agency is responsible for 20%, until closure status can be achieved. **Brownfield:** Not applicable

PROPERTY PROFILE

Site # 4	Municipal Park; Prescott Promenade
	Restrictions: Sales proceeds, if any, must be used in accordance with bond covenants.
Transit Oriented Development Site:	Not applicable.
Discussion & History:	The Redevelopment Plan for the adopted El Cajon Central Business District Redevelopment Project dated November, 1971, Section 317, authorizes installation and construction of public improvements, public facilities, including, but not limited to: parks, plazas, and landscaped areas. Section 407 also authorizes the establishment of public or other park and recreational facilities. The Preliminary Report for the adopted El Cajon Redevelopment Project Area dated May, 1987, Table 3, identifies a new City park as a proposed redevelopment project. On July 12, 1984, and February 16, 1989, the Agency acquired the subject properties for a total $331,090.93 through a loan from the City of El Cajon that was ultimately satisfied with tax exempt bond proceeds. "Prescott Promenade", a municipal park, was subsequently developed and dedicated as a City park in November 1996 with funding through a combination of CDBG and tax increment funds on both Agency and City property. In Fiscal Year 2009-10, Prescott Promenade was completely renovated with approximately $2M in 2007 Tax Exempt Bond Proceeds to remove and replace impervious concrete with new pavements systems, install energy efficient lighting, electrical and surveillance cameras, high-efficiently irrigation systems, low water usage turf, new landscaping, a new stage with canvas sails, increased seating, park furniture, and wayfinding signage.
Classification:	**Enforceable Obligation; Transfer to City – Governmental Purposes** 1. Site is/has been utilized as a municipal park since 1996. 2. Under Ground Lease that encumbers a portion of the park for outdoor dining; currently utilized as a municipal park known as Prescott Promenade; and a Lease for installation of a billboard sign. 3. Under a Settlement Agreement for site remediation until closure
Use of Broker:	See Disposal Strategy
Value As-Is:	Not applicable at this time
Disposal Strategy:	In accordance with requirements for property acquired/satisfied and developed with tax exempt bond proceeds and Federal funds, authorize the Successor Agency to: 1. Transfer the property to the City of El Cajon for Governmental Purposes pursuant to CH&SC Section 34181(a) and 34191.3 at no cost due to the source of funding for acquisition, public improvements paid with Federal and Tax Exempt Bonds; and 2. Transfer the Mangia Bene and Clear Channel Outdoor Leases to the City of El Cajon for application of lease revenues toward maintenance costs and ongoing contamination cleanup costs, along with Redevelopment Property Tax Trust Funds (RPTTF). The Mangia Bene Lease area equals approximately 3.1% of the total lot square footage of the overall parcel; and 3. The Successor Agency to remain responsible for environmental remediation costs under the existing enforceable obligation/Settlement Agreement until site closure from the County Department of Environmental Health is obtained.
Appendices:	1,2,5,6,7,25

Long Range Property Management Plan

Site No. 4
201 E Main Street & Prescott Promenade



Property Features:

- C-G Zoning
- 0.35 Acres
- APN No. 488-211-21
- Transfer to City - Governmental use and enforceable obligation
- Disposition timing phase 2

City of El Cajon Successor Agency Oversight Board

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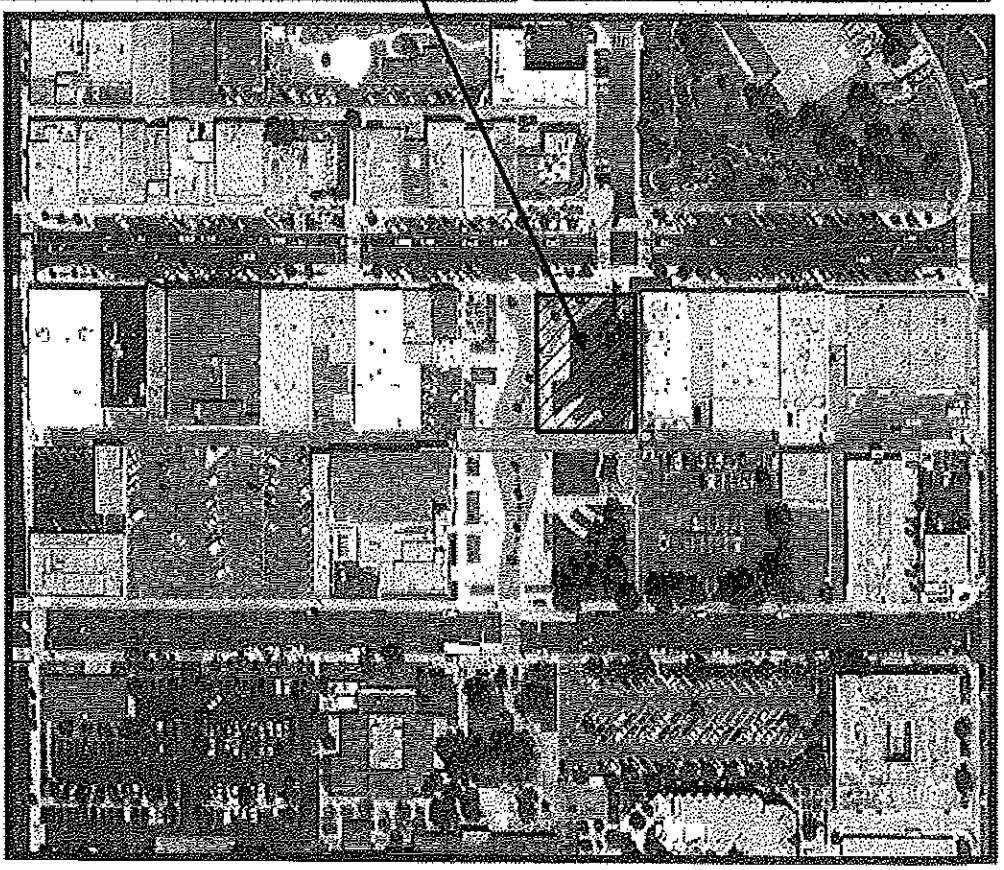
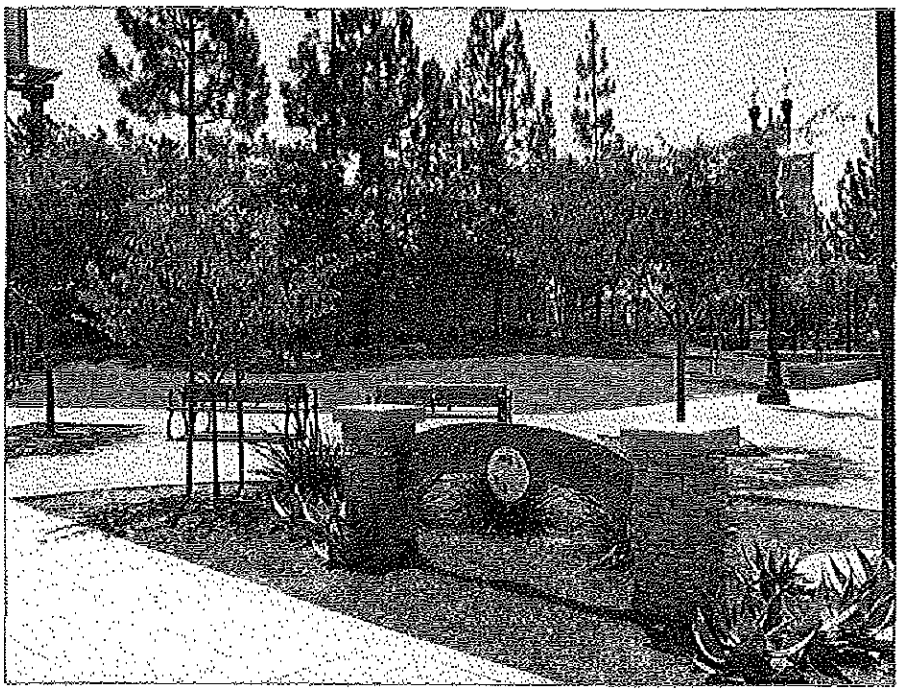
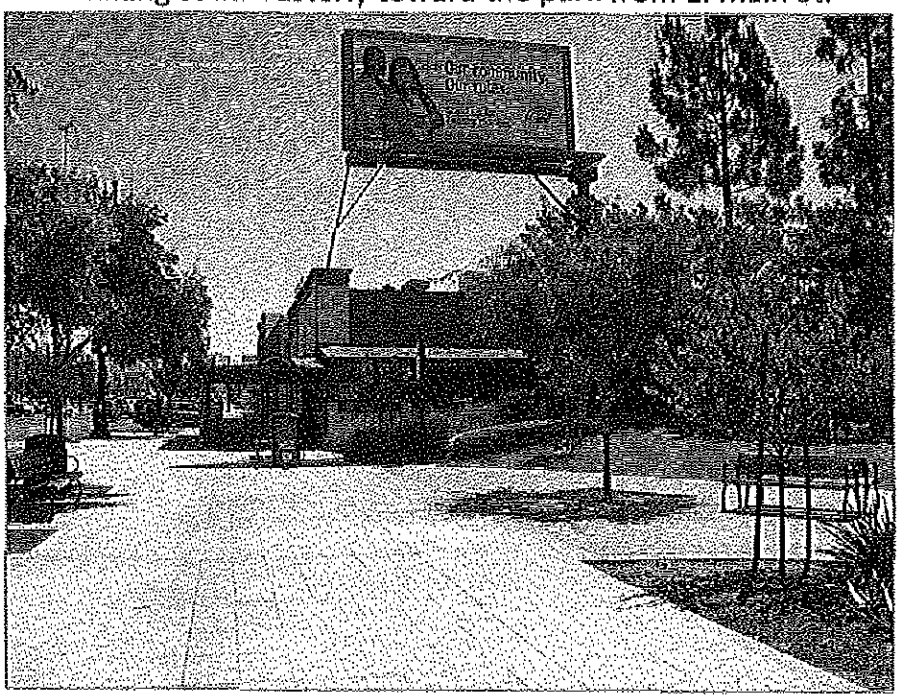


SUBJECT PHOTOGRAPHS

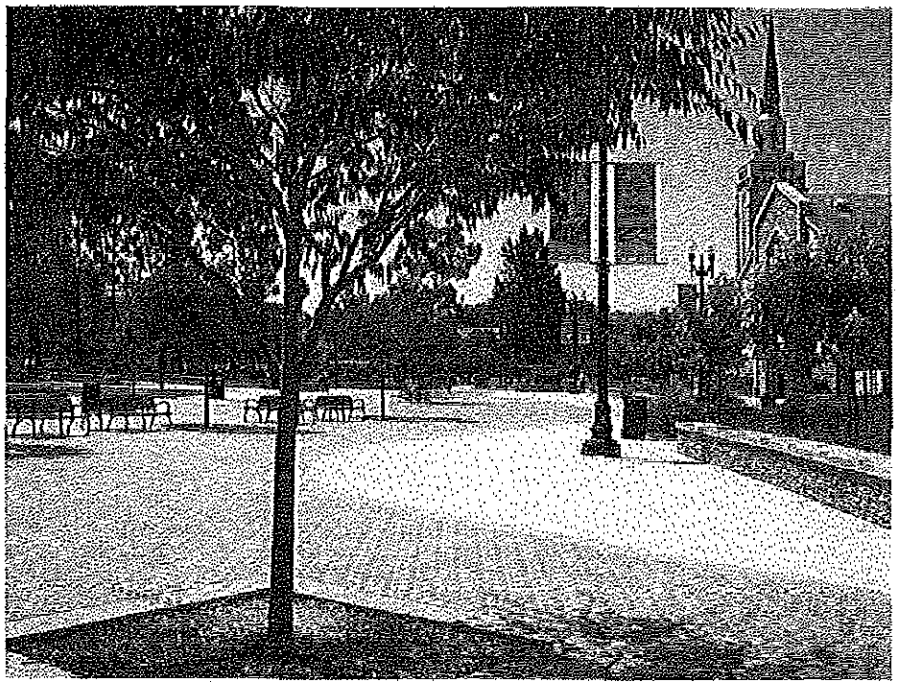
November 5, 2012



Looking southeasterly toward the park from E. Main St.



Looking easterly toward E. Main Street. View of Mangia Bene patio structure and billboard lease.



Looking southerly toward the park from E. Main St.

Looking northeasterly toward the park from Douglas Ave.

PROPERTY PROFILE

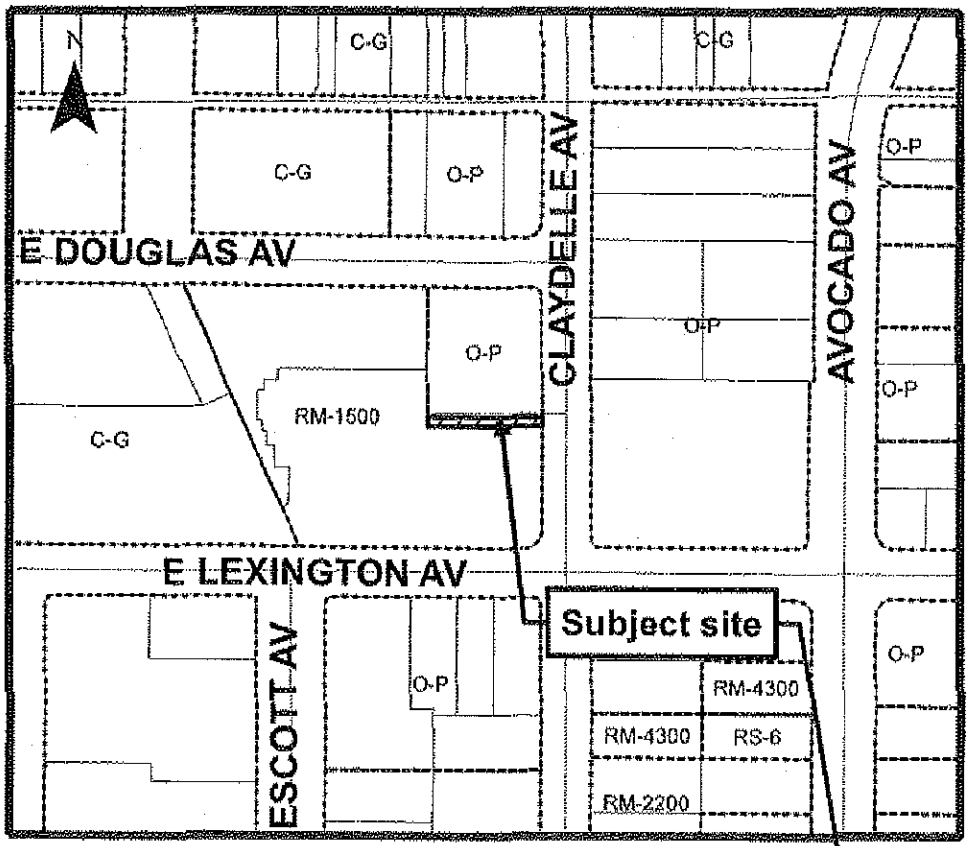
Site # 5	Vacated Alley adjacent to Lexington Sr. Apartments
Location:	Vacated alley off Claydelle Avenue; North of Lexington Sr. Apartments and adjacent to 250 E. Lexington Avenue, El Cajon, CA 92020
APN:	488-212-19-00
Lot Size (SF):	7,841
Building SF:	Not applicable
General Plan:	SDA # 9 (Also within Specific Plan 182)
Zoning:	Adjacent zoning = RM-1500 (south) and O-P (north)
Highest/Best Use:	Alley; driveway access for 275 E. Douglas Avenue
Date Acquired:	March 16, 1993, Resolution No. 98-93 and recorded March 18, 1993, through a vacation of the alley from the City of El Cajon. The vacation resulted in the conveyance of one-half of the property to adjacent property owners.
Purchase Price:	No cost. Alley vacated by the City of El Cajon pursuant to Resolution No. 98-93, dated March 16, 1993, recorded March 18, 1993.
Source of Funds:	No cost. Alley vacated by the City of El Cajon and resulted in the conveyance of one-half of the property to each adjacent property owner. Because the adjacent properties were owned by the El Cajon Redevelopment Agency and acquired with Low and Moderate-Income Housing Tax Exempt Bond proceeds, the property must be conveyed to the El Cajon Housing Authority.
Purpose of Acquisition:	The property was acquired through the vacation of an alley to extend the size of the Lexington Avenue Sr. Apartment project, to add required parking for the senior project, and provide public open space for the adjacent Library and Community Center.
Status & Revenues:	Land; Currently used by 275 E. Douglas Avenue as driveway access; The site does not generate revenue.
Environmental Issues, Brownfield or other Restrictions:	**Environmental**: None Known **Brownfield**: Not applicable **Restrictions**: Sales proceeds, if any, must be used in accordance with bond covenants and low and moderate income housing activities.
Transit Oriented Development Site:	Not applicable.
Discussion & History:	The Agency acquired this property through the approval of Resolution No. 98-93 on March 18, 1993, ordering vacation of Prescott Avenue Between Douglas Avenue and Lexington Avenue and the alley south of Douglas Avenue. Vacation of this land conveyed one half of the alley to the adjacent property owners.
Classification:	**Transfer to El Cajon Housing Authority – Governmental Purposes**
Use of Broker:	See Disposal Strategy

PROPERTY PROFILE

Site # 5	Vacated Alley adjacent to Lexington Sr. Apartments
Value As-is:	Not applicable at this time
Disposal Strategy:	In accordance with requirements for property acquired/satisfied with tax exempt bond proceeds, authorize the Successor Agency to: 1. Transfer the property to the El Cajon Housing Authority for Governmental Purposes pursuant to CH&SC Section 34181(a) and 34191.3 at no cost due to the source of funding for acquisition of adjacent properties; or 2. Transfer the property, previously vacated by the City of El Cajon, back to the City of El Cajon at no cost.
Appendices:	1,2,8,9,11,12,22,23,24

Long Range Property Management Plan

Site No. 5
Alley between E Douglas Ave. and E Lexington Ave.



Property Features:

- RM-1500 Zoning
- 0.18 Acres
- APN No. 488-212-19
- Transfer to Housing Authority - Governmental use
- Disposition timing phase 2

City of El Cajon Successor Agency Oversight Board

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El Cajon, CA 92020
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Fax: 619.441.1743
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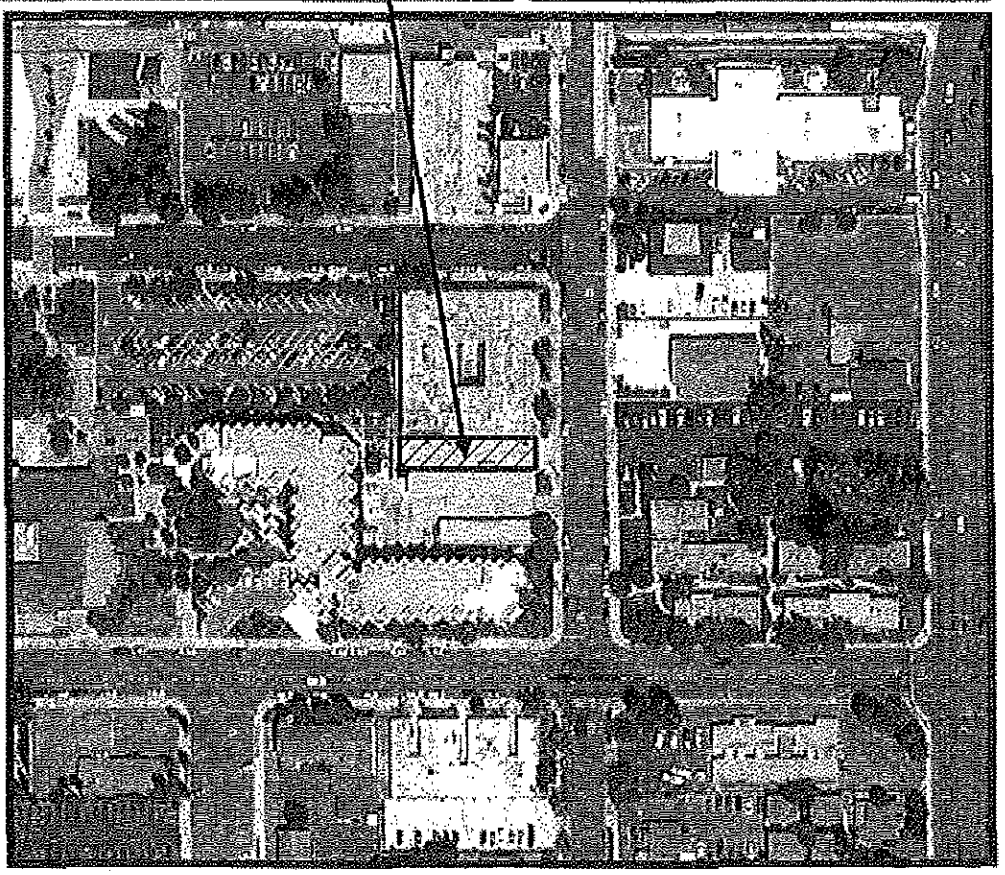
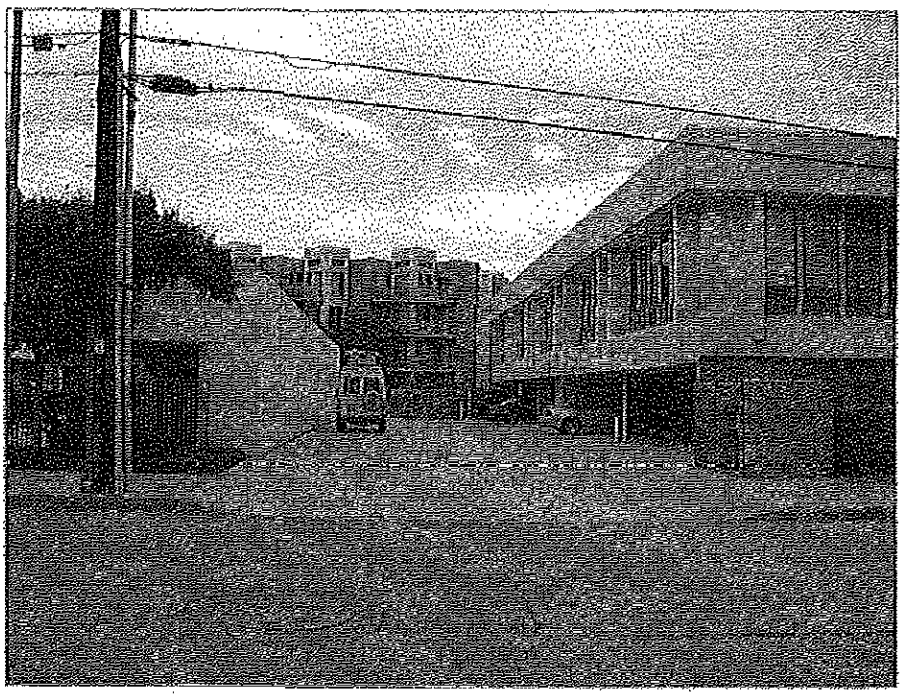


SUBJECT PHOTOGRAPHS

July 11, 2012



Looking westerly and directly to site. Lexington Sr. Apts to left.

Looking northwesterly to site. Lexington Sr. Apts to left.

PROPERTY PROFILE

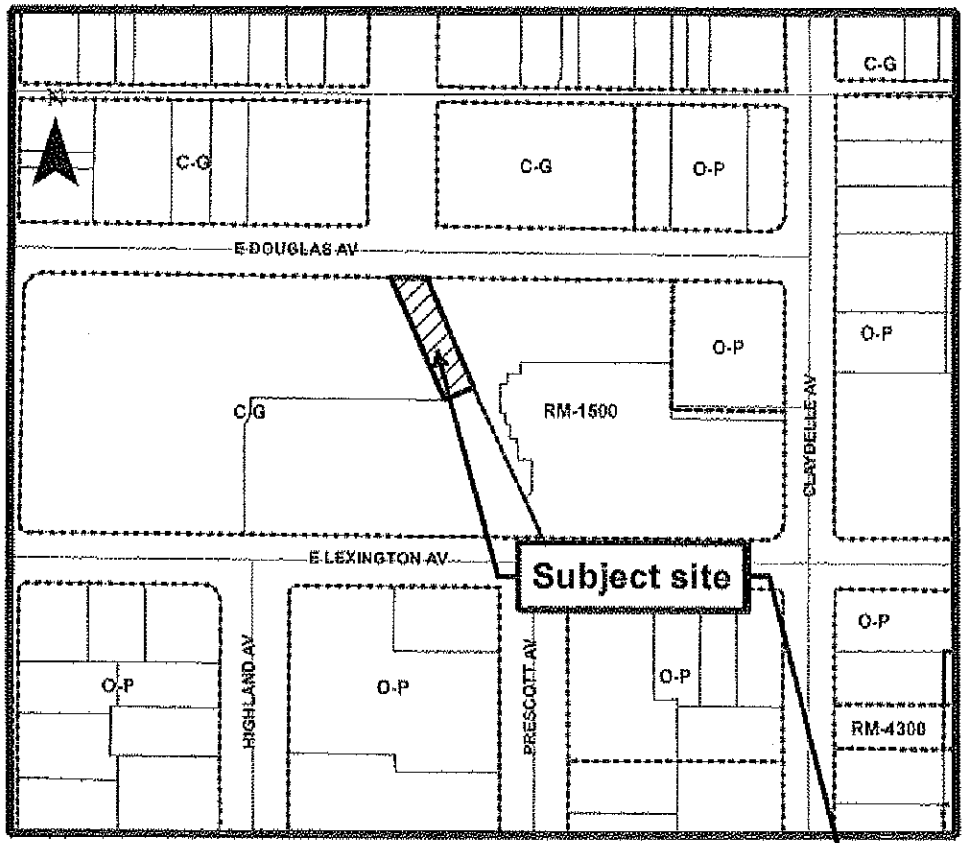
Site # 6	Surplus Parcel adjacent to the Community Center Parking Lot
Location:	Municipal Facilities parcel adjacent to Community Center, Library and public parking lot; El Cajon, CA 92020
APN:	488-212-20-00
Lot Size (SF):	6,839
Building SF:	Not applicable
General Plan:	SDA # 9 (Also within Specific Plan 182)
Zoning:	RM-1500 (Residential)
Highest/Best Use:	Public Open Space and walkway for Municipal Facilities
Date Acquired:	September 26, 1994, as a result of the vacation of Prescott Avenue from the City of El Cajon at no cost, Resolution No. 98-93. The vacation resulted in the conveyance of one-half of the property to adjacent property owners.
Purchase Price:	No cost. Prescott Avenue vacated by the City of El Cajon pursuant to Resolution No. 262-94, September 13, 1994, recorded September 26, 1994.
Source of Funds:	A portion of Prescott Avenue was vacated by the City of El Cajon and conveyed to the El Cajon Redevelopment Agency at no cost as the adjacent property owner. Because the adjacent properties were acquired with Low and Moderate-Income Housing Tax Exempt Bond proceeds, the property must be conveyed to the El Cajon Housing Authority.
Purpose of Acquisition:	The property was acquired through the vacation of an alley and street, and was required to be developed as open space amenities and a pedestrian walkway for the adjacent Lexington Sr. Apartments, Library and Community Center. The property is part of a public thoroughfare that extends from Lexington Avenue to Douglas, connecting Prescott Promenade and City Hall, ECPAC, and the East County Regional Center.
Status & Revenues:	Land; Municipal Facility parcel adjacent to Community Center, Library and public parking lot. This site does not generate revenue.
Environmental issues, Brownfield or other Restrictions:	**Environmental**: None Known **Brownfield**: Not applicable **Restrictions**: Sales proceeds, if any, must be used in accordance with bond covenants and low and moderate-income housing activities.
Transit Oriented Development Site:	Not applicable.
Discussion & History:	The Agency acquired this property with the approval of Resolution No. 262-94, September 13, 1994, ordering vacation of Prescott Avenue Between Douglas Avenue and Lexington Avenue. The purpose of the vacation was to extend the open space/pedestrian walkway adjacent to the Lexington Sr. Apartment project, Library and Community Center. The Disposition and Development Agreement for Lexington Senior Apartments "Scope of Development – Attachment No. 5" states that "(t)he City of El Cajon Master Design Plan designates an open space amenity

PROPERTY PROFILE

Site # 6	Surplus Parcel adjacent to the Community Center Parking Lot
	within the Prescott Avenue right-of-way. The Agency shall be responsible for the demolition of improvements in this abandoned right-of-way pursuant to the Agreement. Landscape and hardscape pedestrian walk areas shall be constructed as open space amenities pursuant to the City of El Cajon Master Design Plan." Vacation of this land conveyed one half of the street to each adjacent property owner and APN 488-212-20-00 is a result of this vacation. This parcel is a small remainder parcel adjacent to APN 488-212-22-00 that was acquired with Low and Moderate-Income Housing Bond proceeds.
Classification:	**Enforceable Obligation; Transfer to El Cajon Housing Authority – Governmental Purposes**
Use of Broker:	See Disposal Strategy
Value As-Is:	Not applicable at this time
Disposal Strategy:	In accordance with requirements for property acquired/satisfied with tax exempt bond proceeds, authorize the Successor Agency to: 1. Transfer the property to the El Cajon Housing Authority for Governmental Purposes pursuant to CH&SC Section 34181(a) and 34191.3 at no cost due to the source of funding for acquisition of adjacent properties and the Enforceable Obligation with the Lexington Senior Apartments Disposition and Development Agreement; or 2. Transfer the property, previously vacated by the City of El Cajon, back to the City of El Cajon at no cost.
Appendices:	1,2,8,9,10,11,12,22,23,24

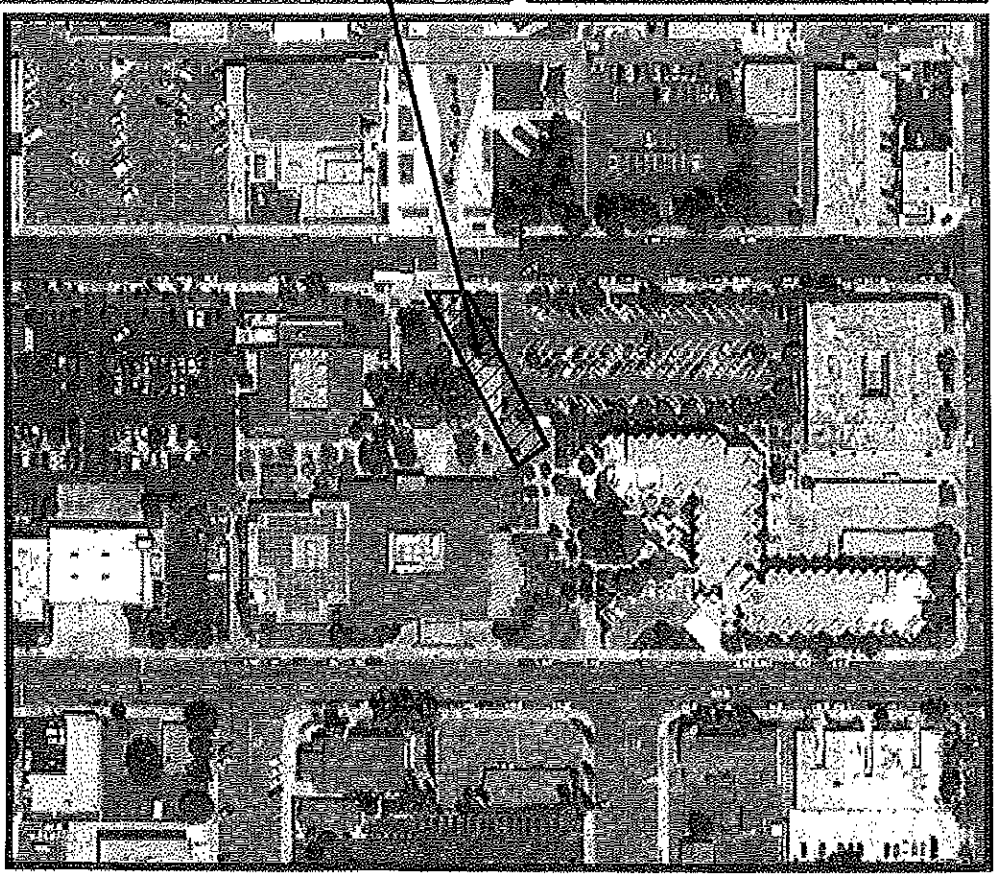
Long Range Property Management Plan

Site No. 6
Portion of Prescott Avenue adjacent to the library



Property Features:

- RM-1500 Zoning
- 0.16 Acres
- APN No. 488-212-20
- Transfer to Housing Authority - Governmental use
- Disposition timing phase 2



City of El Cajon Successor Agency Oversight Board

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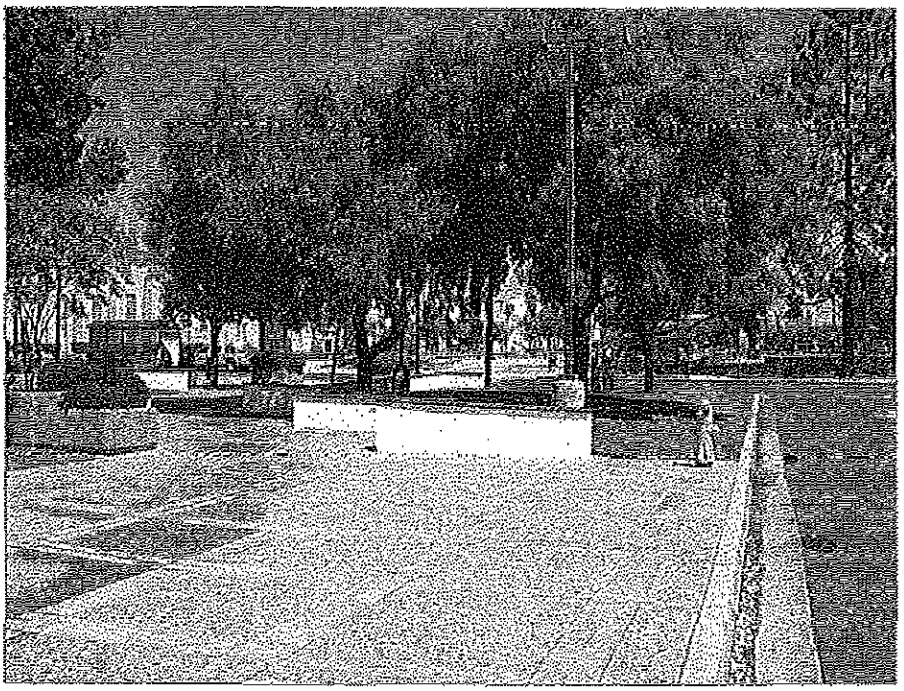
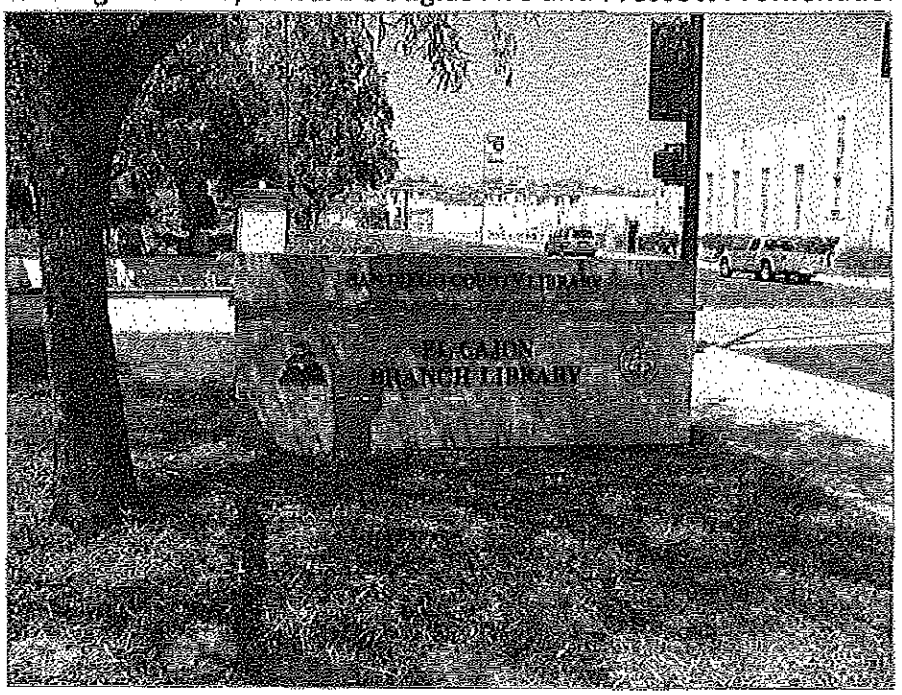
SUBJECT PHOTOGRAPHS

July 11, 2012



Looking northerly toward Douglas Ave and Prescott Promenade.



Looking westerly from the parking lot onto Douglas Ave.

PROPERTY PROFILE

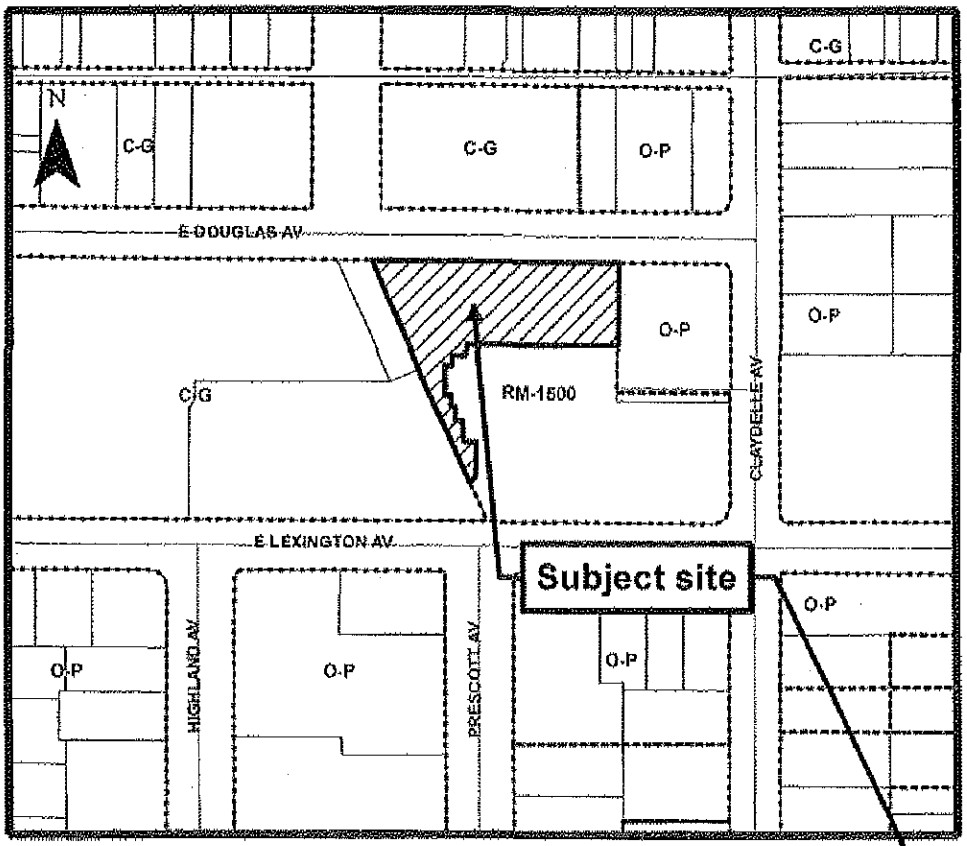
Site # 7	Community Center Parking Lot adjacent to Lexington Sr. Apartments
Location:	Parking lot for Senior Housing and Municipal Facilities: Community Center, El Cajon Library, and Lexington Sr. Apartments; El Cajon, CA 92020
APN:	488-212-22-00
Lot Size (SF):	39,640
Building SF:	Not applicable
General Plan:	SDA # 9 (Also within Specific Plan 182)
Zoning:	RM-1500 (Residential)
Highest/Best Use:	Public Parking lot for Senior Housing and Municipal Facilities
Date Acquired:	Multiple parcel acquisition dates in 1992 and 1993.
Purchase Price:	$1,048,467.42 (pro-rata share of total acquisition costs).
Source of Funds:	Low and Moderate-Income Housing Tax Exempt Bond Proceeds
Purpose of Acquisition:	Twelve parcels bounded by Douglas Avenue, Claydelle Avenue, Lexington Avenue, and Prescott Avenue were acquired by the Agency through 1993 for development of a 100 unit senior project. The subject parcel is a parking lot and was developed for resident overflow and guest needs under the Disposition and Development Agreement with Lexington Avenue Senior Apartments, L.P. and required by Ordinance 4444 adopted June 21, 1994. The project required development of not less than 125 parking spaces: 45 on-site and 80 for resident overflow and guests. During construction of the project, the developer elected to reduce the footprint of the building and transferred title and interest in the eighty space parking lot and pedestrian walkways, developed with Agency Low-Moderate Income Housing Bond Proceeds, back to the Agency in 1995.
Status & Revenues:	Land; Improved parking lot for Municipal Facilities and Senior Housing: Community Center, Library, Fire Station 6, and Lexington Sr. Apartments. This site does not generate revenue.
Environmental issues, Brownfield, or other Restrictions:	**Environmental Issues**: None known **Brownfield**: Not applicable **Restrictions:** Sales proceeds, if any, must be used in accordance with bond covenants for low and moderate income housing activities. In addition, the parking lot was developed as resident overflow and guest needs under a Disposition and Development Agreement with Lexington Avenue Senior Apartments, L.P. and required by Ordinance 4444 adopted June 21, 1994. Ordinance 4444, approving Specific Plan No. 457, (PC resolution 8636) requires designation of 18 parking spaces in Lexington Avenue and/or Douglas Avenue parking lots for the Lexington 100-unit Senior Housing Project.
Transit Oriented Development Site:	Not applicable.

PROPERTY PROFILE

Site # 7	Community Center Parking Lot adjacent to Lexington Sr. Apartments
Discussion & History:	The Agency acquired this property through multiple acquisitions for a Senior Citizens Project, funded with Low and Moderate-Income Housing tax exempt bond proceeds. The parking lot was developed as resident overflow and guest needs under a Disposition and Development Agreement with Lexington Avenue Senior Apartments, L.P. and required by Ordinance 4444 adopted June 21, 1994. The project required development of not less than 125 parking spaces: 45 on-site and 80 for resident overflow and guests. As the properties were acquired with low and moderate income tax exempt bond proceeds, proceeds can only be used in accordance with bond covenants for low and moderate income housing activities.
Classification:	**Enforceable Obligation; Transfer to the El Cajon Housing Authority – Governmental Purpose**
Use of Broker:	See Disposal Strategy
Value As-Is:	Not applicable at this time
Value As-Demolished:	Not applicable
Disposal Strategy:	In accordance with requirements for property acquired/satisfied with tax exempt bond proceeds, authorize the Successor Agency to: • Transfer the property to the El Cajon Housing Authority for governmental purposes pursuant to CH&SC Section 34181(a) and 34191.3 at no cost due to the source of funds at acquisition and the enforceable obligations that exist under the Disposition and Development Agreement and Ordinance 4444 to maintain parking for Lexington Senior Apartments residents and guests.
Appendices:	1,2,8,9,10,11,12,22,23,24

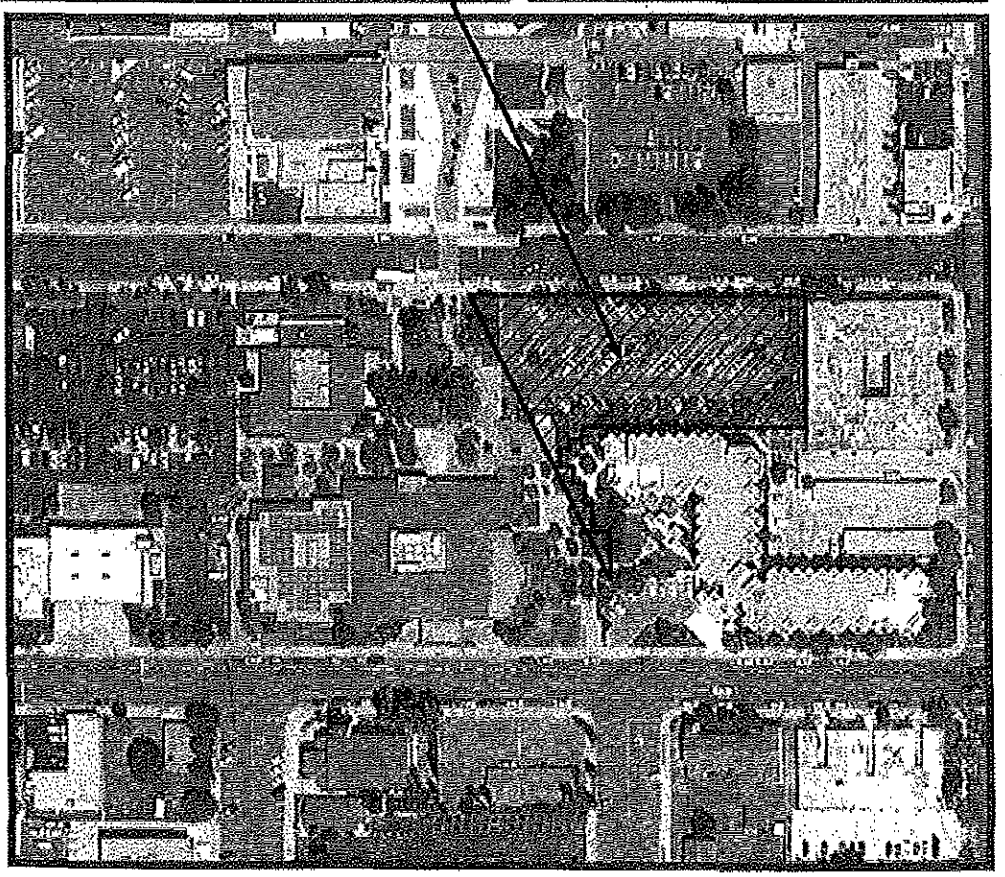
Long Range Property Management Plan

Site No. 7
Parking lot adjacent to Lexington Senior Apartments



Property Features:

- RM-1500 Zoning
- 0.91 Acres
- APN No. 488-212-22
- Transfer to Housing Authority – Governmental use
- Disposition timing phase 2



City of El Cajon Successor Agency Oversight Board

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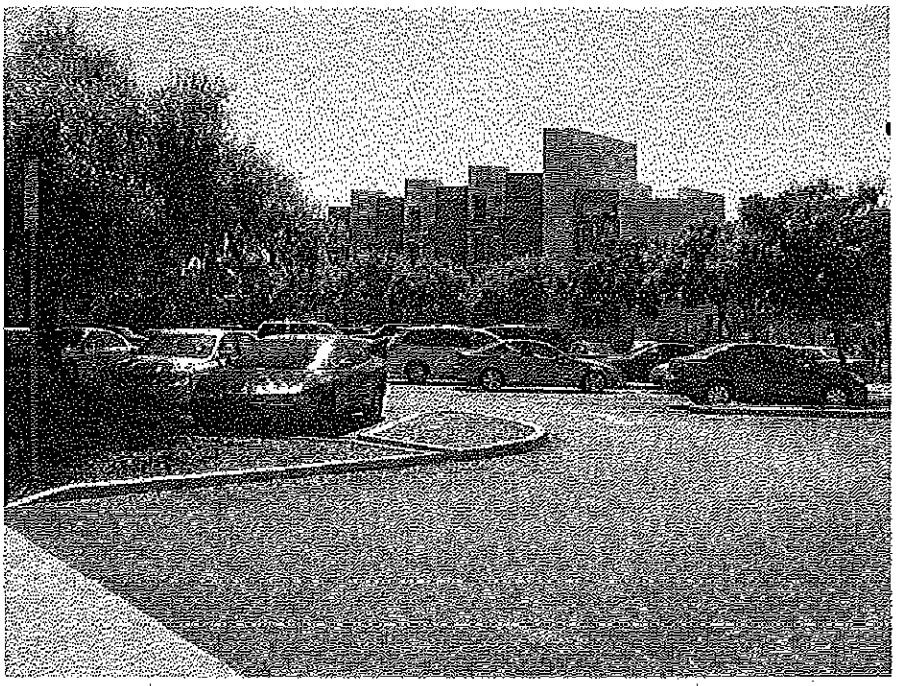
SUBJECT PHOTOGRAPHS

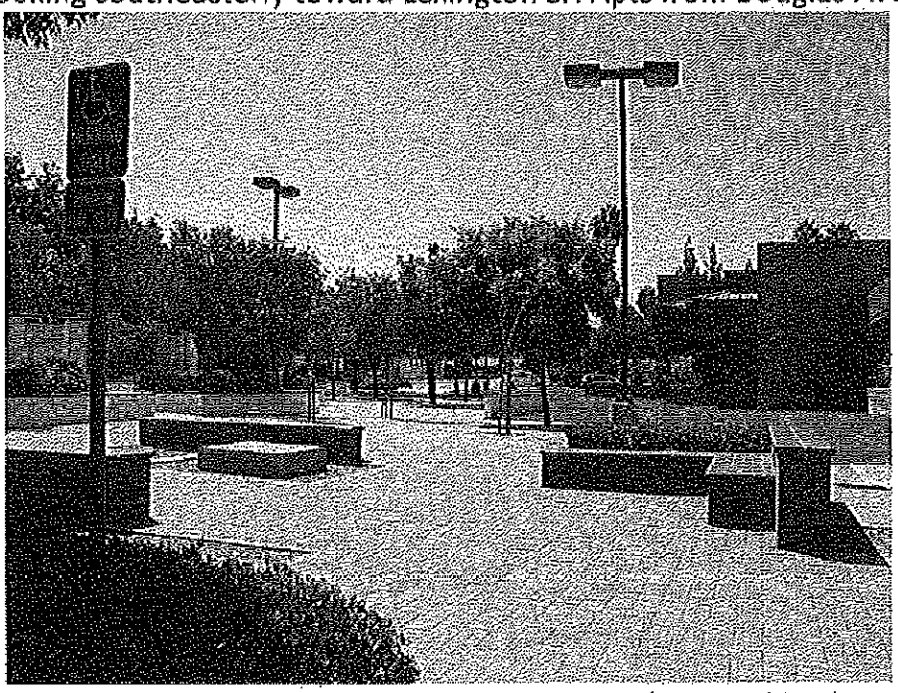
July 11, 2012

Looking westerly toward Ronald Reagan Community Center.

Looking northerly toward Douglas Avenue.



Looking southeasterly toward Lexington Sr. Apts from Douglas Ave.



Looking southerly toward Lexington Avenue from parking lot.

PROPERTY PROFILE

Site # 8	Magnolia Avenue Frontage - Parcel 1 of Parcel Map 20625
Location:	No site address; NE corner Magnolia Avenue and Civic Center Way, El Cajon, CA 92020
APN:	488-072-38-00
Lot Size (SF):	47,916
Building SF:	Not applicable
General Plan:	SDA # 9 (Also within Specific Plan 182)
Zoning:	C-R, Regional Commercial
Highest/Best Use:	Improved Parking for the El Cajon civic campus, which includes City, County and State functions, including: City Hall, the El Cajon Performing Arts Center (ECPAC), Council Chambers, and the East County Regional Center. The East County Regional Center is a facility occupied by the Superior Court, Sheriff, Probation, District Attorney, Revenue and Recovery, and the Board of Supervisors. The East County Regional Center hears Civil, Criminal, Family and Juvenile Dependency cases. The court is supported by calendar, jury services, arbitration, exhibit, and business office sections.
Date Acquired:	June 11, 2009
Purchase Price:	$4,442,183.49[1]
Source of Funds:	Tax Increment
Purpose of Acquisition:	The Agency acquired this property for redevelopment purposes through a land swap on June 11, 2009, as surplus property not needed for the new Public Safety Center. Future redevelopment considerations included a mixed-use project with public parking opportunities, or a public parking structure.
Status & Revenues:	Land; Improved parking lot; currently utilized for restricted City of El Cajon and employee parking, parking for City vehicles, and supplemental parking for County District Attorney lease obligations (Permit Parking Only); This site does not generate revenue.
Environmental issues, Brownfield, or other Restrictions:	**Environmental**: None known other than the site currently has a box drainage culvert running along the East and Northern portions of the property. **Brownfield**: Not applicable **Restrictions**: The property is currently the site of restricted City of El Cajon and employee parking, parking for City vehicles, and supplemental parking for County District Attorney lease obligations (Permit Parking only).
Transit Oriented Development Site:	Not applicable.
Discussion & History:	The Redevelopment Plan for the El Cajon Central Business District Redevelopment Project dated November, 1971, Section 317, authorizes the Agency to install and construct public improvements, public facilities, and public utilities, including, but not limited to: streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, and motor

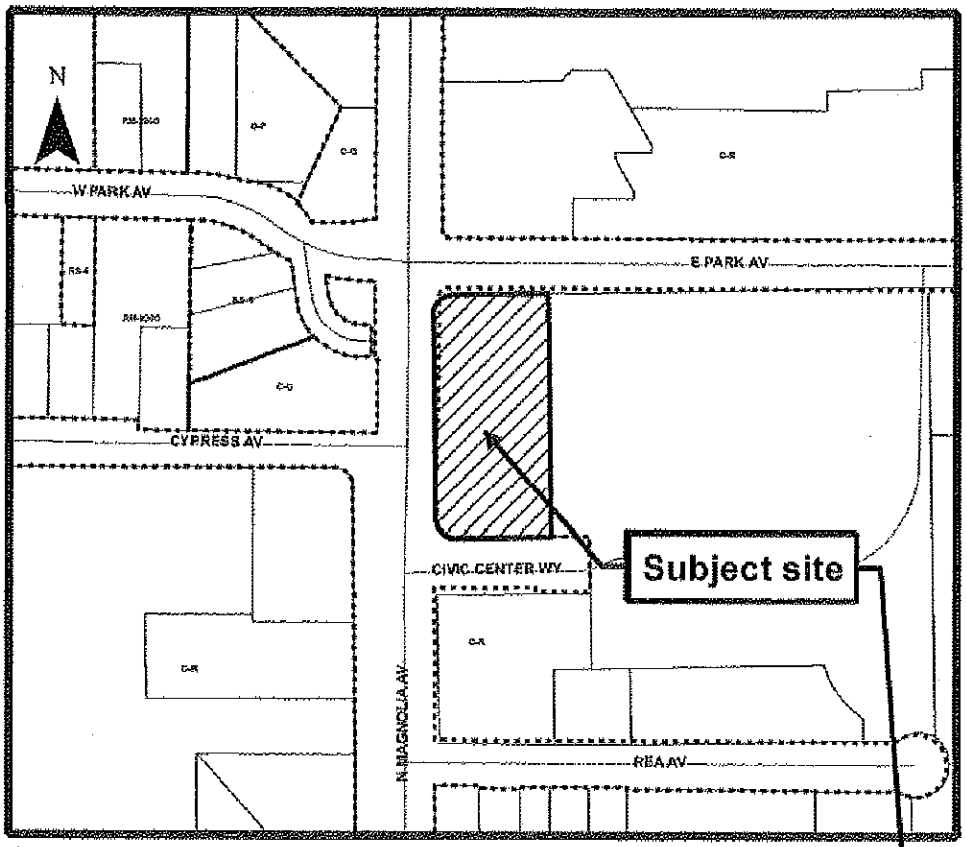
PROPERTY PROFILE

Site # 8	Magnolia Avenue Frontage - Parcel 1 of Parcel Map 20625
	vehicle parking facilities. On February 26, 2008, the City entered into a "Sixth Floor Lease" with the County of San Diego for the lease of office space in El Cajon City Hall. The lease **requires** use of fifty (50) parking spaces in Permit Parking Only areas for County District Attorney employee parking. This site provides supplemental parking to Site 9 required under the lease. In October 2008, new City Hall employee and public parking lots were constructed, including the subject property parking lot, in preparation of the construction of the new Public Safety Center ("PSC"). The 5.7 acre PSC project included grading and removal of the existing 300 space surface parking lot, construction of a 5-story structure housing the 120,000 S.F. police facility, 89 surface parking spaces for the public, a pedestrian plaza, utility/drainage improvements, and extensive landscaping to encourage pedestrian access to and from new parking facilities. On March 22, 2011, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with E. Neal Arthur for the development of a full-service, upscale hotel with name brand identity to serve business and leisure travelers. The proposed hotel was to include separate public parking structures/facilities. The ENA expired six months later due to the dissolution of the Redevelopment Agency. For the past three years, this site has provided parking for restricted use to City of El Cajon employees, City vehicles, and for supplemental County District Attorney lease obligations. Effective November 1, 2012, parking was made available in the newly constructed police facility and parking structure for most of these users, thereby freeing this property for other parking uses for public purposes under conditions similar to Site 9. The City now has an interest in acquiring the property for Governmental Purposes in order to maintain public parking for the El Cajon civic campus which includes City, County and State functions, including: City Hall, the El Cajon Performing Arts Center (ECPAC), Council Chambers, and the East County Regional Center.
Classification:	**Enforceable Obligation; Transfer to City – Governmental Purposes**
Use of Broker:	See Disposal Strategy
Value As-Is:	$1,200,000 as of July 6, 2012
Disposal Strategy:	Authorize the Successor Agency to: • Transfer the property to the City of El Cajon for Governmental Purposes pursuant to CH&SC Section 34181(a) and 34191.3.
Appendices:	1,2,13

[1] The purchase price for this property includes the acquisition of both APN 488-072-38-00 and 488-072-40-00

Long Range Property Management Plan

Site No. 8
Magnolia Avenue parking lot for city hall employees



Property Features:

- C-R Zoning
- 1.10 Acres
- APN No. 488-072-38
- Transfer to city - Governmental use and enforceable obligation
- Disposition timing phase 2

City of El Cajon Successor Agency Oversight Board

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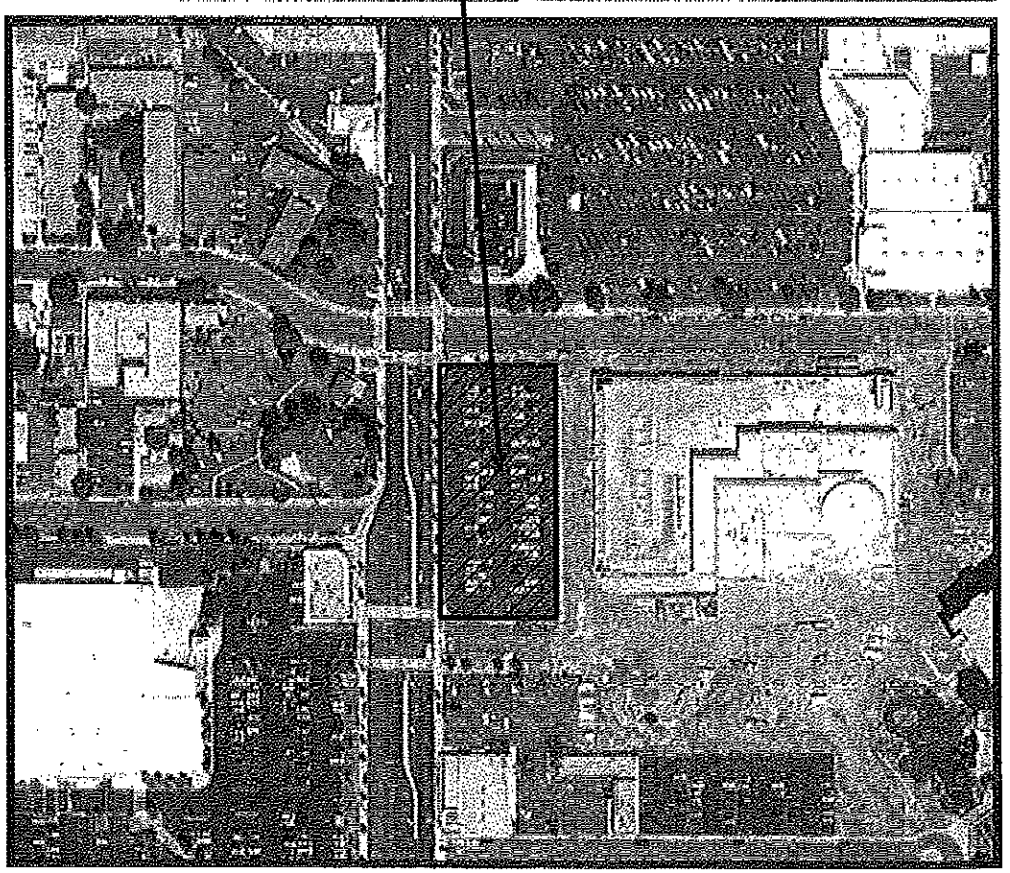
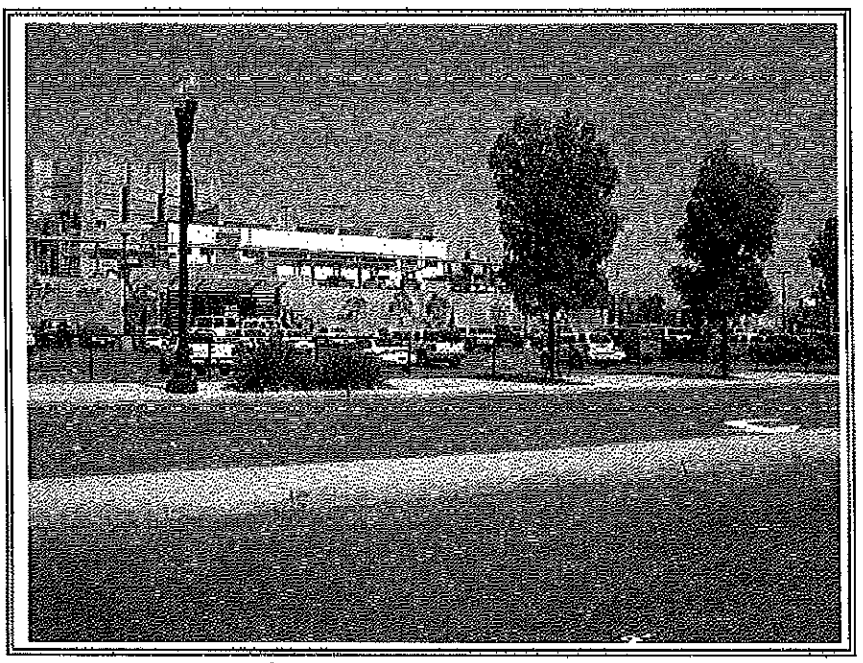


SUBJECT PHOTOGRAPHS

July 5, 2012

Looking easterly toward the subject from N. Magnolia Avenue.



Looking southeasterly toward the subject from N Magnolia Avenue.

PROPERTY PROFILE

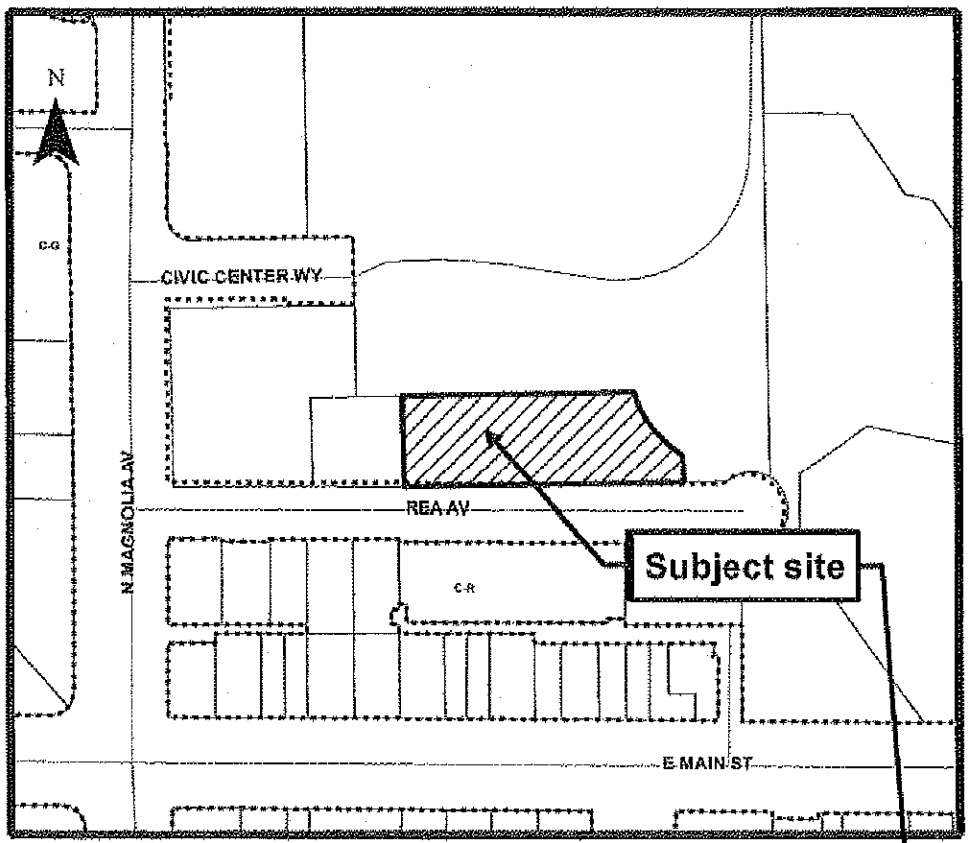
Site # 9	Rea Avenue Properties; Parcel 3 of Parcel Map 20625
Location:	No site address; Rea Avenue parking lot
APN:	488-072-40-00
Lot Size (SF):	28,314
Building SF:	Not applicable
General Plan:	SDA # 9 (Also within Specific Plan 182)
Zoning:	C-R, Regional Commercial
Highest/Best Use:	Hotel
Date Acquired:	Multiple acquisition dates in 2006, 2007, and 2009.
Purchase Price:	$2,129,993.27. Parcels consolidated as Parcel 3 of Parcel Map 20625 in 2009.
Source of Funds:	Tax Increment
Purpose of Acquisition:	The Agency acquired these properties for redevelopment purposes in 2006 and 2007 in anticipation of a development of a mixed-use project. The parcels were consolidated as part of Parcel Map 20625 in 2009 in preparation for construction of the new Public Safety Center.
Status & Revenues:	Land; Improved parking lot; currently used for restricted and public parking; This site does not generate revenue.
Environmental, Brownfield or other Restrictions:	**Environmental**: None known other than the site currently has a box drainage culvert running along the East and Northern portions of the property. **Brownfield**: Not applicable **Restrictions**: The property is currently the site of restricted 2-hour public parking and for County District Attorney employees under existing lease obligations.
Transit Oriented Development Site:	Not applicable.
Discussion & History:	On January 4, 2006, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with Urban Betterment Company: Smith & Cowan for development of a mixed-use project requiring the acquisition of thirteen (13) parcels. The ENA expired in August 2008 after the developer was unsuccessful in acquiring/negotiating for acquisition of the remaining properties. On February 26, 2008, the City entered into a "Sixth Floor Lease" with the County of San Diego for the lease of office space in El Cajon City Hall. The lease **requires** use of fifty (50) parking spaces in Permit Parking Only areas for County District Attorney employee parking. This site provides a majority of the parking required under the lease: Site 8 provides the remainder. In October 2008, new City Hall employee and public parking lots were constructed, including the subject property parking lot, in preparation of the construction of the new Public Safety Center ("PSC"). The 5.7 acre

PROPERTY PROFILE

Site # 9	Rea Avenue Properties; Parcel 3 of Parcel Map 20625
	PSC project included grading and removal of the existing 300 space surface parking lot, construction of a 5-story structure housing the 120,000 S.F. police facility, 89 surface parking spaces for the public, a pedestrian plaza, utility/drainage improvements, and extensive landscaping to encourage pedestrian access to and from new parking facilities. On March 22, 2011, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with E. Neal Arthur for the development of a full-service, upscale hotel with name brand identity to serve business and leisure travelers. The ENA expired six months later due to the dissolution of the Redevelopment Agency. For the past three years and until development occurs, this site provides interim restricted parking for County District Attorney employees and 2-hour parking for the general public to conduct activities typically shorter in duration at the El Cajon civic campus. The civic campus includes City, County and State functions, including: City Hall, the El Cajon Performing Arts Center (ECPAC), Council Chambers, and the East County Regional Center. Because of the proximity to the East County Regional Center, this public parking site often serves as overflow when County provided parking facilities are full or less convenient. The City now has an interest in acquiring the property for redevelopment activities and continued discussions for development of a hotel on the subject site. Development of this site will deplete existing public parking options, which must then be provided elsewhere.
Classification:	**Transfer to City – Redevelopment Activities**
Use of Broker:	See Disposal Strategy
Value As-Is:	$665,000.00
Disposal Strategy:	Allow the Successor Agency to: 1. Transfer the property to the City of El Cajon for Redevelopment Activities pursuant to CH&SC Section 34181(a) and 34191.3 upon execution of a compensation agreement with all Affected Taxing Entities ("ATE's") in proportion to their shares of the base property tax in accordance with CH&SC Section 34188. If no agreement is reached on valuation with the ATE's, the City shall pay fair market value as of the 2011 property tax lien date as determined by an independent appraiser approved by the Oversight Board; 2. Offer for sale to private party through an RFP process for hotel development; 3. Offer for sale in the open market through an approved Broker The Successor Agency shall remit net proceeds, if any, within five working days upon consummation of each transfer/sale, for distribution to the ATE's.
Appendices:	1,2,13,14,15,16,17

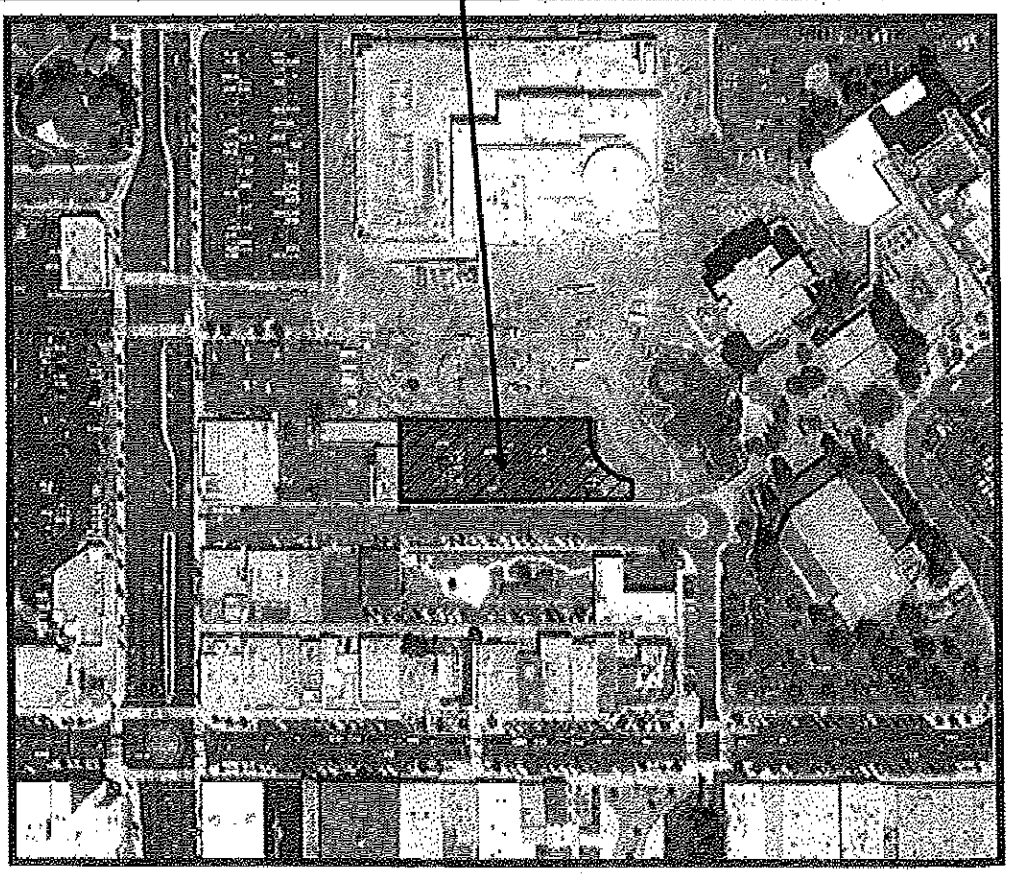
Long Range Property Management Plan

Site No. 9
Rea Ave. parking lot for city hall complex



Property Features:

- C-R Zoning
- 0.65 Acres
- APN No. 488-072-40
- City to acquire - Redevelopment activities
- Disposition timing phase 1



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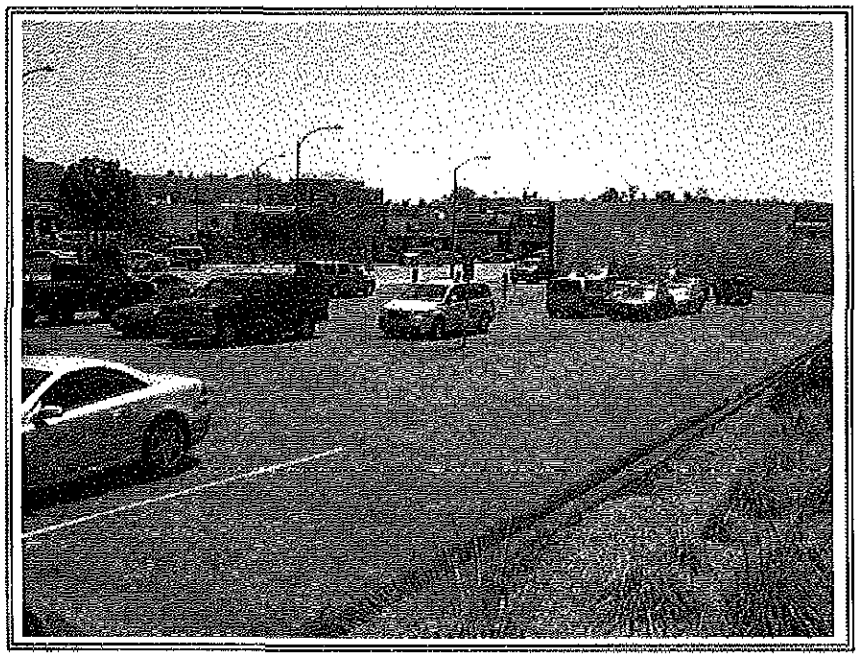
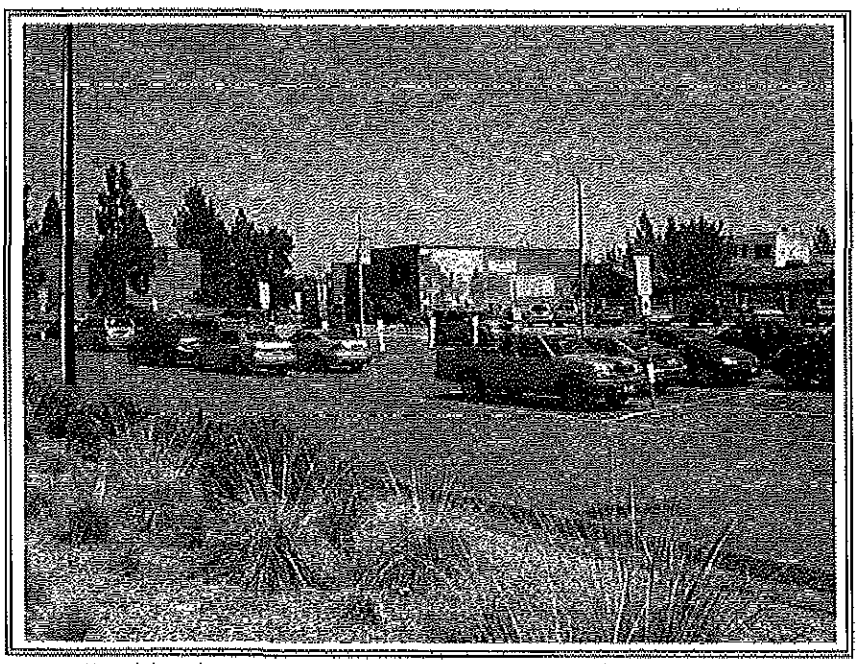
SUBJECT PHOTOGRAPHS

July 5, 2012



Looking in a southwesterly direction over the subject site.



Looking in a southeasterly direction over the subject site.

PROPERTY PROFILE

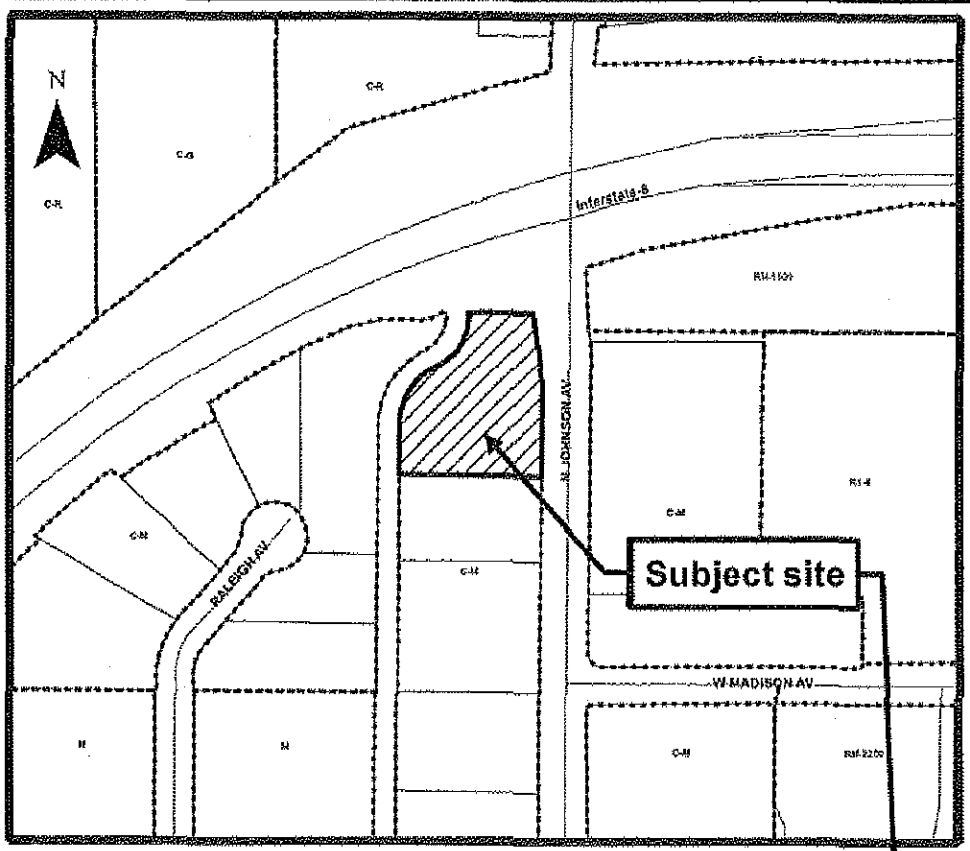
Site # 10	572-588 North Johnson Avenue
Location:	572-588 North Johnson Avenue, El Cajon, CA 92020
APN:	482-250-34-00
Lot Size (SF):	59,242
Building SF:	Not applicable
General Plan:	SDA #10
Zoning:	C-M, Heavy Commercial – Light Manufacturing
Highest/Best Use:	New automotive sales and big box retail
Date Acquired:	August 24, 2009
Purchase Price:	$2,981,050.12
Source of Funds:	Tax Increment
Purpose of Acquisition:	The Agency acquired this property on August 24, 2009 as one of four parcels acquired from Ynez Two, LLC. (Toyota of El Cajon) to assist in retention of the Toyota dealership in El Cajon and further redevelopment activities on the Johnson Corridor.
Status & Revenues:	Land; Vacant; This site does not generate revenue.
Environmental, Brownfield or other Restrictions:	**Environmental:** Closure letter obtained from the County Department of Environmental Health ("DEH") in November 2012 for removal of oil stained soil, sampling and laboratory testing, and reporting testing results. **Brownfield:** Not applicable **Restrictions:** Agreement of Use Restrictions ("home improvement restriction"), recorded as document #2008-0539364, prohibiting use of property as a "retail home improvement center".
Transit Oriented Development Site:	Not applicable.
Discussion & History:	The Agency acquired this property on August 24, 2009, as one of four parcels acquired from Ynez Two, LLC. (Toyota of El Cajon) to assist in retention of the Toyota dealership in El Cajon further redevelopment activities on the Johnson Corridor. During Fiscal Year 2009-10, six vacant and substandard properties in the Johnson Avenue Project plagued by continuous homeless activities were demolished, contaminated soils and materials were removed, and the properties were cleared for redevelopment. Two of the four parcels were sold to Inland Properties (US), Inc. on June 23, 2011, to construct and operate full service medium duty truck dealership sales and service facility. This parcel is the single remaining property that has been cleared of blighted structural conditions and is ready for new development. The property is premium parcel located immediately adjacent to Interstate 8, with great freeway access totaling 1.36 acres.
Classification:	**Available for Sale**

PROPERTY PROFILE

Site # 10	572-588 North Johnson Avenue
Use of Broker:	See Disposal Strategy
Value As-Is:	TBD
Disposal Strategy:	Allow the Successor Agency to: 1. Offer for sale directly to the adjacent auto dealership; 2. Offer for sale to persons on interest list; 3. Offer for sale in the open market through an approved Broker Remit net proceeds to the Affected Taxing Entities within five working days upon consummation of the sale.
Appendices:	18

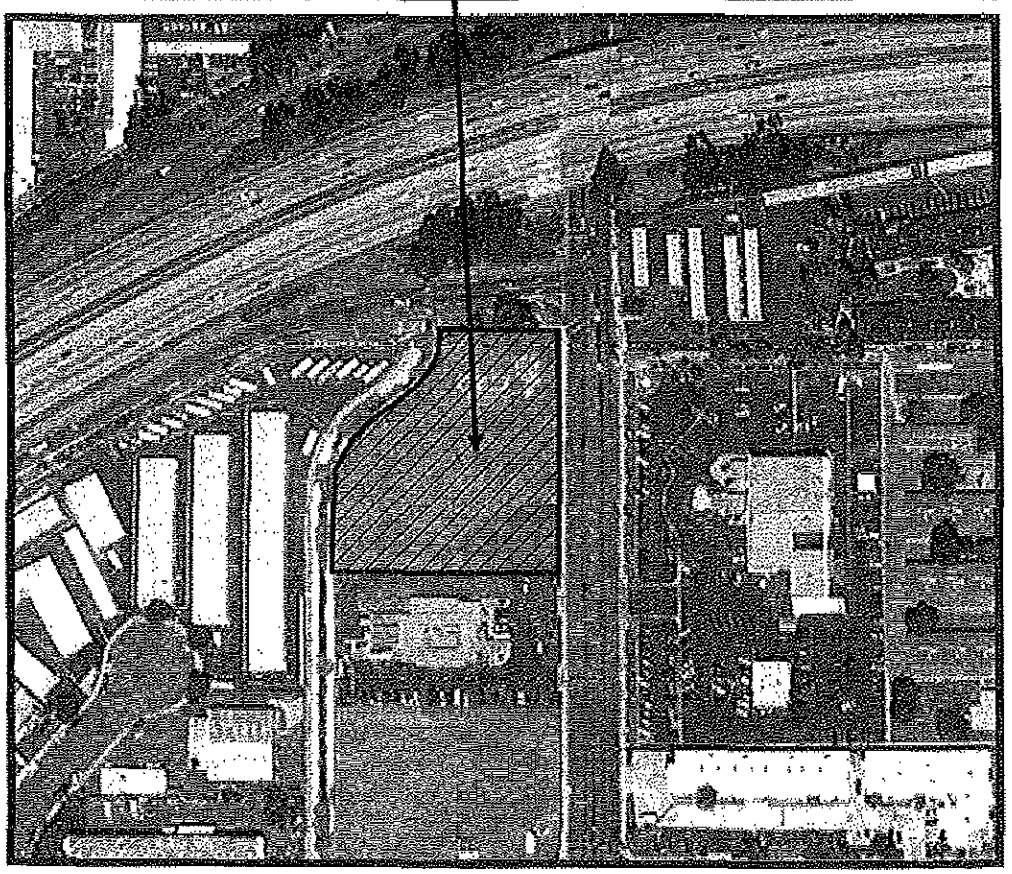
Long Range Property Management Plan

Site No. 10
572-588 N. Johnson Avenue



Property Features:

- C-M Zoning
- 1.36 Acres
- APN No. 482-250-34
- Negotiate with interested party
- Disposition timing phase 3



City of El Cajon Successor Agency Oversight Board

200 Civic Center Way
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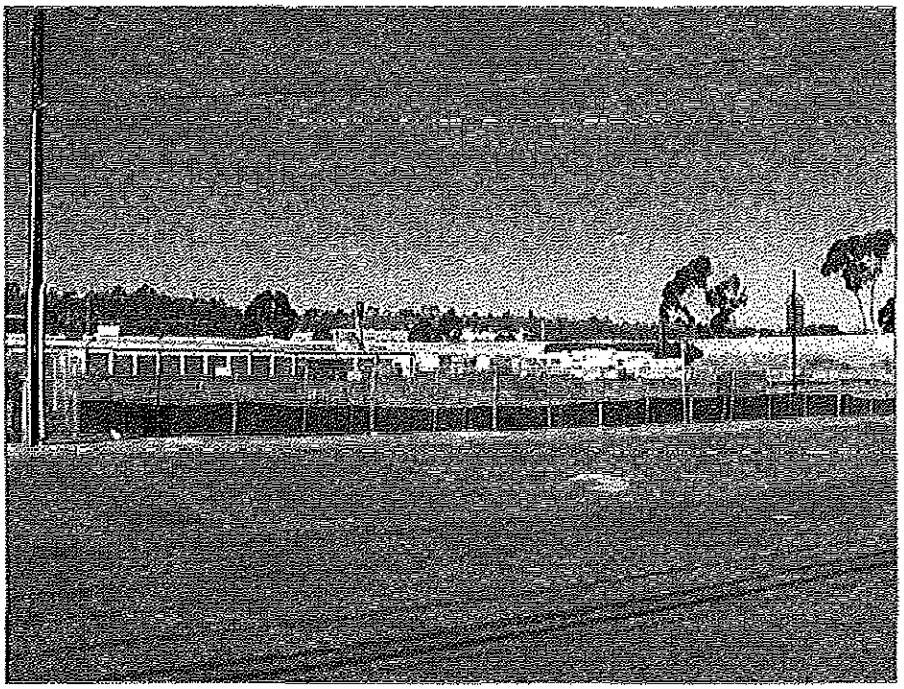
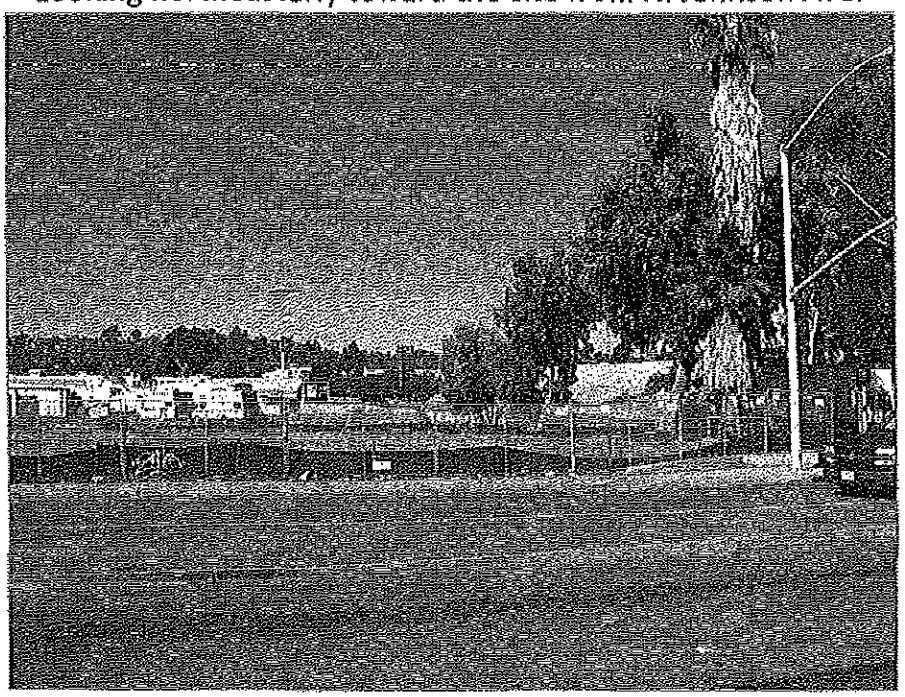
SUBJECT PHOTOGRAPHS

November 5, 2012



Looking northeasterly toward the site from N. Johnson Ave.



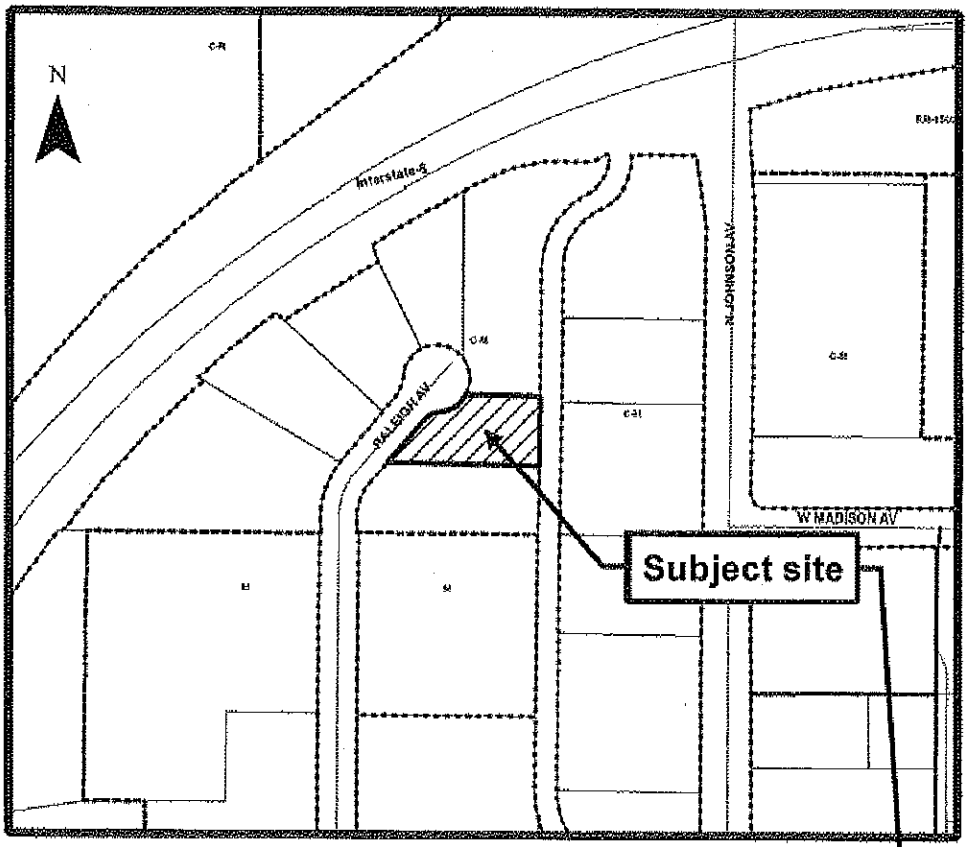
Looking northeasterly toward the site and Johnson Avenue offramp from N. Johnson Ave.

PROPERTY PROFILE

Site # 11	531-555 Raleigh Avenue
Location:	531-555 Raleigh Avenue, El Cajon, CA 92020
APN:	482-250-36-00
Lot Size (SF):	24,394
Building SF:	9,008
General Plan:	SDA # 10
Zoning:	C-M, Heavy Commercial – Light Manufacturing
Highest/Best Use:	Light Industrial
Date Acquired:	August 24, 2009
Purchase Price:	$1,056,917.77
Source of Funds:	Tax Increment
Purpose of Acquisition:	The Agency acquired this property on August 24, 2009 as one of four parcels acquired from Ynez Two, LLC. (Toyota of El Cajon) to assist in retention of the Toyota dealership in El Cajon and further redevelopment activities on the Johnson Corridor.
Status & Revenues:	Commercial construction; Two of three units leased; one unit vacant; The Site currently generates revenue of approximately $51,000 per year.
Environmental, Brownfield or other Restrictions:	**Environmental**: None known **Brownfield**: Not applicable **Restrictions**: Agreement of Use Restrictions ("home improvement restriction"), recorded as document #2008-0539364, prohibiting use of property as a "retail home improvement center".
Transit Oriented Development Site:	Not applicable.
Discussion & History:	The Agency acquired this property on August 24, 2009, as one of four parcels acquired from Ynez Two, LLC. (Toyota of El Cajon) to assist in retention of the Toyota dealership in El Cajon further redevelopment activities on the Johnson Corridor. Two of the four parcels were sold to Inland Properties (US), Inc. on June 23, 2011 to construct and operate of a full service truck dealership sales and service facility. This parcel is located on a cul-de-sac in an area dominated by industrial and manufacturing uses.
Classification:	**Available for sale**
Use of Broker:	See Disposal Strategy
Value As-Is:	TBD
Disposal Strategy	Allow the Successor Agency to: 1. Offer for sale to tenants; 2. Offer for sale in the open market through an approved Broker Remit net proceeds to the Affected Taxing Entities within five working days of consummation of the sale.
Appendices:	18

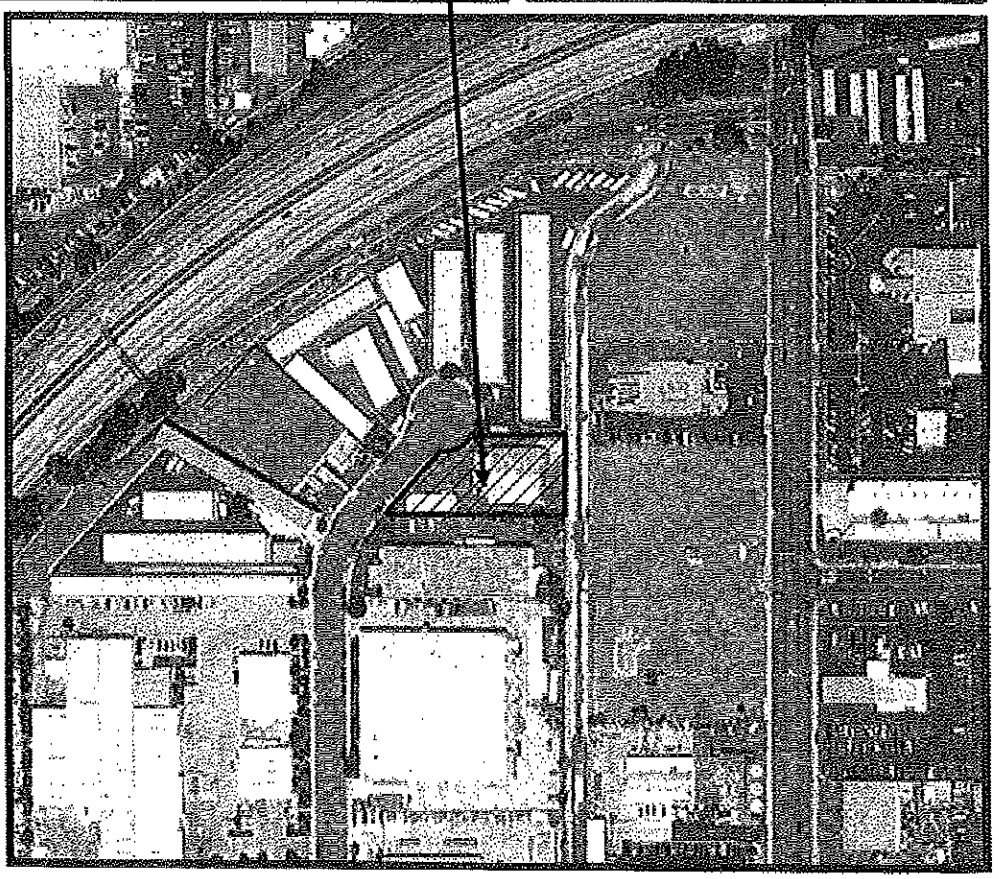
Long Range Property Management Plan

Site No. 11
531-555 Raleigh Avenue



Property Features:

- C-M Zoning
- 0.56 Acres
- APN No. 482-250-36
- Negotiate with tenants then public through approved broker
- Disposition timing phase 3



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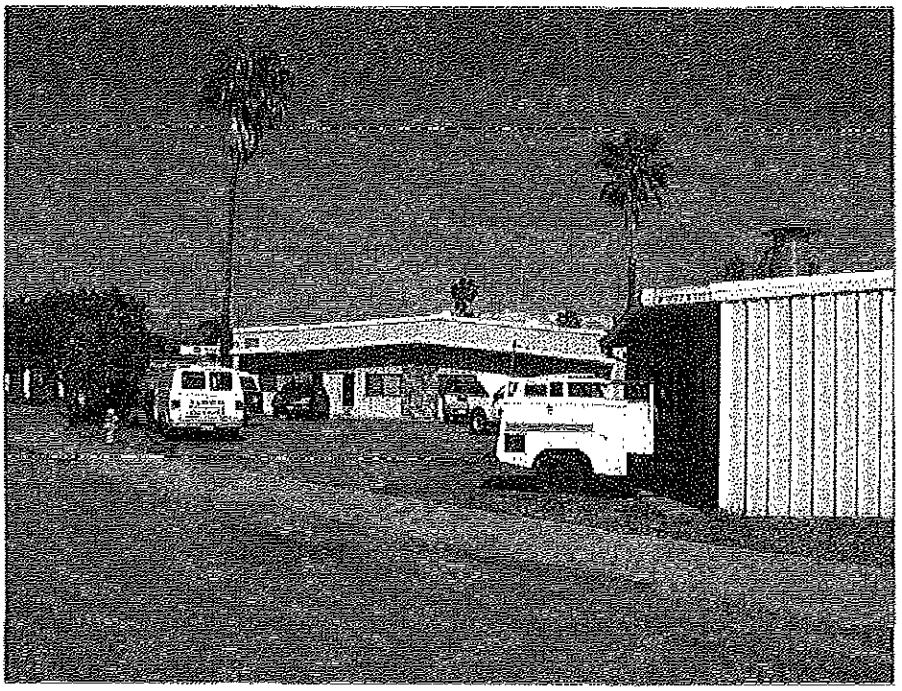
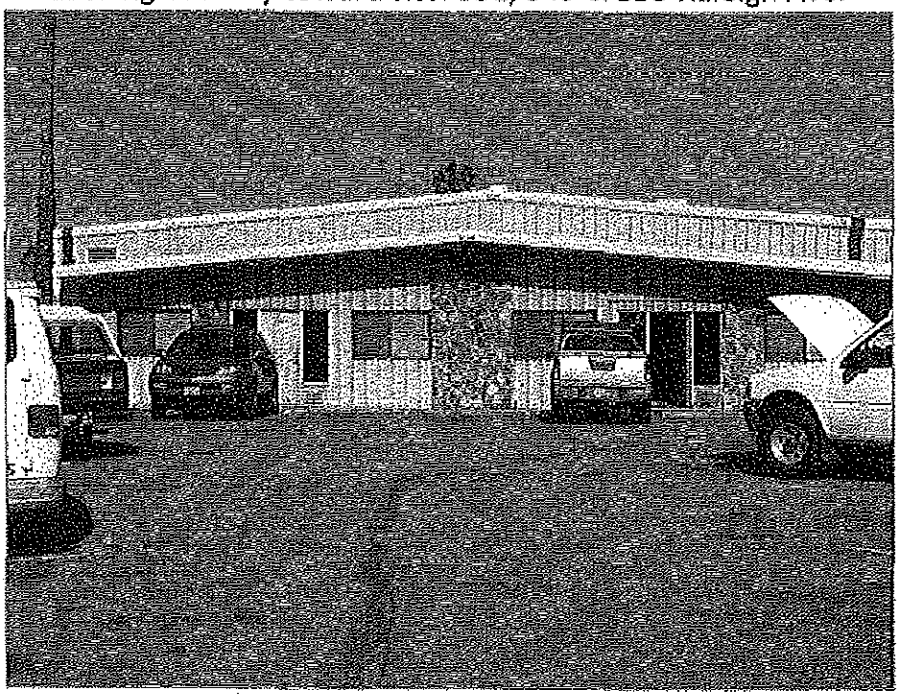
SUBJECT PHOTOGRAPHS

April 19, 2010



Looking easterly toward site. 531, 549 & 555 Raleigh Ave.



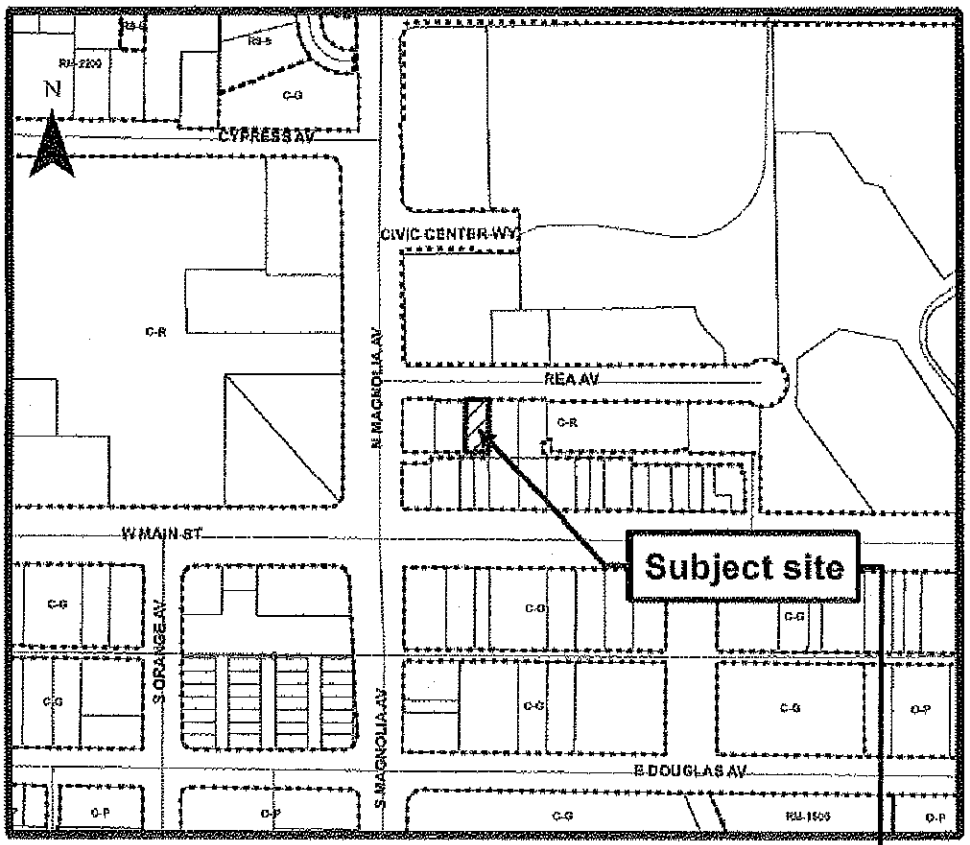
Looking westerly toward 549 & 555 Raleigh Ave.

PROPERTY PROFILE

Site # 12	115 Rea Avenue, El Cajon, CA 92020
Location:	115 Rea Avenue, El Cajon, CA 92020
APN:	488-083-03-00
Lot Size (SF):	4,356
Building SF:	3,600
General Plan:	SDA # 9 (Also within Specific Plan 182)
Zoning:	C-R, Regional Commercial
Highest/Best Use:	Museum; retail art store
Date Acquired:	October 1, 2009
Purchase Price:	$653,471.53
Source of Funds:	Tax Increment
Purpose of Acquisition:	The property was acquired on October 1, 2009 for the purpose of redevelopment activities to enhance and revitalize the arts and cultural district on Rea Avenue.
Status & Revenues:	Vacant; This site does not generate revenue.
Environmental, Brownfield or other Restrictions:	**Environmental:** None known **Brownfield:** Not applicable **Restrictions:** None known
Transit Oriented Development Site:	Not applicable.
Discussion & History:	The Agency acquired this property on October 1, 2009, with the intent of leasing the property to a tenant to further enhance the arts and cultural district on Rea Avenue. Prior to dissolution, the Agency was in discussions with the El Cajon Firemen's Relief Association for the establishment of a firefighters' museum.
Classification:	**Available for Sale**
Use of Broker:	See Disposal Strategy
Value As-Is:	TBD
Disposal Strategy:	Authorize the Successor Agency to: 1. Offer the property for sale to the adjacent property owners/lessees; 2. Offer for sale to persons on interest list; 3. Offer for sale in the open market through an approved Broker. Remit net proceeds to the Affected Taxing Entities within five working days upon consummation of the sale.
Appendices:	1,2

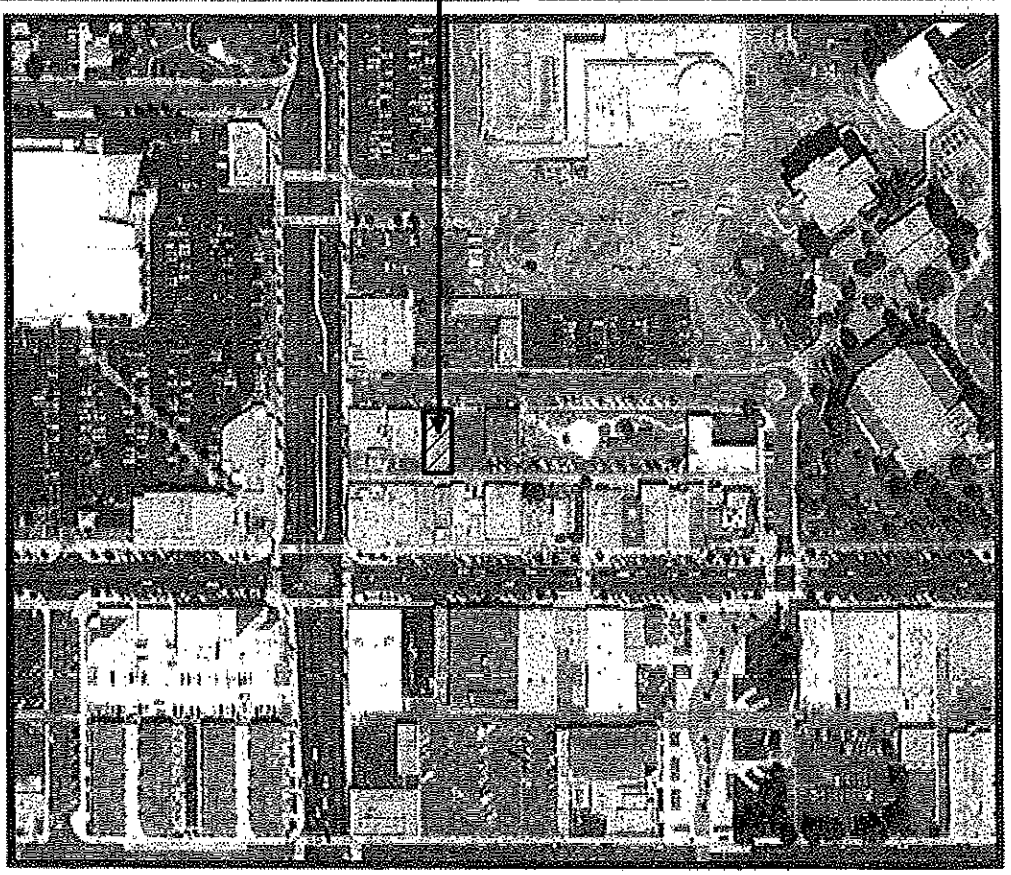
Long Range Property Management Plan

Site No. 12
115 Rea Avenue



Property Features:

- C-R Zoning
- 0.10 Acres
- APN No. 488-083-03
- Negotiate with interested party then public through approved broker
- Disposition timing phase 3



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SUBJECT PHOTOGRAPHS

April 26, 2010

Looking southwesterly toward site from Rea Ave.

Looking southerly toward site from Rea Avenue.

PROPERTY PROFILE

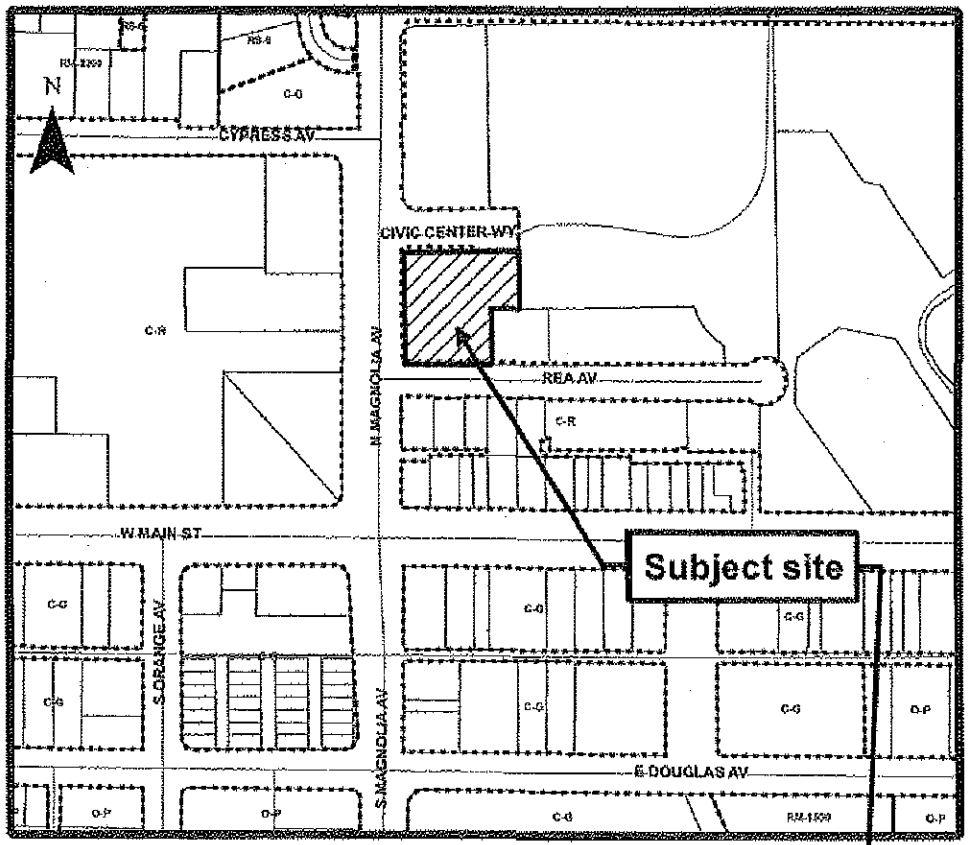
Site # 13	141 N. Magnolia Avenue, El Cajon, CA 92020
Location:	141 N. Magnolia Avenue, El Cajon, CA 92020
APN:	488-082-18-00
Lot Size (SF):	35,284
Building SF:	17,434 (includes basement)
General Plan:	SDA # 9 (Also within Specific Plan 182)
Zoning:	C-R, Regional Commercial
Highest/Best Use:	Hotel
Date Acquired:	December 29, 2009
Purchase Price:	$2,068,893.33
Source of Funds:	Tax Increment
Purpose of Acquisition:	The Agency acquired this property on December 29, 2009, for the purpose of redevelopment and revitalization of the arts and culture district on Rea Avenue, and commercial development along N. Magnolia Avenue.
Status & Revenues:	Vacant; This site does not generate revenue.
Environmental, Brownfield or other Restrictions:	**Environmental:** A Hazardous Building Materials Survey report was prepared August 2, 2011, for the subject site and adjacent site located at 141 N. Magnolia and 118-130 Rea, which outlines the location of asbestos and lead containing surfaces, required for abatement. **Brownfield:** Not applicable **Restrictions:** None known
Transit Oriented Development Site:	Not applicable.
Discussion & History:	On January 4, 2006, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with Urban Betterment Company: Smith & Cowan for development of a mixed-use project requiring the acquisition of thirteen (13) parcels. The ENA expired in August 2008 after the developer was unsuccessful in acquiring/negotiating for acquisition of the remaining properties. On March 22, 2011, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with E. Neal Arthur for the development of a full-service, upscale hotel with name brand identity to serve business and leisure travelers. The ENA expired six months later due to the dissolution of the Redevelopment Agency. The City now has an interest in acquiring the property for redevelopment activities and the possibility of continued discussions for development of a hotel on the subject site. Because the property has been operated as a bank since 1953, has a basement with an area equal to the footprint of the building that has continuous flooding activity, reuse of the existing building for large scale commercial/hotel activity is unlikely and should be cleared in preparation for new commercial or hotel development.

PROPERTY PROFILE

Site # 13	141 N. Magnolia Avenue, El Cajon, CA 92020
Classification:	**Transfer to City – Redevelopment Activities**
Use of Broker:	See Disposal Strategy
Value As-Is:	$1,300,000.00 as of July 26, 2012
Value As-Demolished:	$900,000.00 as of July 6, 2012
Disposal Strategy:	Authorize the Successor Agency to: 1. Transfer the property to the City of El Cajon for Redevelopment Activities pursuant to CH&SC Section 34181(a) and 34191.3 upon execution of a compensation agreement with all Affected Taxing Entities ("ATE's") in proportion to their shares of the base property tax in accordance with CH&SC Section 34188. If no agreement is reached on valuation with the ATE's, the City shall pay fair market value as of the 2011 property tax lien date as determined by an independent appraiser approved by the Oversight Board; 2. Offer for sale to private party through an RFP process for hotel development; 3. Offer for sale in the open market through an approved Broker The Successor Agency shall remit net proceeds, if any, within five working days upon consummation of each transfer/sale, for distribution to the ATE's.
Appendices:	14,15,16,17,19

Long Range Property Management Plan

Site No. 13
141 N. Magnolia Avenue



Property Features:

- C-R Zoning
- 0.81 Acres
- APN No. 482-082-18
- City to acquire - redevelopment activities
- Demolish property in preparation of sale
- Disposition timing phase 1

City of El Cajon Successor Agency Oversight Board

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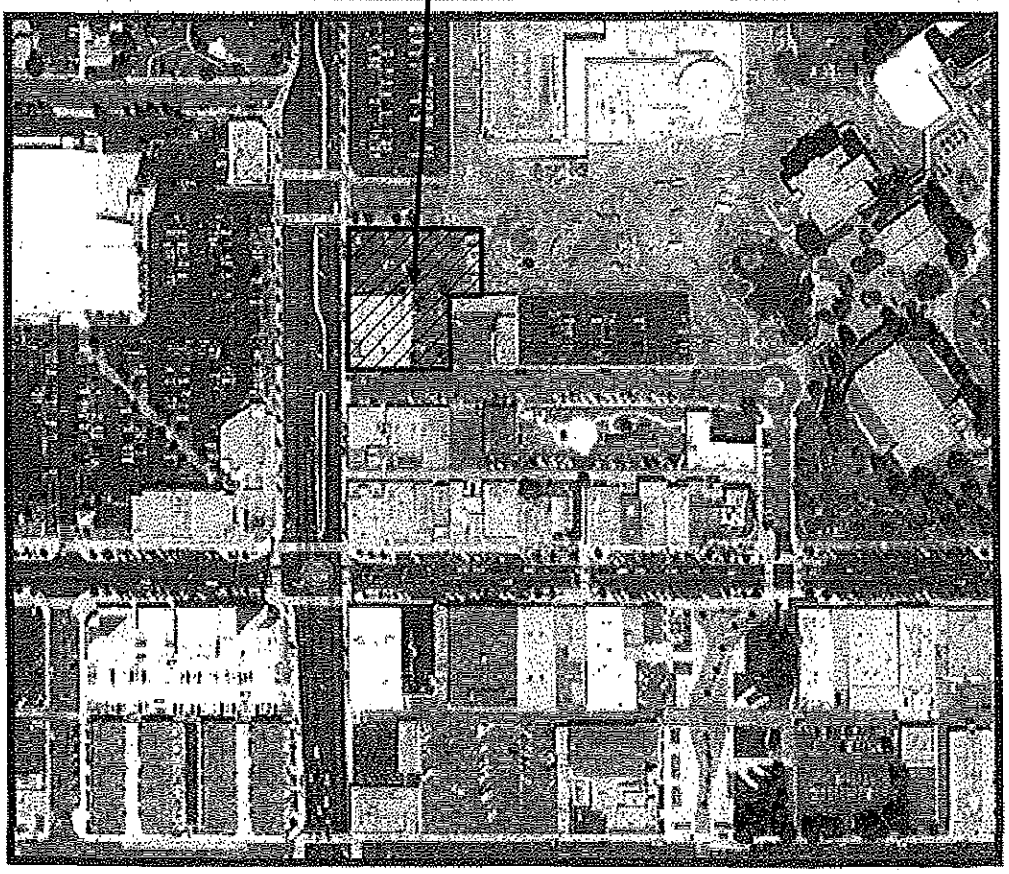
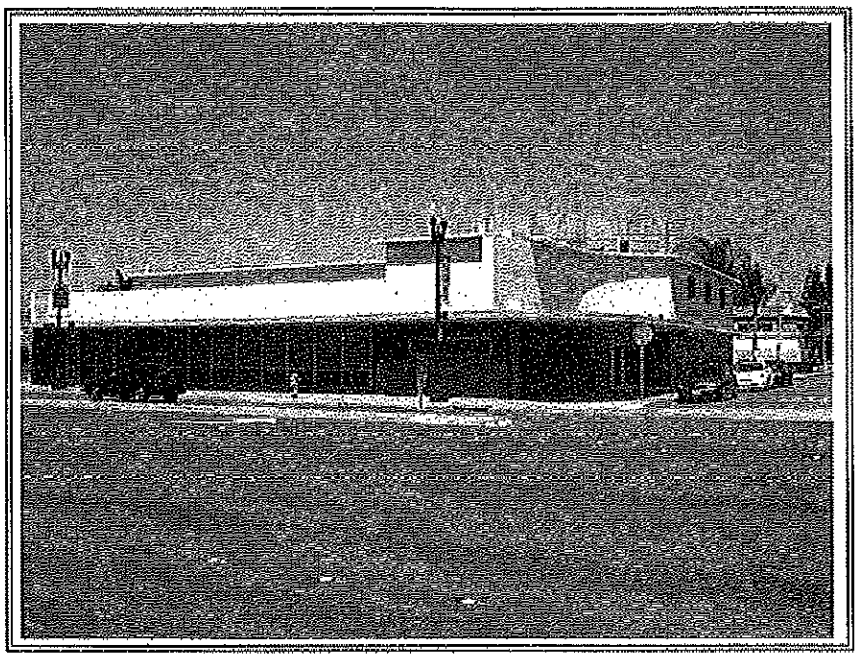


SUBJECT PHOTOGRAPHS

July 5, 2012



Looking northeasterly toward the subject from N. Magnolia Avenue.

Looking southeasterly toward the subject from N Magnolia Avenue.

PROPERTY PROFILE

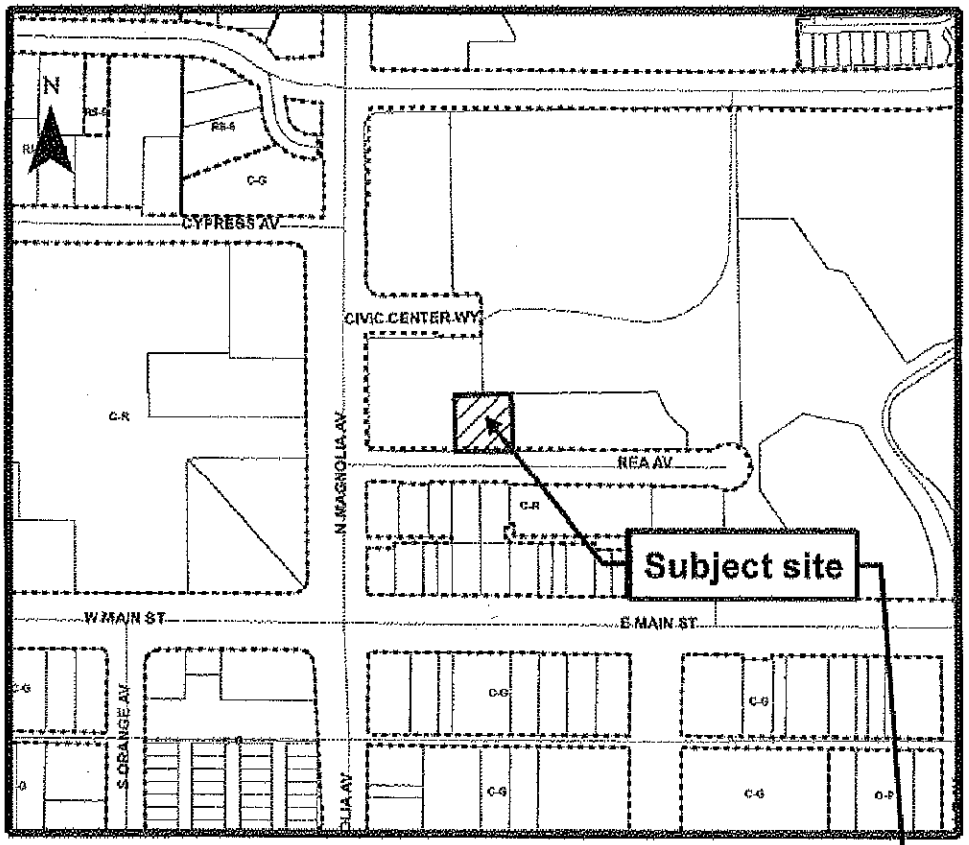
Site # 14	118-130 Rea Avenue, El Cajon, CA 92020
Location:	118-130 Rea Avenue, El Cajon, CA 92020
APN:	488-082-12-00
Lot Size (SF):	9,583
Building SF:	5,802
General Plan:	SDA # 9 (Also within Specific Plan 182)
Zoning:	C-R, Regional Commercial
Highest/Best Use:	Hotel
Date Acquired:	November 10, 2010
Purchase Price:	$1,035,454.29
Source of Funds:	Tax Increment
Purpose of Acquisition:	The Agency acquired this property on November 10, 2010 for the purpose of redevelopment and revitalization of the arts and culture district on Rea Avenue.
Status & Revenues:	Vacant; blighted; This site does not generate revenue.
Environmental, Brownfield or other Restrictions:	**Environmental**: A Hazardous Building Materials Survey report was prepared August 2, 2011, for the subject site and adjacent site located at 141 N. Magnolia, which outlines the location of asbestos and lead containing surfaces, required for abatement. **Brownfield**: None known **Restrictions:** None known
Transit Oriented Development Site:	Not applicable.
Discussion & History:	On January 4, 2006, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with Urban Betterment Company: Smith & Cowan for development of a mixed-use project requiring the acquisition of thirteen (13) parcels. The ENA expired in August 2008 after the developer was unsuccessful in acquiring/negotiating for acquisition of the remaining properties. The last tenant vacated the subject property in June 2011. Upon vacation, the owner/tenant provided keys to the building to several homeless individuals and the property has been plagued by illegal lodging and criminal activity (Police Department Memo attached). On March 22, 2011, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with E. Neal Arthur for the development of a full service, upscale hotel with name brand identity to serve business and leisure travelers. The ENA expired six months later due to the dissolution of the Redevelopment Agency. The City now has an interest in acquiring the property for redevelopment activities and the possibility of continued discussions for development of a hotel on the subject site. Because the property has been operated as office and medical uses since the 1950's, reuse of the existing buildings for new commercial activity is

PROPERTY PROFILE

Site # 14	118-130 Rea Avenue, El Cajon, CA 92020
	unlikely as the property is functionally obsolete, has considerable deferred structural maintenance, hazardous materials abatement is required and cannot be rehabilitated cost-effectively, and should be cleared in preparation for new commercial or hotel development.
Classification:	**Transfer to City – Redevelopment Activities**
Use of Broker:	See Disposal Strategy
Value As-Is:	$325,000.00 as of August 7, 2012
Value As-Demolished:	$255,000.00 as of July 6, 2012
Disposal Strategy:	Authorize the Successor Agency to: 1. Transfer the property to the City of El Cajon for Redevelopment Activities pursuant to CH&SC Section 34181(a) and 34191.3 upon execution of a compensation agreement with all Affected Taxing Entities ("ATE's") in proportion to their shares of the base property tax in accordance with CH&SC Section 34188. If no agreement is reached on valuation with the ATE's, the City shall pay fair market value as of the 2011 property tax lien date as determined by an independent appraiser approved by the Oversight Board; 2. Offer for sale to private party through an RFP process for hotel development; 3. Offer for sale in the open market through an approved Broker The Successor Agency shall remit net proceeds, if any, within five working days upon consummation of each transfer/sale, for distribution to the ATE's.
Appendices:	14,15,16,17,19

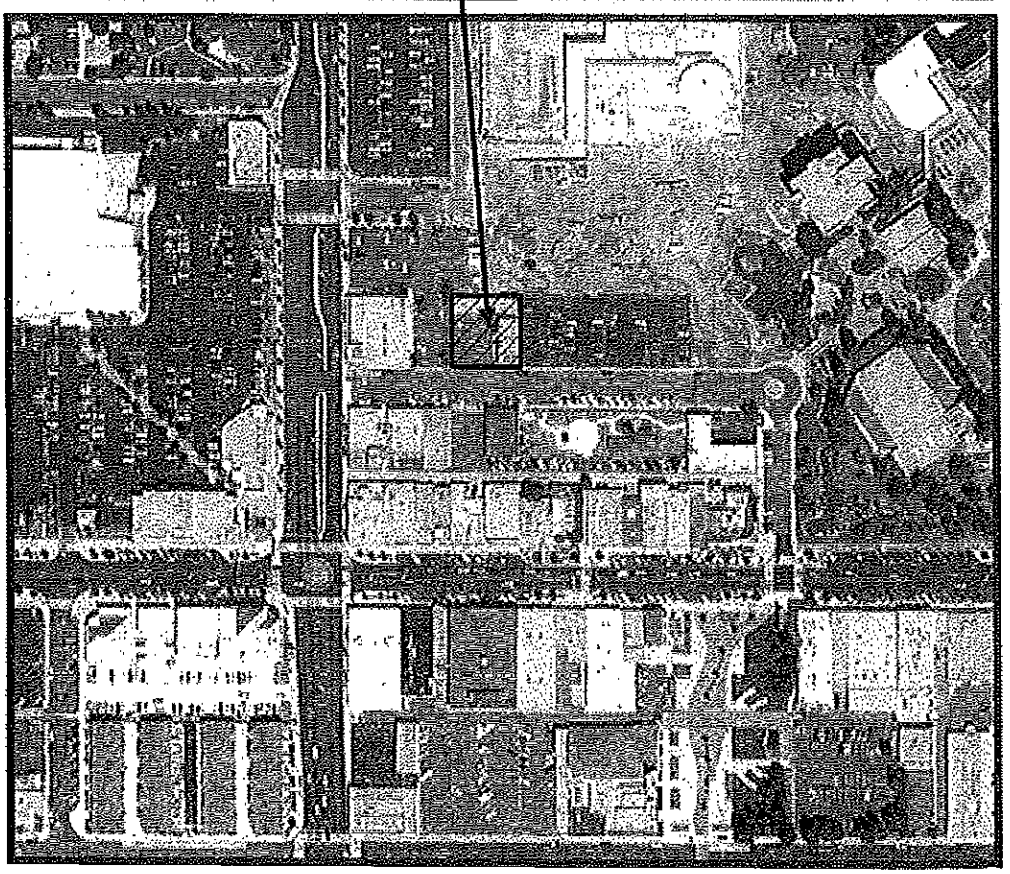
Long Range Property Management Plan

Site No. 14
118-130 Rea Avenue



Property Features:

- C-R Zoning
- 0.22 Acres
- APN No. 482-082-12
- City to acquire - redevelopment activities
- Demolish property in preparation of sale
- Disposition timing phase 1



City of El Cajon Successor Agency Oversight Board

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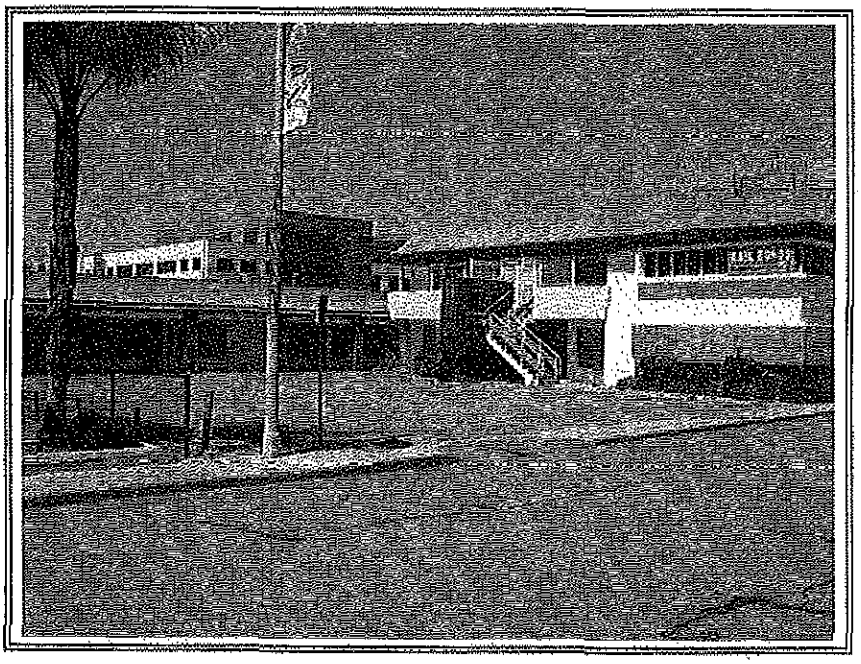
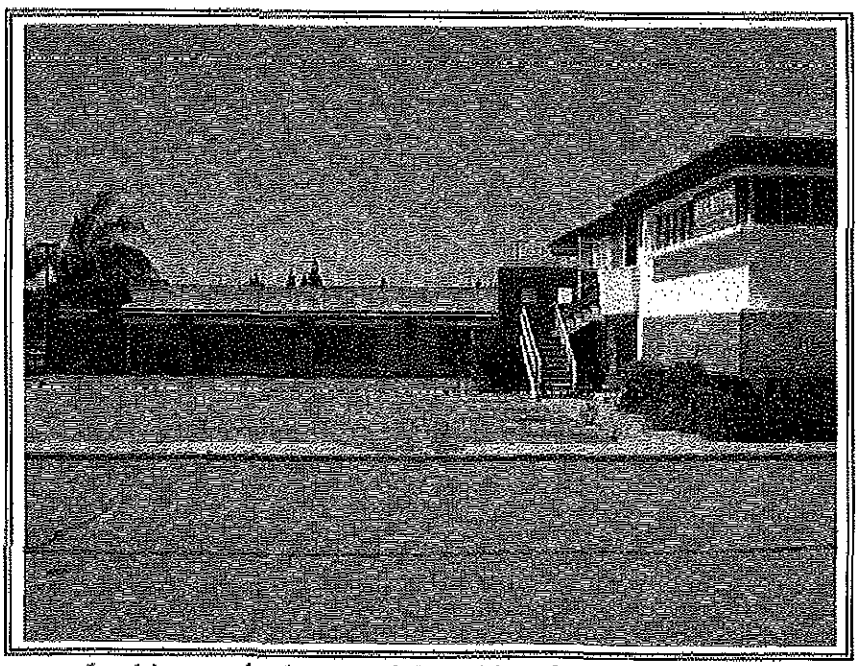
SUBJECT PHOTOGRAPHS

July 5, 2012



Looking northeasterly toward the subject from Rea Avenue.



Looking northerly toward the subject from Rea Avenue.

PROPERTY PROFILE

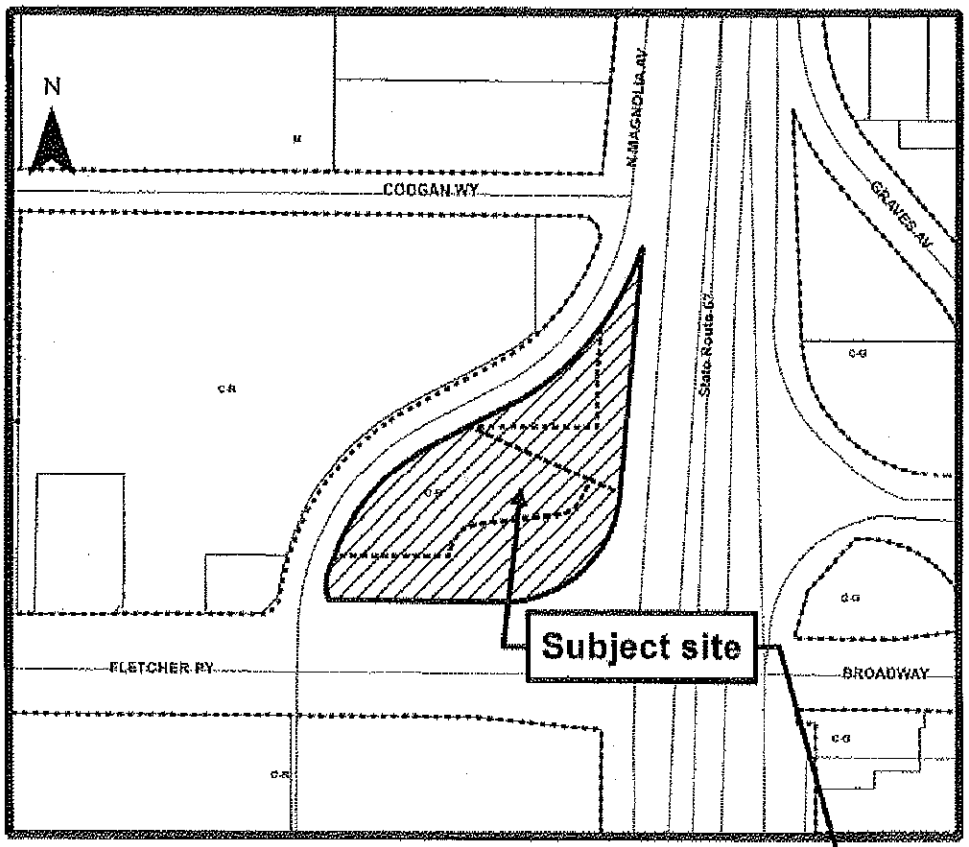
Site # 15	Former El Cajon Police Department Headquarters
Location:	100 Fletcher Parkway, El Cajon, CA 92020
APN:	483-071-52-00
Lot Size (SF):	151,589
Building SF:	23,870 (including basement)
General Plan:	RC (Regional Commercial)
Zoning:	C-R, Regional Commercial
Highest/Best Use:	Regional commercial, hotel, office
Date Acquired:	June 16, 2011
Purchase Price:	$4,850,000.00
Source of Funds:	Tax Increment
Purpose of Acquisition:	This property was acquired on June 16, 2011, at fair market as-demolished value of $4,850,000 for redevelopment activities on a key parcel located at the intersection of Highway 67 and Highway 8 within the Redevelopment Project Area. A down-payment of $1,000,000 was provided to the City and the balance was financed over five-years at 3% per annum. The site became available for redevelopment opportunities as a result of completion and relocation of the former El Cajon Police Department Headquarters to the new Public Safety Center at 100 Civic Center Way.
Status & Revenues:	Vacant; This site does not generate revenue
Environmental issues, Brownfield or other Restrictions:	**Environmental**: Phase 1 Environmental Site Assessment report dated September 7, 2011; Hazardous Building Materials Survey dated December 14, 2011. Asbestos and lead-containing surfaces identified and will be removed through an abatement plan and the demolition process. Reports available in the Public Works Division. **Brownfield**: Not applicable **Restrictions**: The site is governed by the Gillespie Field Airport Land Use Compatibility Plan and is located in the Airport Influence Area Review Area No. 1. An Airport Land Use Commission Determination of Consistency Finding will be required as part of any future development entitlement process.
Transit Oriented Development Site:	Not applicable.
Discussion & History:	The City initiated the decommissioning process on April 26, 2011, in anticipation of the Police Department's move to the Public Safety Center upon completion in Fall 2011. The Agency acquired this property on June 16, 2011. On March 13, 2012, the City Council adopted the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program; approved General Plan Amendment No. 2011-01 changing the land use designation from Public Institution/ Special Development Area No. 8 to Regional Commercial; and introduced an ordinance amending Specific Plan No. 19 to remove the subject site from its governance; and introduced an ordinance rezoning the

PROPERTY PROFILE

Site # 15	Former El Cajon Police Department Headquarters
	site from M, C-N and RS-6 to the C-R zone. The zoning and specific plan amendment became effective on May 10, 2012. Because the property has been operated as the former Police Station Headquarters since the 1960's, reuse of the existing building for large scale commercial activity is unlikely as the property is functionally obsolete, hazardous materials abatement is required, the building cannot be rehabilitated cost-effectively, and should be cleared in preparation for new development.
Classification:	**Available for Sale**
Use of Broker:	See Disposal Strategy
Value As-Is:	$5,100,000 as of March 9, 2011
Value As-Demolished:	$4,850,000 as March 9, 2011
Disposal Strategy:	Authorize the Successor Agency to: 1. Offer for sale to persons on interest list; 2. Offer for sale in the open market through an approved Broker. The Successor Agency shall remit net proceeds, if any, within five working days upon consummation of each transfer/sale, for distribution to the Affected Taxing Entities.
Appendices:	21

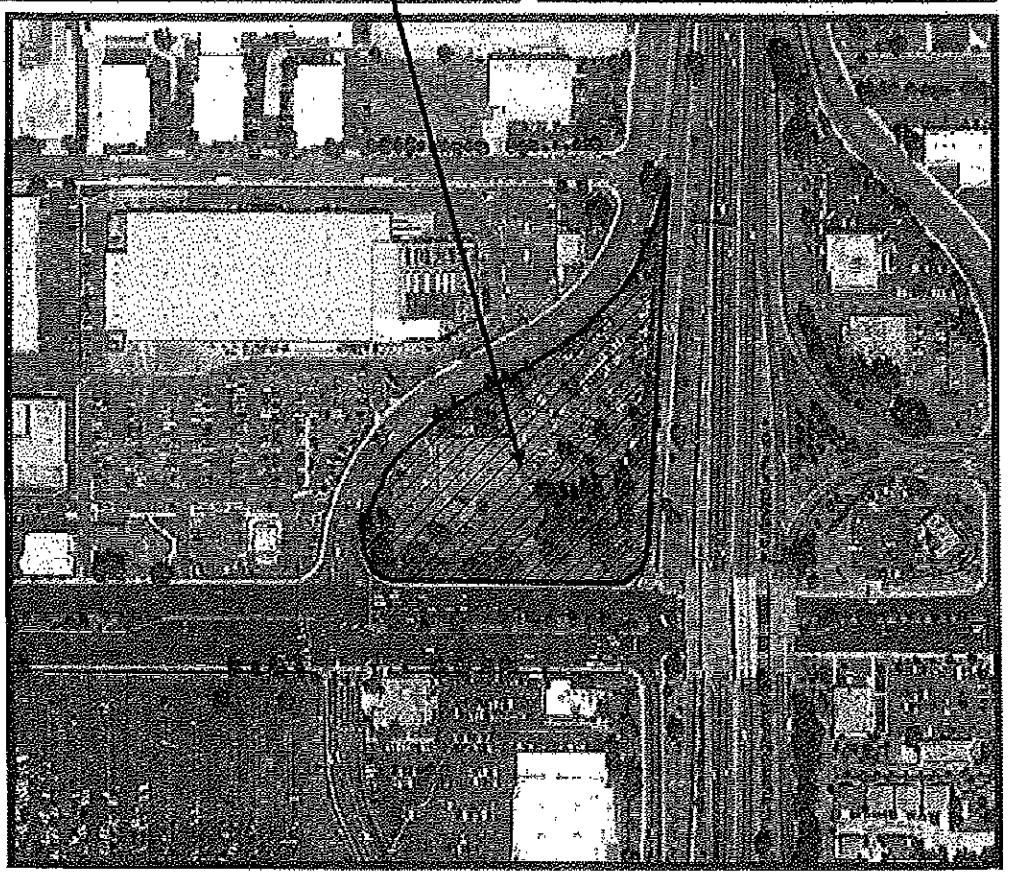
Long Range Property Management Plan

Site No. 15
100 Fletcher Parkway



Property Features:

- C-R Zoning
- 3.48 Acres
- APN No. 483-071-52
- Demolish property in preparation of sale
- Offer for sale and development through an approved broker
- Disposition timing phase 3



City of El Cajon Successor Agency Oversight Board

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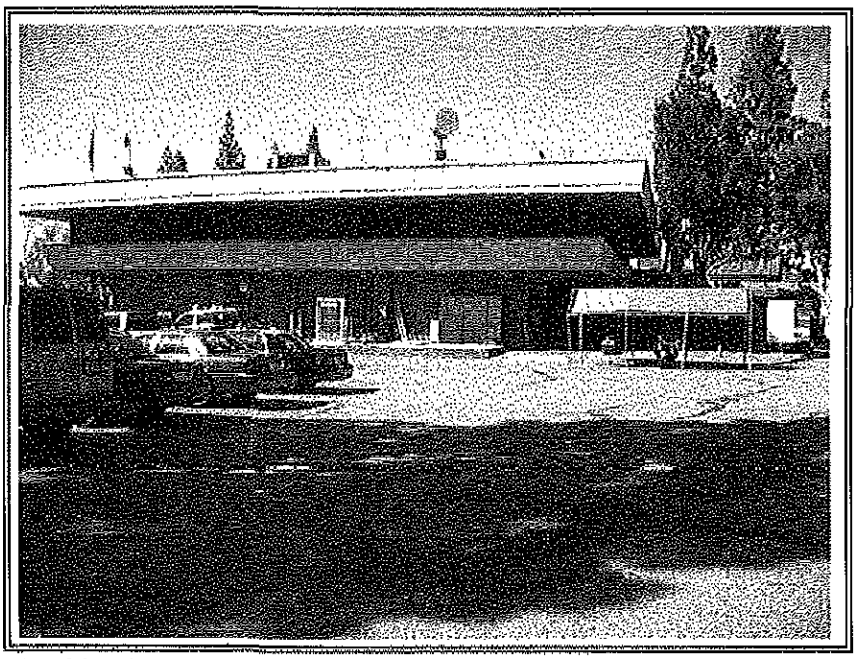
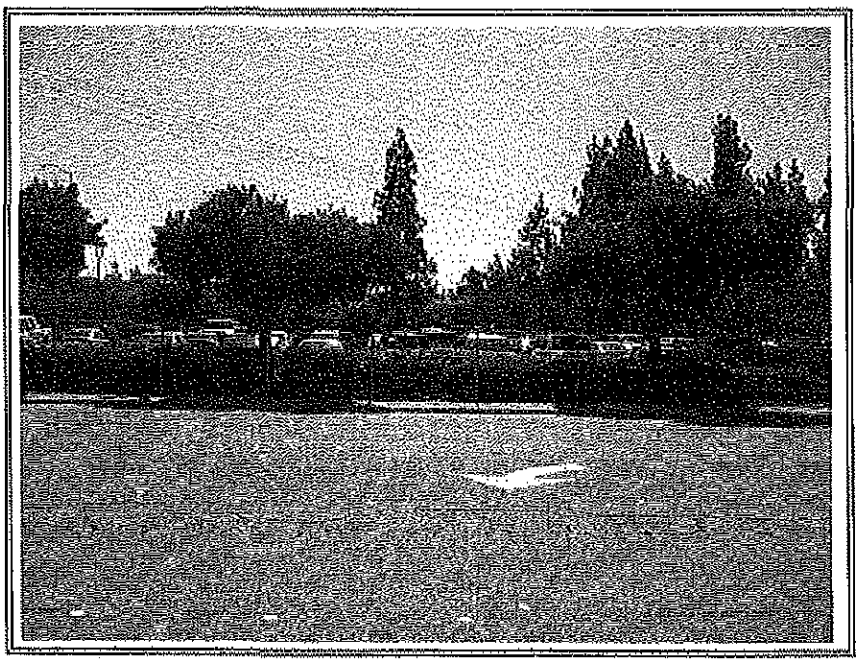
SUBJECT PHOTOGRAPHS

March 9, 2011



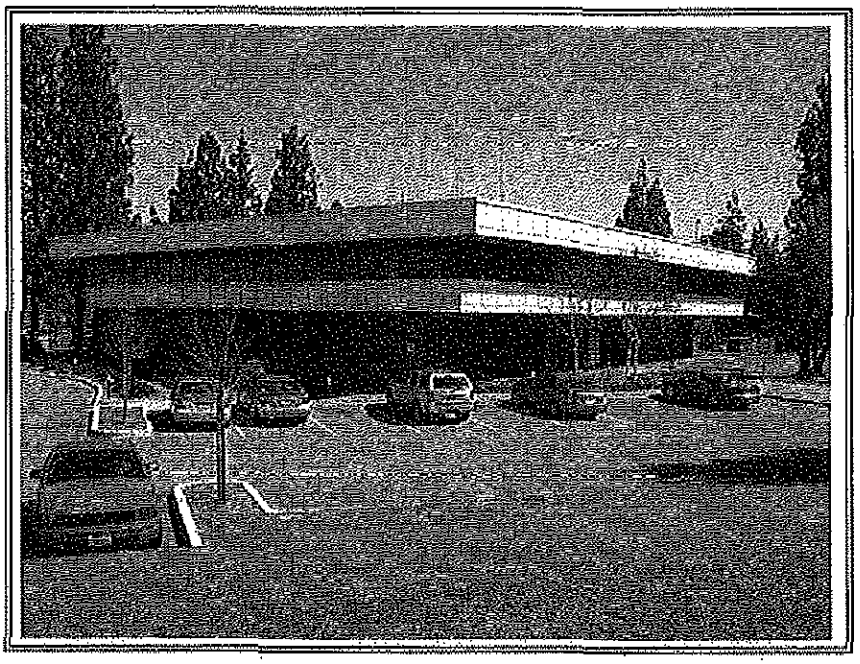
Looking in a westerly direction toward the subject from the parking lot.



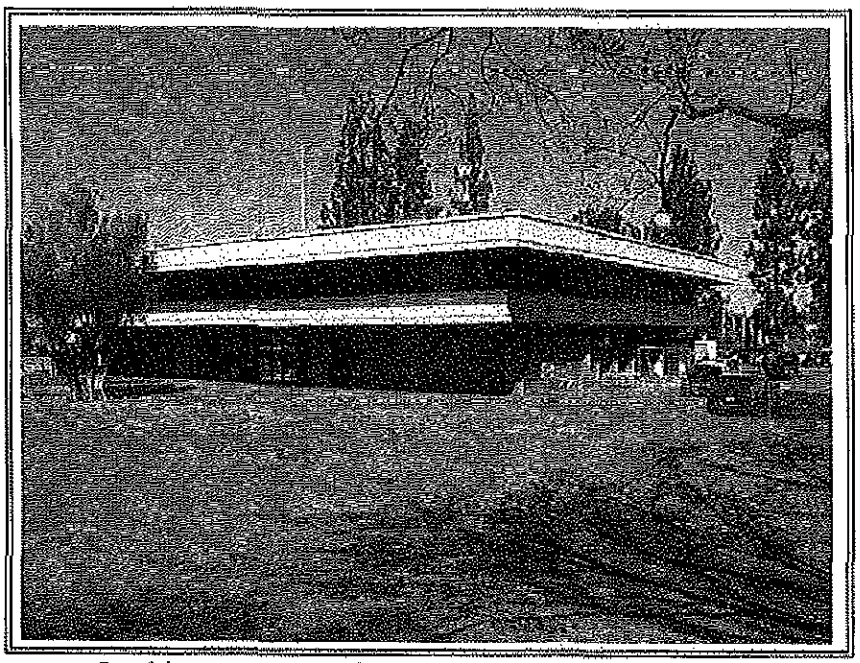
Looking in an easterly direction toward the subject parking lot from Magnolia Avenue.

SUBJECT PHOTOGRAPHS

March 9, 2011



Looking northeasterly toward the front of the subject.



Looking northwesterly toward the front of the subject.

APPENDICES[1]

Long Range Property Management Plan
City of El Cajon, Successor Agency

Appendix No.	Document/Item	# Pages	Applicable to Site #'s
1	Ordinance 2437 – Approving and Adopting the Redevelopment Plan for the El Cajon Business District Redevelopment Project, dated December 28, 1971; Description of Land within the El Cajon Business District Redevelopment Project Area and Statement that Redevelopment Proceedings have been instituted, dated December 29, 1971; and El Cajon Redevelopment Agency, Proposed Redevelopment Plan for the El Cajon Business District Redevelopment Project, dated November, 1971.	25	All
2	Redevelopment Plan for the El Cajon Redevelopment Project Area – June, 1987	41	All
3	Por Favor, Inc. – 10-year lease renewal option dated April 17, 2008; Lease Option Agreement – Por Favor Restaurant, dated 5/28/98	7	1,2
4	Lease - Olaf Wieghorst Museum Foundation, dated July 22, 1999	7	3
5	Settlement Agreement between, Chrisman, ECRA, Texaco, Shell, and Unocal dated August 28, 1995	30	4
6	First Amendment to Ground Lease, Domenico Donato, dated January 22, 2003; Ground Lease – Domenico Donato, Dated November 22, 2002	19	4
7	Lease - Foster and Kleiser, dated April 26, 1972; Letter dated May 31, 1989, Patrick Media Group, Inc.; Letter Dated May 23, 1989, City of El Cajon	3	4
8	Resolution No. 98-93 ordering vacation of Prescott Avenue between Douglas Avenue and Lexington Avenue and the Alley South of Douglas, recorded March 18, 1993	4	5,6,7
9	Agenda Report dated November 19, 1993, Disposition and Development Agreement – Lexington Avenue Senior Apartments; Disposition and Development Agreement, Lexington Avenue Senior Apartments, executed November 30, 1993.	137	5,6,7
10	Resolution No. 262-94, Resolution Authorizing Quitclaim Deed of Westerly Half of Vacated Portion of Prescott Avenue, Between Douglas and Lexington Avenues, to the El Cajon Redevelopment Agency; Quitclaim Deed, recorded September 26, 1994, document #1994-056904	5	6,7
11	Letter from Goldrich, Kest & Associates dated October 31, 1995 for the Quitclaim of Pedestrian Walkway and Public Parking Lot	3	5,6,7
12	Ordinance 4444 – an Ordinance approving Specific Plan No. 457 for a Density Bonus, an increased number of stories and a modified parking requirement for a proposed 100-unit senior housing project in the R-4 zone, dated June 21, 1994; Resolution No. 8636, recommending approval of Specific Plan 457; Lexington Avenue Senior Apartments, GMP Architects Site Plan	7	5,6,7
13	County of San Diego letter dated February 1, 2008; City Council Agenda Report dated 2/26/2008; and El Cajon City Hall/Sixth Floor Lease	46	8,9

APPENDICES[1]

Long Range Property Management Plan
City of El Cajon, Successor Agency

Appendix No.	Document/Item	# Pages	Applicable to Site #'s
14	Memorandum dated October 25, 2012 – Rea and Magnolia Former RDA Properties (Financial Analysis for Sites 9,13,14)	5	9,13,14
15	Exclusive Negotiation Agreement, Urban Betterment Company: Smith & Cowan, dated January 4, 2007; First Amendment to Exclusive Negotiation Agreement dated September 13, 2007; and Second Amendment to Exclusive Negotiation Agreement dated February 8, 2008.	5	9,13,14
16	Exclusive Negotiation Agreement, E. Neal Arthur, dated March 22, 2011, and Resolution No. ECRA-415	10	9,13,14
17	Taxing Entities – Tax Rate Area 003107	1	9,13,14
18	Assignment and Assumption of Lease and Agreement of Use Restrictions, dated October 3, 2008, recorded October 15, 2008, document #2008-0539364.	21	10,11
19	Ninyo & Moore, Hazardous Building Materials Survey, 141 Magnolia Avenue and 118-130 Rea Avenue, dated August 2, 2011	125	13,14
20	Memorandum to Chief of Police dated July 31, 2012, calls for service – 118 to 130 Rea Street	1	14
21	Ninyo & Moore, Hazardous Building Materials Survey, Former El Cajon Police Station, dated December 14, 2011.	82	15
22	$35,600,000 El Cajon Redevelopment Agency, El Cajon Redevelopment Project, Tax Allocation Refunding Bonds Issue of 1992.	80; Available on City website	1,2,3,4,5,6,7
23	$35,745,000 El Cajon Redevelopment Agency, El Cajon Redevelopment Project, Tax Allocation Refunding Bonds Issue of 1997.	86; Available on City website	1,2,3,4,5,6,7
24	$40,000,000 El Cajon Redevelopment Agency, El Cajon Redevelopment Project, Refunding Bonds Issue of 2005.	116; Available on City website	1,2,3,4,5,6,7
25	$15,750,000 El Cajon Redevelopment Agency, El Cajon Redevelopment Project Tax Allocation Bonds Issue of 2007.	158; Available on City website	1,2,3,4,5,6,7

[1] All appendices can be found on the City of El Cajon website from the following webpage: http://www.ci.el-cajon.ca.us/comm/Successor.html

Successor Agency: City of El Cajon
County: San Diego

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (d)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)	
No	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (SF)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit-oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Vacant Lot/Land	Fulfill Enforceable Obligation	Lease Option Agreement dated 5/28/1998.	5/14/1986	$150,000	$150,000 based on acquisition/ historical cost	Book	5/14/1986	Not applicable since the Lessee paid the full acquisition cost outlined in the Lease Option Agreement during the first 10-year term.	FY2012-13	The property was acquired for the purposes of redevelopment in the Civic Center Superblock area where the City Hall, County Regional Courthouse, and El Cajon Performing Arts Center are located.	No site address. Lot adjacent to 156 E. Main Street	488-083-15-00	3,500	C-R, Regional Commercial	$150,000 based on acquisition/ historical cost	$1.00 per year through 5/28/2018 or until the Lease Option is exercised.	The property was acquired through a loan from the City that was ultimately refunded through tax-exempt financing and several bond issues, most recently the Tax Allocation Refunding Bonds Issue of 2005 which is an outstanding enforceable obligation.	None known.	Not applicable.	Meets Goal 2-1.1 of the El Cajon General Plan for supportive commercial uses in the Redevelopment Project Area.	The former El Cajon Redevelopment Agency (ECRA) entered into a Lease Option Agreement with Par Favor Restaurant on 5/28/98. The initial term was for 10 years with a 10-year option period. During the term, the Lessee could exercise the Option to Purchase upon first obtaining title to the property known as APN 488-083-14. If the conditions of the Option to Purchase are not met and exercised by May 28, 2018, the Successor Agency must negotiate in good faith for new lease terms and conditions with the Lessee.
2	Vacant Lot/Land	Fulfill Enforceable Obligation	Lease Option Agreement dated 5/28/1998.	5/14/1986	Combined with 488-083-15-00 above.	Combined with 488-083-15-00 above.	Book	5/14/1986	Not applicable since the Lessee paid the full acquisition cost outlined in the Lease Option Agreement during the first 10-year term.	FY2012-13	The property was acquired for the purposes of redevelopment in the Civic Center Superblock area where the City Hall, County Regional Courthouse, and El Cajon Performing Arts Center are located.	156 E. Main Street	488-083-16-00	3,500	C-R, Regional Commercial	Combined with 488-083-15-00 above.	$1.00 per year through 5/28/2018 or until the Lease Option is exercised.	The property was acquired through a loan from the City that was ultimately refunded through tax-exempt financing and several bond issues, most recently the Tax Allocation Refunding Bonds Issue of 2005 which is an outstanding enforceable obligation.	None known.	Not applicable.	Meets Goal 2-1.1 of the El Cajon General Plan for supportive commercial uses in the Redevelopment Project Area.	The former El Cajon Redevelopment Agency (ECRA) entered into a Lease Option Agreement with Par Favor Restaurant on 5/28/98. The initial term was for 10 years with a 10-year option period. During the term, the Lessee could exercise the Option to Purchase upon first obtaining title to the property known as APN 488-083-14. If the conditions of the Option to Purchase are not met and exercised by May 28, 2018, the Successor Agency must negotiate in good faith for new lease terms and conditions with the Lessee.
3	Vacant Lot/Land	Fulfill Enforceable Obligation	Lease dated July 22, 1999.	3/24/1987; 6/18/1993	$208,039	$208,039 based on acquisition/ historical cost	Book	3/24/1987; 6/18/1993	De minimis value since the Lessee has a long term Lease for 50 years at $1/year.	FY2012-13 to FY2013-14	The property was acquired for the purposes of redevelopment in the Civic Center Superblock area where City Hall, the County Regional Courthouse, and the El Cajon Performing Arts Center are located.	149 Rea Avenue	488-083-27-00	21,780	C-R, Regional Commercial	$208,039 based on acquisition/ historical cost	$1.00 per year through 07/22/2049.	The property was acquired through a loan from the City that was ultimately refunded through tax-exempt financing and several bond issues, most recently the Tax Allocation Refunding Bonds Issue of 2005 which is an outstanding enforceable obligation.	None known.	Not applicable.	Meets Goal 2 of the El Cajon General Plan: The old downtown area centered around the intersection of Main and Magnolia will become the center of administrative, civic and cultural activities in El Cajon.	The property is subject to a long-term Lease with the Olaf Wieghorst Museum at a rate of $1 per year that expires on July 22, 2049. The historic home of Olaf Wieghorst is currently located on the property and the Wieghorst Western Heritage Museum operates in an adjacent building at 191 Rea Avenue.
4	Park	Governmental Use	Municipal Park - Prescott Promenade.	2/16/1989; 7/12/1984	$331,091	$331,091 based on acquisition/ historical cost	Book	7/12/1984 2/16/1989	Not applicable. Transfer property to City of El Cajon for Governmental Purpose based on use as a Municipal Park, CDBG and bond covenant restrictions.	FY2012-13 to FY2013-14	The property was acquired for redevelopment purposes set forth in the 1971 Redevelopment Plan. The site was developed as a public park, Prescott Promenade, in 1986, using CDBG and tax-exempt bond proceeds.	201 E. Main Street	488-211-21-00	15,429	C-G General Commercial	$331,091 based on acquisition/ historical cost	$972.28 per year Ground Lease (Restaurant) and $480 per year Lease (Billboard).	1) Ground Lease for restaurant patio use; 2) Lease for billboard; 3) Property was acquired through a loan from the City that was ultimately refunded through tax-exempt financing and several bond issuances, most recently the Tax Allocation Refunding Bonds Issue of 2005 which is an outstanding enforceable obligation; 4) Settlement Agreement dated 8/29/1995; 5) Park was developed with CDBG and tax increment funds in 1986; 6) Park was renovated in 2009-10 with proceeds from tax-exempt Tax Allocation Bonds Issue of 2007.	The property continues to be the site of a hydrocarbon contamination case and is the subject of a Settlement Agreement dated 8/29/1995. The Seller, Phyllis Chrisman, the former El Cajon Redevelopment Agency, Texaco Refining and Marketing Inc., Shell Oil Company, Inc., and Union Oil Company of California dba Unocal, are all parties to the Settlement Agreement for the hazardous remediation and cleanup of the site until the case closure is obtained.	Not applicable.	Meets Goal 15 of the El Cajon General Plan: Establish a system of parks, recreation and cultural facilities sufficient to meet the needs of the anticipated population.	The property was acquired in 1984 and 1989. The former El Cajon Redevelopment Agency (ECRA) entered into a Settlement Agreement in 1995 with the prior owner and three petroleum companies for hazardous waste remediation that remains an enforceable obligation today. In 1986, Prescott Promenade, a public park, was developed with funding from CDBG and tax increment funds. In FY2009-10, Prescott Promenade was completely renovated with approximately $2M of proceeds from the Tax Allocation Bonds Issue of 2007. Prescott Promenade remains a key element of downtown El Cajon public events and economic development activities and is a main pedestrian thoroughfare that links the Civic Center campus to the County Library, Ronald Reagan Community Center, and Lexington Avenue Senior Apartments.
5	Roadway/Walkway	Governmental Use	Portion of alley acquired through the vacation of a public alley by the City.	3/18/1993	Not applicable since alley was vacated by City.	$23,422 based on GASB 34 valuation.	Book	6/30/2003	Not applicable. Transfer to El Cajon Housing Authority for Governmental Purpose based on source of acquisition and bond covenant restrictions.	FY2013-13 to FY2013-14	The property was deeded to the former El Cajon Redevelopment Agency (ECRA) as an adjacent property owner and the vacation of a public alley by the City (Resolution No. 88-89, recorded March 18, 1993). The property is used as an alley access and is adjacent to the Lexington Avenue Senior Apartments, a project that was developed and owned of the former	Lexington Avenue E.	488-213-18-00	7,241	RM-1500 (south) and D-P (north) (Residential)	$23,422 based on GASB 34 valuation.	None	The City deeded the parcel to the former El Cajon Redevelopment Agency, as adjacent property owner, as part of vacating an alley. The former ECRA's property was acquired with LMIHF tax-exempt bond proceeds and transferred to the El Cajon Housing Authority. Property should be governed by bond covenants and transferred to the Housing Authority.	None known.	Not applicable.	Meets Goal 1.8 of the El Cajon General Plan: The completion of public facilities such as streets, curbs, gutters, sidewalks and drainage facilities will be sought not only for the improvement of public safety and to assist the movement of people and goods but also as a means to improve the appearance of the community.	Not applicable. The parcel was acquired with the City of El Cajon vacating the alley. This is a remainder parcel, now used as alley access and is adjacent to the Lexington Avenue Senior Apartments project owned by the El Cajon Housing Authority. The property should be transferred to the Housing Authority or deeded back to the City of El Cajon for access to the sewer infrastructure during maintenance and/or improvements.
6	Roadway/Walkway	Governmental Use	Public walkway adjacent to Community Center parking lot on municipal facility grounds.	8/26/1994	Not applicable since alley and street were vacated by City.	$101,441 based on GASB 34 valuation.	Book	6/30/2006	Not applicable. Transfer to El Cajon Housing Authority for Governmental Purpose based on source of acquisition for adjacent properties and bond covenant restrictions.	FY2013-13 to FY2013-14	The property was deeded to the former El Cajon Redevelopment Agency as an adjacent property owner and the vacation of a public street (Prescott Avenue) and alley by the City (Resolution No. 265-94, recorded September 26, 1994). The property is part of the walkway between the Community Center, County Library, parking lot, and Lexington Avenue Senior Apartment campus.	Douglas Avenue	488-212-20-00	6,639	RM-1500 (Residential)	$101,441 based on GASB 34 valuation.	None	The City deeded the parcel to the former El Cajon Redevelopment Agency, as adjacent property owner, as part of vacating a street and alley. The former Agency's property was acquired with LMIHF tax-exempt bond proceeds and transferred to the El Cajon Housing Authority. The ODA with Lexington Sr. Apartments dated November 30, 1993, Attachment No. 5, required an open space amenity within the Prescott Avenue right-of-way. Property should be governed by bond covenants and transferred to the Housing Authority.	None known.	Not applicable.	Meets Goal 15 of the El Cajon General Plan: Establish a system of parks, recreation and cultural facilities sufficient to meet the needs of the anticipated population.	This parcel was acquired through the City of El Cajon vacating the street and alley which was restricted to be developed as open space amenities and pedestrian walkway for the adjacent Lexington Avenue Senior Apartments, County Library and Community Center campus under the ODA dated November 30, 1993 (with Lexington Avenue Senior Apartments). The property is part of a public thoroughfare that extends from Lexington Avenue to Douglas, connecting Prescott Promenade and City Hall, ECPAC, and the East County Regional Center.
7	Parking Lot/Structure	Governmental Use	Community Center and Lexington Avenue Senior Apartments parking lot.	Multiple dates	$1,046,487	$1,478,554 based on GASB 34 valuation.	Book	6/30/2003	Not applicable. Transfer to El Cajon Housing Authority for Governmental Purpose based on source of acquisition, bond covenant restrictions and Enforceable Obligations.	FY2013-13 to FY2013-14	The property was a portion of 12 parcels acquired by the former El Cajon Redevelopment Agency as part of the Lexington Avenue Senior Apartments project. The ODA dated November 30, 1993, and Ordinance 4444 requires overflow and guest parking.	Prescott Ave	488-212-22-00	38,640	AD-1500 (Residential)	$1,478,554 based on GASB 34 valuation.	None	The property was a portion of 12 parcels acquired by the former El Cajon Redevelopment Agency as part of the Lexington Avenue Senior Apartments project using LMIHF tax-exempt bond proceeds. The ODA dated November 30, 1993, and Ordinance 4444 also require overflow and guest parking.	None known.	Not applicable.	Meets Goal 15 of the El Cajon General Plan: Establish a system of parks, recreation and cultural facilities sufficient to meet the needs of the anticipated population. Also complies with the ODA dated November 30, 1993, and Ordinance 4444 to provide overflow parking to the Lexington Avenue Senior Apartment project tenants.	This subject property (15 properties in total) was acquired specifically for development of the Lexington Senior Apartments project.
8	Parking Lot/Structure	Governmental Use	Public parking for municipal facilities.	06/11/09	$4,442,183	$1,200,000	Appraised	7/6/2012	Not applicable. Transfer to the City of El Cajon for Governmental Purpose and Enforceable Obligation.	FY2012-13 to FY2013-14	The property was acquired for redevelopment purposes through a land swap on June 11, 2009, as surplus property not needed for the new Public Safety Center. Future redevelopment considerations include a mixed-use project with public parking opportunities, or a public parking structure.	Magnolia Avenue North	488-072-36-00	47,916	C-R, Regional Commercial	$1,200,000	None	The City entered into a "Sixth Floor Lease" with the County of San Diego for lease of office space in El Cajon City Hall. The Lease requires use of fifty (50) parking spaces in Permit Parking Only areas. Site 9 provides a majority of the parking under the Lease; Site 8 provides the remainder.	None known. However, the site currently has a box culvert running along the East and Northern portions of the property.	Not applicable.	Meets Goal 1-1. of the El Cajon General Plan: adequate landscaped off-street parking areas shall be provided for all commercial areas and they shall be properly maintained; also meets the Redevelopment Plan for the El Cajon Central Business District Redevelopment Project dated November, 1971, Section 317, authorizes the Agency to install and construct public improvements, public facilities, and public utilities, including, but not limited to: streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, and motor vehicle parking facilities.	On February 26, 2008, the City entered into a "Sixth Floor Lease" with the County of San Diego for the lease of office space in El Cajon City Hall. The lease requires use of fifty (50) parking spaces in Permit Parking Only areas for County District Attorney employee parking. This site provides supplemental parking to Site 9 required under the Lease. In October 2008, new City Hall employee and public parking lots were constructed, including the subject property parking lot, in preparation of the construction of the new Public Safety Center ("PSC"). The 3.7 acre PSC project included grading and removal of the existing 300 space surface parking lot, construction of a 5-story structure housing the 120,000 S.F. police facility, 89 surface parking spaces for the public, a pedestrian plaza, utility/drainage improvements, and extensive landscaping to encourage pedestrian access to and from new parking facilities. On March 22, 2011, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with E. Neal Arthur for the development of a full-service, upscale hotel with name brand identity to serve business and leisure travelers. The proposed hotel was to include separate public parking structures/facilities. The ENA expired six months later due to the dissolution of the Redevelopment Agency. For the past three years, this site has provided parking for restricted use to City of El Cajon employees, City vehicles, and for supplemental County District Attorney lease obligations. Effective November 1, 2012, parking was made available in the newly constructed police facility and parking structure for most of these users, thereby freeing the property for other parking uses for public purposes under conditions similar to Site 9. The City now has an interest in acquiring the property for Governmental Purposes in order to maintain public parking for the El Cajon civic campus which includes City, County and State functions, including: City Hall, the El Cajon Performing Arts Center (ECPAC), Council Chambers, and the East County Regional Center.

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (d)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (d)(1)(C)				HSC 34191.5 (d)(1)(D)	HSC 34191.5 (d)(1)(E)		HSC 34191.5 (d)(1)(F)	HSC 34191.5 (d)(1)(G)		HSC 34191.5 (d)(1)(H)
No	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (SF)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development or	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
9	Parking Lot/Structure	Future Development	Currently public parking for municipal facilities. The City intends to negotiate the developme nt of a hotel.	Multiple dates	Combined with 488-072-38-00	$666,000	Appraised	7/6/2012	To be determined through negotiations by the City of El Cajon with the affected taxing entities. Transfer to the City for Redevelopment Activities.	FY2013-13	The property was acquired in anticipation of development of a mixed-use project. The property is the result of a lot consolidation through Parcel Map 20635 in 2003 in preparation for the construction of the new Public Safety Center.	Rea Avenue	488-072-40-00	28,814	C-R, Regional Commercial	$685,000	None	The City entered into a "Sixth Floor Lease" with the County of San Diego for lease of office space in El Cajon City Hall. The Lease requires use of fifty (50) parking spaces in Permit Parking Only areas. Site 9 provides a majority of the parking under the Lease: Site 8 provides the remainder.	None known. The site currently has a box culvert running along the East and Northern portions of the property.	Not applicable.	Meets Goal 2-1.1 of the El Cajon General Plan: Through provisions of both ordinance and policy decisions, the City shall provide incentives for the location of new public administration activities, new cultural activities, high rise office activities, residential development and supportive commercial uses in the Redevelopment Project Area, especially that area known as the old downtown area of the city; Also meets Goal 9-3: The City will capitalize on commercial redevelopment opportunities, especially those related to an expanded redevelopment district.	On January 4, 2006, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with Urban Betterment Company: Smith & Cowan for development of a mixed-use project requiring the acquisition of thirteen (13) parcels. The ENA expired in August 2008 after the developer was unsuccessful in acquiring/negotiating for acquisition of the remaining properties. On February 26, 2008, the City entered into a "Sixth Floor Lease" with the County of San Diego for the lease of office space in El Cajon City Hall. The Lease requires use of fifty (50) parking spaces in Permit Parking Only areas for County District Attorney employee parking. This site provides a majority of the parking required under the Lease: Site 8 provides the remainder. In October 2008, new City Hall employee and public parking lots were constructed, including the subject property parking lot, in preparation of the construction of the new Public Safety Center ("PSC"). The 5.7 acres PSC project included grading and removal of the existing 300 space surface parking lot, construction of a 5-story structure housing the 120,000 S.F. police facility, 89 surface parking spaces for the public, a pedestrian plaza, utility/drainage improvements, and extensive landscaping to encourage pedestrian access to and from new parking facilities. On March 22, 2011, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with E. Neal Arthur for the development of a full-service, upscale hotel with name brand identity to serve business and leisure travelers. The ENA expired six months later due to the dissolution of the Redevelopment Agency. For the past three years and until development occurs, this site provides interim restricted parking for County District Attorney employees and 2-hour parking for the general public to conduct activities typically shorter in duration at the El Cajon civic campus. The civic campus includes City, County and State functions, including: City Hall, the El Cajon Performing Arts Center (ECPAC), Council Chambers, and the East County Regional Center. Because of the proximity to the East County Regional Center, this public parking site often serves as overflow when County provided parking facilities are full or less convenient. The City now has an interest in acquiring the property for redevelopment activities and continued discussions for development of a hotel on the subject site. Development of this site will deplete existing public parking options, which must then be provided elsewhere.
10	Vacant Lot/Land	Sale of Property	Vacant land adjacent to Johnson Avenue off-ramp.	08/24/2009	$2,991,050	$3,025,892	Book	6/30/2010	To be determined through negotiations.	FY2013-14	The Agency acquired this property on August 24, 2009, as one of four parcels acquired from Ynez Two, LLC. (Toyota of El Cajon) to assist in retention of the Toyota dealership in El Cajon and to further redevelopment activities on the Johnson Corridor.	572-588 N. Johnson Avenue	482-250-34-00	59,242	C-M Heavy Commercial - Light Manufacturi ng	$3,025,892	None	None	Closure letter obtained from the County Department of Environmental Health ("DEH") in November 2013 for removal of oil stained soil, sampling and laboratory testing, and reporting testing results	Not applicable.	Meets Goal 4-3 of the El Cajon General Plan: The Main-Marshall-Johnson Industrial Area will be maintained as the City's secondary industrial area; Also meets Goal 9-2: A well-defined automotive sales and service area will be established.	The Agency acquired this property on August 24, 2009, as one of four parcels acquired from Ynez Two, LLC. (Toyota of El Cajon) to assist in retention of the Toyota dealership in El Cajon to further redevelopment activities on the Johnson Corridor. During Fiscal Year 2009-10, six vacant and substandard properties in the Johnson Avenue Project plagued by continuous homeless activities were demolished, contaminated soils and materials were removed, and the properties were cleared for redevelopment. Two of the four parcels were sold to Inland Properties (US), Inc. on June 23, 2011, to construct and operate full service medium duty truck dealership sales and service facility. This parcel is the single remaining property that has been cleared of blighted structural conditions and is ready for new development. The property is premium parcel located immediately adjacent to Interstate 8, with great freeway access totaling 1.36 acres.
12	Commercial	Sale of Property	Leased commercial.	8/24/2009	$1,056,918	$1,072,831	Book	6/30/2010	To be determined through negotiations	FY2013-14	The Agency acquired this property on August 24, 2009, as one of four parcels acquired from Ynez Two, LLC. (Toyota of El Cajon) to assist in retention of the Toyota dealership in El Cajon and to further redevelopment activities on the	581-595 Raleigh Avenue	482-250-36-00	34,864	C-M Heavy Commercial - Light Manufacturi ng	$1,072,831	$81,000/year	None	None known.	Not applicable.	Meets Goal 4-3 of the El Cajon General Plan: The Main-Marshall-Johnson Industrial Area will be maintained as the City's secondary industrial area.	The Agency acquired this property on August 24, 2009, as one of four parcels acquired from Ynez Two, LLC. (Toyota of El Cajon) to assist in retention of the Toyota dealership in El Cajon further redevelopment activities on the Johnson Corridor. Two of the four parcels were sold to Inland Properties (US), Inc. on June 23, 2011 to construct and operate of a full service truck dealership sales and service facility. This parcel is located on a cul-de-sac in an area dominated by industrial and manufacturing uses.
13	Commercial	Sale of Property	Vacant commercial.	10/1/2009	$659,472	$300,000	Appraised	2/7/2012	To be determined through negotiations	FY2013-14	The Agency acquired this property on October 1, 2009, with the intent of leasing the property to a tenant and to further enhance the arts and cultural district on Rea Avenue.	115 Rea Avenue	488-083-03-00	4,356	C-R, Regional Commercial	$300,000	None	None.	None known.	Not applicable.	Meets Goal 2 of the El Cajon General Plan: The old downtown area, centered around the intersection of Main and Magnolia, will become the center of administrative, civic and cultural activities in El Cajon.	The Agency acquired this property on October 1, 2009, with the intent of leasing the property to a tenant to further enhance the arts and cultural district on Rea Avenue. Prior to dissolution, the Agency was in discussions with the El Cajon Firemen's Relief Association for the establishment of a firefighters' museum.
18	Commercial	Future Development	Vacant commercial. The City intends to negotiate the developme nt of a hotel.	12/29/2009	$2,068,693	$1,300,000 as-is; $900,000 as-demolished.	Appraised	7/26/2012; 7/06/2012	To be determined through negotiations by the City of El Cajon with the affected taxing entities. Transfer to the City for Redevelopment Activities.	FY2013-13	The property was acquired on December 29, 2009, for the purpose of redevelopment and revitalization of the arts and culture district on Rea Avenue, and commercial development along N. Magnolia Avenue.	141 N. Magnolia Avenue	488-082-13-00	35,284	C-R, Regional Commercial	$1,300,000 as-is; $900,000 as-demolished.	None	None	A Hazardous Building Materials Survey report was prepared August 2, 2011, for the subject site and adjacent site located at 141 N. Magnolia and 118-130 Rea, which outlines the location of asbestos and lead containing surfaces, required for abatement.	Not applicable.	Meets Goal 2-1.1 of the El Cajon General Plan: Through provisions of both ordinance and policy decisions, the City shall provide incentives for the location of new public administration activities, new cultural activities, high rise office activities, residential development and supportive commercial uses in the Redevelopment Project Area, especially that area known as the old downtown area of the city; Also meets Goal 9-3: The City will capitalize on commercial redevelopment opportunities, especially those related to an expanded redevelopment district.	On January 4, 2006, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with Urban Betterment Company: Smith & Cowan for development of a mixed-use project requiring the acquisition of thirteen (13) parcels. The ENA expired in August 2008 after the developer was unsuccessful in acquiring/negotiating for acquisition of the remaining properties. On March 22, 2011, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with E. Neal Arthur for the development of a full-service, upscale hotel with name brand identity to serve business and leisure travelers. The ENA expired six months later due to the dissolution of the Redevelopment Agency. The City now has an interest in acquiring the property for redevelopment activities and the possibility of continued discussions for development of a hotel on the subject site. Because the property has been operated as a bank since 1955, has a basement with an area equal to the footprint of the building that has continuous flooding activity, reuse of the existing building for large scale commercial/hotel activity is unlikely and should be cleared in preparation for new commercial or hotel development.
14	Commercial	Future Development	Vacant/ boarded commercial. The City intends to negotiate the developme nt of a hotel.	11/10/2010	$1,035,454	$325,000 as-is; $255,000 as-demolished.	Appraised	8/7/2012; 7/6/2012	To be determined through negotiations by the City of El Cajon with the affected taxing entities. Transfer to the City for Redevelopment Activities.	FY2013-13	The property was acquired on November 10, 2010 for the purpose of redevelopment and revitalization of the arts and culture district on Rea Avenue.	118-130 Rea Avenue	488-083-12-00	9,583	C-R, Regional Commercial	$325,000 as-is; $255,000 as-demolished.	None	None	A Hazardous Building Materials Survey report was prepared August 2, 2011, for the subject site and adjacent site located at 141 N. Magnolia, which outlines the location of asbestos and lead containing surfaces, required for abatement.	Not applicable.	Meets Goal 2-1.1 of the El Cajon General Plan: Through provisions of both ordinance and policy decisions, the City shall provide incentives for the location of new public administration activities, new cultural activities, high rise office activities, residential development and supportive commercial uses in the Redevelopment Project Area, especially that area known as the old downtown area of the city; Also meets Goal 9-3: The City will capitalize on commercial redevelopment opportunities, especially those related to an expanded redevelopment district.	On January 4, 2006, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with Urban Betterment Company: Smith & Cowan for development of a mixed-use project requiring the acquisition of thirteen (13) parcels. The ENA expired in August 2008 after the developer was unsuccessful in acquiring/negotiating for acquisition of the remaining properties. The last tenant vacated the subject property in June 2011. Upon vacation, the owner/tenant provided keys to the building to several homeless individuals and the property has been plagued by illegal lodging and criminal activity (Police Department Memo attached). On March 22, 2011, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with E. Neal Arthur for the development of a full service, upscale hotel with name brand identity to serve business and leisure travelers. The ENA expired six months later due to the dissolution of the Redevelopment Agency. The City now has an interest in acquiring the property for redevelopment activities and the possibility of continued discussions for development of a hotel on the subject site. Because the property has been operated as office and medical uses since the 1950's, reuse of the existing buildings for new commercial activity is unlikely as the property is functionally obsolete, has considerable deferred structural maintenance, hazardous materials abatement is required and cannot be rehabilitated cost-effectively, and should be cleared in preparation for new commercial or hotel development.
15	Commercial	Sale of Property	Vacant former Police Station Headquarte rs built in the 1960's.	6/16/2011	$4,850,000	$5,100,000 as-is; $4,850,000 as-demolished.	Appraised	3/9/2011	To be determined through negotiations.	FY2013-14	This property was acquired for redevelopment activities on a key parcel located at the intersection of Highway 67 and Highway 8 within the Redevelopment Project Area.	100 Fletcher Parkway	483-071-52-00	157,589	C-R, Regional Commercial	$5,100,000 as-is; $4,850,000 as-demolished.	None	None	Phase 1 Environmental Site Assessment report dated September 7, 2011; Hazardous Building Materials Survey dated December 14, 2011. Asbestos and lead-containing surfaces were identified and will be removed through an abatement plan and the demolition process. Reports available in the Public Works Division.	Not applicable.	Meets Goal 9-1 of the El Cajon General Plan: Parkway Plaza and its immediate vicinity will be maintained as the City's regional shopping center.	The City initiated the decommissioning process on April 26, 2011, in anticipation of the Police Department's move to the Public Safety Center upon completion in Fall 2011. The Agency acquired this property on June 16, 2011. On March 13, 2012, the City Council adopted the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program; approved General Plan Amendment No. 2011-01, changing the land use designation from Public Institution/ Special Development Area No. 5 to Regional Commercial; and introduced an ordinance amending Specific Plan No. 18 to remove the subject site from its governance; and introduced an ordinance rezoning the site from M, C-N and RS-6 to the C-R zone. The zoning and specific plan amendment became effective on May 10, 2012. Because the property has been operated as the former Police Station Headquarters since the 1960's, reuse of the existing building for large scale commercial activity is unlikely as the property is functionally obsolete. Hazardous materials abatement is required, the building cannot be rehabilitated cost-effectively, and should be cleared in preparation for new development.