

**Before the Governing Board of the Successor Agency
to the Former Placer County Redevelopment Agency
County of Placer, State of California**

In the matter of:

Adopt a resolution to authorize the Successor Agency Officer, or designee, to execute an exclusive brokerage agreement with a qualified broker to act as the Successor Agency's agent for the Swiss Mart property's sale.

Reso. No. 2015-223

Ord. No. _____

First Reading _____

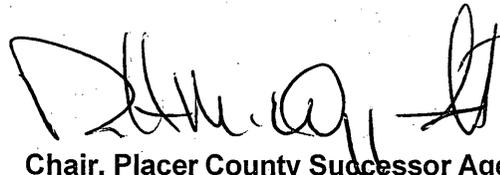
The following Resolution was duly passed by the Placer County Successor Agency Board at a regular meeting held October 20, 2015, by the following vote on roll call:

Ayes: DURAN, WEYGANDT, HOLMES, MONTGOMERY

Noes: NONE

Absent: UHLER

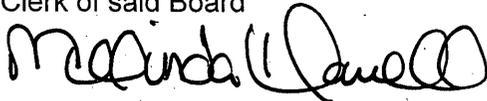
Signed and approved by me after its passage.



Chair, Placer County Successor Agency Board

Attest:

Clerk of said Board



WHEREAS, the real property owned by the former redevelopment agency and now owned by the Successor Agency includes the following the following property in Kings Beach:

- Swiss Mart – APNS: 090-192-055 and 090-192-062

WHEREAS, the amended Long-Range Property Management Plan, as approved by the Placer County Oversight Board on February 26, 2014 and approved by the Department of Finance on May 19, 2014, addresses the disposition of real properties of the former redevelopment agency.

WHEREAS, on September 29, 2015, the Placer County Oversight Board of the Successor Agency adopted Resolution No. 2015-05 approving the Disposition Processes for sale of the Swiss Mart property through a public bid process with a minimum purchase price of \$540,000.

THEREFORE BE IT RESOLVED, that the Placer County Successor Agency Board delegates authority to the Successor Agency Officer, or designee, to enter into an exclusive brokerage agreement with a qualified broker to act as the Successor Agency's agent in the Swiss Mart property's sale based on the attached Exhibit A – Material Terms, and subject to Successor Agency Counsel and Placer County Counsel approval.

THEREFORE BE IT FURTHER RESOLVED to submit this resolution and the Oversight Board's adopted Resolution No. 2015-05 to the California Department of Finance.

RESOLUTION EXHIBIT A
Material Terms for the Exclusive Brokerage Agreement
Marketing and Bidding of Swiss Mart Property

1. **Term:** The Exclusive Brokerage Agreement will be for one year or until one of the following occurs, whichever event is earlier:
 - a. Final brokerage payment is made pursuant to a purchase and sale agreement from the sale of the property.
 - b. Termination of the proposed bid/sale of the property by the Successor Agency.
 - c. Broker may terminate its services of the agreement only upon good cause or upon the mutual agreement of the Successor Agency, and shall provide 30 days advance written notice of any such intent to terminate.

2. **Services:** Provide brokerage services representing the Successor Agency in the bid sale of the following property in Kings Beach, California:
 - Swiss Mart: APNs 090-192-055 and 090-192-062

The broker shall assist in marketing the property; hold specific property showings; attend public and Successor Agency Board meetings associated with the sale of the property; assist with the bidding process; and assist with document preparation associated with the marketing, bidding, and sale of the property.

3. **Brokerage Fee:** Broker will be compensated from the sale of the property, only in the event of a close of escrow. The brokerage fee shall be 6% of the sale price of the property, subject to a minimum bid price of \$540,000. In the event that no bid(s) exceed the minimum bid, there will be no real estate commission due. The broker agrees to cooperate with any and all brokers representing bidders, if any, and to split 50/50 the brokerage fee due.

4. **Broker Authority:** Except as specified in the broker agreement or in writing, the broker shall have no authority to act on behalf of the Successor Agency in any capacity or have authority to bind the Successor Agency.