

PACIFIC REALTY ADVISORS'

El Cajon Conference Center Development – City's Proposed Desired Role and Contributions and Project Timeline

PRA is with this Proposal requesting that the City's anticipated role in this Public/Private partnership might include the following:

- Assist in the expediting of a new long-term ground lease similar to those that the County has used at Gillespie Field that would include an initial term of 55-years, with options, rent free as long as ECPAC is used year-round as a Community Theater serving the local community events in a similar manner as has been experienced over the previous ten-years;
- Assist in defining reciprocal parking arrangements for patrons of ECPAC to use during "off-peak" times;
- Provide PRA with two separate legal parcels under ground lease: one for ECPAC and one for the new El Cajon Conference Center;
- As illustrated above, PRA will assume all financial liabilities associated with ECPAC upon completion of the new Conference Center;
- City to assist in expediting planning and construction reviews and permits;
- City is asked to waive all permit and development fees associated with this Project;
- El Cajon Redevelopment Agency is respectfully requested to participate financially, wherever possible in the development of the central plaza, in design, intuitive walk-way lighting, fountains, sidewalks, curbs and utilities;
- City and the Redevelopment Agency to participate in structuring a "Joint-Use" Agreement;
- City and Redevelopment Agency to participate in "Ground Breaking" ceremonies, the "Wall-lifting" party and encourage Community participation in a fund raising drive, which will be launched and coordinated by PRA.

The following bar chart illustrates an approximate 20-month timeline required from start of the selection process through completion of construction of the proposed new Conference Center building. This timeline anticipates the assistance and cooperation of the City and the Redevelopment Agency as outlined above.

