

SUBJECT:	POLICY NUMBER	300-25
Extension of Negotiating Agreements and	ADOPTED	3-12-91
Adjustment to Negotiating Agreement Fees	REVISED	11-28-01

Negotiating Agreement Deposits:

It is the policy of the City Council, serving as the Community Development Commission, to require a good faith deposit to enter into a Negotiating Agreement for the initial period as follows:

1. A Negotiating Agreement with a property owner shall be \$10,000.
2. A Negotiating Agreement with a developer for public or privately held property shall be \$20,000.

Extension of Negotiating Agreement Fees:

It is the Community Development Commission extension policy to increase the deposit on extension requests for Negotiating Agreements as follows:

The Commission will consider extending Negotiating Agreements on a case-by-case basis. The reasons for the request must be clearly articulated in writing and the accomplishment made up to the time of the request clearly delineated. A forward progression in concluding the negotiations must be clearly demonstrated. Lack of sufficient progression on the part of the developer is reason to deny the request. The total length of time for negotiating a DDA will not exceed one year except under extenuating circumstances. The remuneration for these extensions will be as follows:

1. A request for extending a Negotiating Agreement for negotiating on property owned by the developer shall be \$5,000.
2. A request for extending a Negotiating Agreement with a developer for property owned by the Redevelopment Agency and/or other private property owners shall be \$10,000.

If the request for the extension is due in part to unreasonable delay on the part of the Agency, the fee will be adjusted on a case-by-case basis.

Return of Deposit

If the Commission finds that the property owner or developer has acted in good faith in accordance with the Negotiating Agreement, the deposit(s) will be returned upon conclusion of the negotiating period.