MEETING NOTICE
AND AGENDA

SELECTION COMMITTEE FOR THE
TransNet INDEPENDENT TAXPAYER
OVERSIGHT COMMITTEE

The Selection Committee may take action on any item appearing on this agenda.

Friday, July 27, 2018
8 a.m. (immediately before the Board of Directors meeting)

SANDAG, Conference Room 8A
401 B Street, Suite 800
San Diego, CA 92101

Staff Contact: José A. Nuncio
(619) 699-1908
jose.nuncio@sandag.org

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## SELECTION COMMITTEE FOR THE TransNet INDEPENDENT TAXPAYER OVERSIGHT COMMITTEE
Friday, July 27, 2018

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<td><strong>SELECTION OF CHAIR</strong></td>
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<td>The Selection Committee should select a chairperson for purposes of conducting the meeting.</td>
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<td><strong>APPOINTMENT OF MEMBER FOR THE TransNet INDEPENDENT TAXPAYER OVERSIGHT COMMITTEE (Ariana zur Nieden)</strong></td>
<td>APPROVE</td>
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<td>Pursuant to the TransNet Extension Ordinance, the Selection Committee is asked to consider the candidates and approve the selection of one Independent Taxpayer Oversight Committee member for the position of a professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition through May 2020.</td>
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<td><strong>PUBLIC COMMENTS/COMMUNICATIONS/MEMBER COMMENTS</strong></td>
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<td>Members of the public shall have the opportunity to address the Selection Committee on any issue within the jurisdiction of SANDAG that is not on this agenda. Anyone desiring to speak shall reserve time by completing a Request to Comment form and giving it to the Independent Taxpayer Oversight Committee (ITOC) Clerk prior to speaking. Public speakers should notify the ITOC Clerk if they have a handout for distribution to ITOC members. Public speakers are limited to three minutes or less per person. ITOC members also may provide information and announcements under this agenda item.</td>
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*+ next to an item indicates an attachment*
APPOINTMENT OF MEMBER FOR THE TransNet INDEPENDENT TAXPAYER OVERSIGHT COMMITTEE

Introduction

In accordance with the TransNet Extension Ordinance, an Independent Taxpayer Oversight Committee (ITOC) was established to provide an enhanced level of accountability for expenditures made under the Expenditure Plan. The membership of the ITOC consists of seven voting members, each of whom represents a specified area of expertise (Attachment 1). SANDAG received one notice of resignation from the ITOC member previously serving in the position of a professional with experience in real estate, land economics, and/or right-of-way acquisition resulting in a mid-term vacancy.

The ITOC selection process consists of two steps:

1. Review by a Technical Screening Committee, which is responsible for reviewing applications received from interested individuals and recommending two candidates for open positions; and

2. Approval by a Selection Committee that is responsible for selecting the ITOC member from the list of qualified candidates recommended by the Technical Screening Committee.

Requested Actions

Pursuant to the TransNet Extension Ordinance, the Selection Committee is asked to consider the candidates and approve the selection of one ITOC member for the position of a professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition to complete the remaining term through May 2020.

Discussion

Attachment 2 is an excerpt from the TransNet Extension Ordinance and Expenditure Plan, which includes the description of the roles and responsibilities of the ITOC, as well as the role of the Technical Screening Committee and Selection Committee in the selection process for ITOC members.

Consistent with the TransNet Extension Ordinance, the Technical Screening Committee reviewed all candidate applications received by the submittal deadline. The Technical Screening Committee’s
recommendation memo for the vacant position, along with the applications for the recommended candidates, are included as Attachment 3.

**Technical Screening Committee Recommendations**

**Appointments**

Five applications were received for the following publicly noticed ITOC position: A professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition.

In its review, the Screening Committee considered factors such as the applicant’s quality of the responses to the questions in the application, the depth of experience of each applicant, the level of demonstrated understanding of the role of the ITOC, and the type of skills that the applicant would bring to the ITOC. The Technical Screening Committee recommends the following two candidates be advanced for consideration by the Selection Committee based on their qualifications:

- Gregg Sadowsky – Technical Screening Committee members provided comments on Mr. Sadowsky’s extensive experience in commercial real estate development, right-of-way procurement experience, and work with public jurisdictions for utilities for right-of-way easements. The Technical Screening Committee also took into consideration Mr. Sadowsky’s impressive private sector background and experience.

- Bruce Urquhart – Technical Screening Committee members commented on Mr. Urquhart’s extensive experience in land surveying, right-of-way engineering activities for transportation projects, and work with local jurisdictions. The Committee also noted Mr. Urquhart’s impressive public sector experience and qualifications.

All candidates have been notified of the July 27, 2018, Selection Committee meeting and are scheduled to attend in person.

**Next Steps**

Following the Selection Committee’s approval, all applicants will be notified of the final selection results. The successful candidate will attend his first ITOC meeting on September 12, 2018.

Attachments: 1. Current *TransNet* ITOC Membership  
   2. ITOC Overview (Excerpts from *TransNet* Extension Ordinance and Expenditure Plan)  
   3. Memorandum dated July 12, 2018, from the Technical Screening Committee to the Selection Committee and Applications for the Recommended Candidates

Key Staff Contact: Ariana zur Nieden, (619) 699-6961, ariana.zurnieden@sandag.org
Current TransNet Independent Taxpayer Oversight Committee Membership

Terms expiring May 2019

- **Dustin Fuller, ITOC Chair:** Mr. Fuller is serving in the Independent Taxpayer Oversight Committee (ITOC) position for a professional in biology or environmental science with demonstrated experience in environmental regulations and major project mitigation requirements and/or habitat acquisition and management. Mr. Fuller is a Senior Environmental Planner with the 22nd District Agricultural Association. Mr. Fuller has more than 15 years of experience in the environmental planning field, including coordination with resource agencies, preparation of environmental documents, and permit processing. Mr. Fuller currently serves as a member of the Association of Environmental Professionals. Mr. Fuller is a Clairemont resident working in Del Mar.

- **Stewart Halpern:** Mr. Halpern is serving in the ITOC position for a professional in the field of municipal/public finance and/or budgeting with a minimum of ten years in a relevant and senior decision-making position in the public or private sector. Mr. Halpern has over 30 years of experience in various aspects of financial decision-making, managing external auditors, budgeting, and financial analysis. Mr. Halpern has served as a senior financial executive for major Wall Street firms, with a focus on tax-exempt entity financing. Mr. Halpern currently serves as a member of the Board of Directors of San Diego Coastkeeper. Mr. Halpern lives and works in the La Jolla area of San Diego.

- **Kai Ramer:** Mr. Ramer is serving in the ITOC position for a licensed engineer with appropriate credentials in the field of transportation project design or construction and a minimum of ten years of experience in a relevant and senior decision making position in the government or private sector. Mr. Ramer is a principal for Rick Engineering Company and has over 25 years of experience in the field of transportation engineering. Mr. Ramer has served on the Santee School District Independent Citizens’ Oversight Committee and as past president of the San Diego Highway Development Association. Mr. Ramer currently is a member of the San Diego County Taxpayers Association. Mr. Ramer is a Santee resident working in Mission Valley.

- **Jonathan Tibbitts:** Mr. Tibbitts is serving in the ITOC position for a licensed architect or civil/traffic engineer with experience in transportation and/or urban design. Mr. Tibbitts is a registered civil engineer (retired) with over 20 years of experience, including construction management and service as Commander with the U.S. Navy Civil Engineer Corps. Mr. Tibbitts lives in the Kensington area of San Diego.

Term expiring May 2020

Real estate, land economics, and/or right-of-way acquisition: Vacant

Terms expiring May 2021

- **Richard Vortmann, ITOC Vice Chair:** Mr. Vortmann is serving in the ITOC position for a chief executive officer or person in a similar senior-level decision-making position of a major private sector employer with demonstrated experience in leading a large organization. Mr. Vortmann has over 30 years of experience in the fields of financial management and strategic planning, including over 22 years as President of National Steel and Shipbuilding Company (NASSCO) and
six years as Vice President of General Dynamics Corporation. Mr. Vortmann has served as a member of numerous boards, including the San Diego Regional Economic Development Corporation and Scripps Health, among others. Most recently, Mr. Vortmann also served as Interim President and Chief Executive Officer of the San Diego Regional Chamber of Commerce. Mr. Vortmann lives in the La Jolla area of San Diego.

- **Brad Barnum**: Mr. Barnum is serving in the ITOC position for a professional with experience in the management of large-scale construction projects. Mr. Barnum has more than 13 years of experience in various aspects of the construction industry, including bidding practices, specifications content, project delivery methods, payment schedules, inspector methods, change order procedures, contracts, safety, and labor compliance. Mr. Barnum has served as Vice President of Government Relations of the Associated General Contractors in San Diego for the past 12 years. Mr. Barnum is a Torrey Hills resident working in Sorrento Valley.
INDEPENDENT TAXPAYER OVERSIGHT COMMITTEE
Overview

Responsibilities

The Independent Taxpayer Oversight Committee (ITOC) responsibilities will include the following:

- Conduct an annual fiscal and compliance audit of all TransNet-funded activities using the services of an independent fiscal auditor to ensure compliance with the voter-approved Ordinance and Expenditure Plan.

- Prepare an annual report to the SANDAG Board of Directors presenting the results of the annual audit process.

- Conduct triennial performance audits of SANDAG and other agencies involved in the implementation of TransNet-funded projects and programs to review project delivery, cost control, schedule adherence, and related activities.

- Provide recommendations to the SANDAG Board of Directors regarding any proposed amendments to the TransNet Ordinance and Expenditure Plan.

- Provide recommendations as part of the required ten-year review process. This process provides an opportunity to undertake a comprehensive review of the TransNet Program every ten years and to make recommendations for improving the program over the subsequent ten years.

- Participate in the ongoing refinement of the SANDAG transportation system performance measurement process and the project evaluation criteria used in development of the Regional Transportation Plan and in prioritizing projects for funding in the Regional Transportation Improvement Program.

- On an annual basis, review ongoing SANDAG system performance evaluations, including the “State of the Commute” report, and provide an independent analysis of information included in that report.

- Review and comment on the programming of TransNet revenues in the Regional Transportation Improvement Program.

- Review proposed debt financings to ensure that the benefits of the proposed financing for accelerating project delivery, avoiding future cost escalation, and related factors exceed issuance and interest costs.

- Review the major Congestion Relief projects identified in the Ordinance for performance in terms of cost control and schedule adherence on a quarterly basis.

In carrying out its responsibilities, the ITOC shall conduct its reviews in such a manner that does not cause unnecessary project delays, while providing sufficient time to ensure that adequate analysis can be completed to allow the ITOC to make objective recommendations and to provide the public with information about the implementation of the TransNet Program.
Membership

- A professional in the field of municipal/public finance and/or budgeting with a minimum of ten years in a relevant and senior decision-making position in the public or private sector.

- A licensed architect, civil engineer, or traffic engineer with demonstrated experience of ten years or more in the fields of transportation and/or urban design in government or the private sector.

- **A professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition.**

- A professional with demonstrated experience of ten years or more in the management of large-scale construction projects.

- A licensed engineer with appropriate credentials in the field of transportation project design or construction and a minimum of ten years’ experience in a relevant and senior decision-making position in the government or private sector.

- A chief executive officer or person in a similar senior-level decision-making position of a major private sector employer with demonstrated experience in leading a large organization.

- A professional in biology or environmental science with demonstrated experience of ten years or more with environmental regulations and major project mitigation requirements and/or habitat acquisition and management.

Positions shown in bold type will be considered during the July 2018 solicitation process.

Selection Process

A technical screening committee will be established to review applications received from interested individuals. This committee will consist of three members selected by the SANDAG Executive Director from high-level professional staff of local, regional, state, or federal transportation agencies outside of the San Diego region, or from one of the region’s colleges or universities in a transportation-related field, or a combination thereof. The committee will develop a list of candidates determined to be qualified to serve on the ITOC based on the criteria established for the open ITOC position(s). The technical screening committee will recommend two candidates for each open position from the list of qualified candidates for consideration by the Selection Committee.

A selection committee shall be established to select an ITOC member from the list of qualified candidates recommended by the Technical Screening Committee. The selection committee shall consist of the following: two members of the County of San Diego Board of Supervisors; the mayor of the City of San Diego; a mayor from the cities of Chula Vista, Coronado, Imperial Beach, or National City selected by the mayors of those cities; a mayor from the cities of El Cajon, La Mesa, Lemon Grove, or Santee selected by the mayors of those cities; a mayor from the cities of Carlsbad, Del Mar, Encinitas, Oceanside, or Solana Beach selected by the mayors of those cities; and a mayor from the cities of Escondido, Poway, San Marcos, or Vista selected by the mayors of those cities.

All meetings of the selection committee shall be publicly noticed and conducted in full compliance with the requirements of the Brown Act. Should the selection committee be unable to reach agreement on a candidate from the qualified candidates recommended by the Technical Screening
Committee, the selection committee shall request the Technical Screening Committee to recommend two additional qualified candidates for consideration.

**Conflict of Interest**

ITOC members shall be subject to SANDAG conflict of interest policies. ITOC members shall have no legal action pending against SANDAG and are prohibited from acting in any transactions directly or indirectly involving SANDAG, such as being a consultant to SANDAG or to any party with pending legal actions against SANDAG during their tenure on the ITOC. ITOC members also are prohibited from having a direct financial interest or employment with any private entity or public agency division which receives *TransNet* sales tax funds.
July 12, 2018

TO: Selection Committee for the TransNet Independent Taxpayer Oversight Committee (ITOC)

FROM: Technical Screening Committee

SUBJECT: Recommendation of ITOC Candidates

As required by the TransNet Extension Ordinance, a Technical Screening Committee composed of the following members was formed to provide recommendations to the Selection Committee regarding candidates for ITOC:

- Kome Ajise, Director of Planning, Southern California Association of Governments
- Mark Baza, Executive Director, Imperial County Transportation Commission
- Jeff Graham, Executive Director – Real Estate, UC San Diego

**Appointments**

Consistent with the Extension Ordinance, the Technical Screening Committee met via telephone conference call on July 11, 2018, to discuss candidate applications.

Five applications were received for the following position:

- A professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition

The Screening Committee commented on the highly-qualified applications received from all candidates. In its review, the Screening Committee considered factors such as the applicant’s quality of the responses to the questions in the application, the depth of experience of each applicant, the level of demonstrated understanding of the role of ITOC, and the type of skills that the applicant would bring to ITOC. The Technical Screening Committee recommends the following two candidates be advanced for consideration by the Selection Committee based on their qualifications:

- Gregg Sadowsky – Technical Screening Committee members provided comments on Mr. Sadowsky’s extensive experience in commercial real estate development, right-of-way procurement experience, and work with public jurisdictions for utilities for right-of-way easements. The Committee also took into consideration Mr. Sadwosky’s impressive private sector background and experience.
• Bruce Urquhart – Technical Screening Committee members commented on Mr. Urquhart’s extensive experience in land surveying, right-of-way engineering activities for transportation projects, and work with local jurisdictions. The Committee also noted Mr. Urquhart’s impressive public sector experience and qualifications.

Attachments: Applications for Recommended Candidates

AZU/hbr
Applicant name:  Sadowsky, Gregg Robert

Position applied for:  Real Estate, Land Economics, and/or Right-of-way Acquisition.
APPLICATION FOR INDEPENDENT TAXPAYER OVERSIGHT COMMITTEE APPOINTMENT

(This is a fill-in PDF form.)

Application submission

To submit your application, please complete and submit the following information to the office listed below:

1. All eight pages of the completed and signed application form;
2. A copy of your resume;
3. A completed and signed Statement of Economic Interests (Form 700); and
4. Any additional information you believe relevant to your application.

SANDAG
Attn: Ariana zur Nieden
401 B Street, Suite 800
San Diego, CA 92101

If submitted by email: ariana.zurnieden@sandag.org
(with a subject line of “SANDAG Independent Taxpayer Oversight Committee Application”)

Your application is deemed submitted when you receive an acknowledgement from SANDAG.

If you need additional space to answer any of the following questions, please provide the information in an attachment.

Section A – General information

Title  Mr.  Ms.
Name (last, first, middle)  Sadowsky, Gregg Robert
Email address  
Primary telephone number  
Number  Specify type:  Mobile  Work  Home
Alternative telephone number (optional)  
Number  Specify type:  Mobile  Work  Home
Current address (number, street, city, state, ZIP code)  

SANDAG Application for Independent Taxpayer Oversight Committee Appointment  May 2018
Section B – Licenses or certifications relevant to the position

Please list the type of license or certificate, issuing state/entity, license number, date of issue/expiration date:

California Brokers License #00868002 Expires: 2/21/2021

Section C – Education (college/university or other education history)

Please list the school, degree, major, year earned:

University of Florida - Bachelor of Arts - Business Management - Graduated 1982

Section D – Civic/community/volunteer experience over past five years

Please list the organization name, city/state, activity/type of work, dates (from/to):

San Diego Coastkeeper Board Member - San Diego, CA - Volunteer advisor and member (2012-2016)
Habitat for Humanity - Part of a corporate team that helped build houses in San Diego and Los Angeles (2010-2015)

Section E - Professional/other relevant organizations over past five years

Please list the organization name, city/state, activity/type of work, dates (from/to):

International Council of Shopping Centers (ICSC) - Industry group that promotes all aspects of Shopping Centers in building communities, fueling economies and inspiring innovation. Member since 1987.

Section F – Three references familiar with your qualifications for this appointment

Please list the reference name, your association with reference, reference telephone number:
Section G – Vacancy available

The current available Independent Taxpayer Oversight Committee vacancy/vacancies description(s) is/are in **BOLD**. Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

- A professional in the field of municipal/public finance and/or budgeting with a minimum of ten years in a relevant and senior decision-making position in the public or private sector.

- A licensed architect, civil engineer, or traffic engineer with demonstrated experience of ten years or more in the fields of transportation and/or urban design in government or the private sector.

- A professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition.

I have been in the commercial real estate business since 1984, when I started as a commercial broker doing all facets of leasing and sales for different property types. Following my interest in retail, I went on to specialize in the shopping center side of the commercial real estate business. Over my last 17 years, I have been heavily involved in the operations, development and redevelopment of shopping centers owned by Regency Centers in California and Nevada. More specifically, I also managed projects involving selling off some land parcels and negotiating with several cities and public utilities for right-of-way rights and easements.
Section G – Vacancy available (continued)

The current available Independent Taxpayer Oversight Committee vacancy/vacancies description(s) is/are in **BOLD**. Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

☑️ A professional with demonstrated experience of ten years or more in the management of large-scale construction projects.

☑️ A licensed engineer with appropriate credentials in the field of transportation project design or construction and a minimum of ten years’ experience in a relevant and senior decision-making position in the government or private sector.

☑️ A chief executive officer or person in a similar senior-level decision-making position of a major private sector employer with demonstrated experience in leading a large organization.
Section G – Vacancy available (continued)

The current available Independent Taxpayer Oversight Committee vacancy/vacancies description(s) is/are in **BOLD**. Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

☐ A professional in biology or environmental science with demonstrated experience of ten years or more with environmental regulations and major project mitigation requirements and/or habitat acquisition and management.
Section H – About yourself, as related to the job position

Please respond as concisely as possible. Applications will not be judged on length of response.

1. Why are you interested in serving on the Independent Taxpayer Oversight Committee (ITOC)?

In 2016, I left the corporate world after 17 years at Regency Centers, a public traded REIT, to start a consulting business. As a segue into semi-retirement, leaving Regency allowed me to control my work load more and enjoy the next part of my life, including getting involved with my community. It has always been important to me to give back and volunteer for worthwhile endeavors. After being contacted by a current committee member about the upcoming vacancy, I read up on the activities of the ITOC and I knew I could add value to the committee through my years of real estate experience.

2. What professional skills and abilities would you bring to the committee, and how would they benefit the ITOC?

I have been involved in several right-of-way transactions during my previous career and feel I can bring a property owners perspective to the process. Sometimes municipalities only see one side of the right-of-way acquisition and do not understand how this loss of property might effect the owner or business involved. I am also a Licensed California Real Estate broker and have been involved in several different types of transactions such as the sale of land, build to suits and leasing. In my career I have also been involved in several ground up developments and redevelopments of shopping centers.

I have been involved in several right-of-way transactions during my previous career and feel I can bring a property owners perspective to the process. Business owners and municipalities tend to have different goals in mind and are impacted by different factors, and I can help explain the gap between the two points of view. I am also a Licensed California Real Estate broker and have been involved in several different types of transactions including the sale of land, build-to-suits, and commercial leasing. As well, I have also been involved in several ground up developments and redevelopments of shopping centers in Southern California and Nevada. Through these experiences, I have gained an understanding of what is important to municipalities as well as business owners, and can help ITOC advise SANDAG.

3. What do you hope to accomplish by your participation in the ITOC?

I want to add value to an already very talented committee through leveraging my years of experience I have accumulated in the real estate business. I also hope to serve the publics interest by making SANDAG a more accountable organization.
Section I – Affiliations

To the best of your knowledge, have you currently, or have you ever been, affiliated (as a director, officer, partner, trustee, employee, owner, advisor, or consultant) with any institution, organization, or business entity that might present an actual, potential, or apparent conflict of interest should you be appointed? An example would include, but not be limited to, a contract with SANDAG.

☐ Yes (If “Yes”, please explain below)  ☑ No

To the best of my knowledge, no but I do want to state that while working at Regency Centers I had dealings with SANDAG on right of way and easement rights. I no longer work for Regency Centers as of April 2016.

Section J – Financial holdings and property

To the best of your knowledge, do you have financial holdings in or receive income from any source or own real property or personal property that might present an actual, potential, or apparent conflict of interest should you be appointed?

☐ Yes (If “Yes”, please explain below)  No

No
Applicant certifies

All statements in this application are true and correct to the best of my knowledge and belief. I understand that false or misleading answers are cause for rejection of this application.

By submitting my application to SANDAG, I authorize employers, schools, law enforcement agencies, and other individuals and organizations named in this application to provide candid and full information regarding my work record, job performance, volunteer work or service as a public official, character, ability, and fitness to authorized employees of SANDAG. I understand that the information may be positive, negative, confidential, and/or privileged in nature and may be used by SANDAG in any phase of the application process. I release current and previous employers, schools, law enforcement agencies, individuals, organizations, and SANDAG and its employees/representatives from any liability and/or damages that may result from the release, receipt, or use of requested information.

By checking the “I agree” box below, I hereby certify that I have read and understood the instructions, conditions, and other information provided in this document.

I agree                      Signature (please type name)

☑️  Gregg R. Sadowsky

Date

06/25/2018

Please feel free to provide additional information or letters of endorsement.
Thank you for your interest in serving on the SANDAG Independent Taxpayer Oversight Committee.
Gregg R. Sadowsky

Executive Profile

Senior Real Estate Executive who is expert in assessing repositioning and redevelopment opportunities that drive profitable results for partners and investors. Known as a ‘problem solver’ with diverse skillset in asset management, property management, and leasing and redevelopment of grocery-anchored and community shopping centers. Expertise includes long range planning and forecasting, annual capital budgeting, and complex entitlement and redevelopment solutions. Solid experience in communicating with institutional investors and joint venture partners.

Significant Accomplishments

- Built teams in Los Angeles and San Diego to manage operations and leasing for 35+ grocery-anchored and community shopping centers with NOI of $88 million and NAV of $1.8 billion.
- Spearheaded operations for 7 million square feet of grocery-anchored, community and power centers.
- Grew NOI in my portfolio by a minimum of 3% annually in the last 5 years and by 7.5% in 2015.
- Achieved additional revenue sources of $1 million annually.
- Negotiated contracts and leases for over 2 million square feet.
- Developed and maintain deep relationships with national, regional and local retailers.
- Directed leasing teams in merchandising 20+ ground-up developments totaling 4 million square feet in Southern California and Las Vegas.
- Led redevelopment teams in the design, construction, leasing and repositioning of 5 neighborhood grocery-anchored shopping centers which all had double digit incremental returns.
- Participated in acquisitions and dispositions of 25 assets in Southern California and Las Vegas.

Experience

CAL TD INVESTMENTS, LLC, San Diego, CA
Consulting and investment business working with property owners and advising them on leasing and repositioning of their retail shopping centers.

REGENCY CENTERS, Solana Beach, CA

Senior Vice President - Senior Market Officer (2011 - present)
Vice President - Regional Officer (1999 - 2010)
Direct management and leasing for 4.7 million square foot portfolio of premier grocery-anchored and community shopping centers in Southern California. Lead staff that oversees asset management, property management, and leasing. Handle negotiation, review, sign off and or execution of all leases and renewals. Review and approve all acquisitions and dispositions. Direct teams in redeveloping and repositioning portfolio assets from design through bringing updated assets online.

PACIFIC RETAIL TRUST, San Diego, CA / Irvine, CA

Vice President / Regional Officer
Recruited to open San Diego and Irvine management offices including hiring management and leasing staffs. Drove NOI, developed and managed leasing team, executed re-merchandising strategies, negotiated anchor leases, grew occupancy and rents, handled quarterly budgeting and forecasting and managed an operations team and its annual capital budget.

- Directed Southern California shopping center operations and leasing for a portfolio that grew to 20 centers totaling 2.5 million square feet.

HOLLIS & ASSOCIATES, San Diego, CA

Leasing Representative
Accountable for leasing 4 retail shopping center properties totaling 750,000 square feet.

194 - 1996
Other Relevant Positions:

UNIVERSITY REDMOND CORPORATION, San Diego, CA

Leasing / Sales Representative
Real estate leasing consultant for third party owners of shopping centers and office/industrial buildings.

KODASH, INC. / WILLIAM J. STONE & ASSOCIATES, San Diego, CA

Director of Leasing
Led team of 3 leasing representatives and the leasing of 5 shopping centers and 1 office building totaling 1.5 million square feet in Southern California and Arizona.

CW CLARK INC. / RANCON, La Jolla, CA
Broker

Education and Licensure
Bachelor of Arts, University of Florida, Gainesville, FL
SCLS - Senior Certified Leasing Specialist - International Council of Shopping Centers (ICSC)
Licensed Real Estate Broker - California

Professional Associations
International Council of Shopping Centers (ICSC)
Applicant name:  Urquhart, Bruce

Position applied for:  Real Estate, Land Economics, and/or Right-of-way Acquisition.
Application submission

To submit your application, please complete and submit the following information to the office listed below:

1. All eight pages of the completed and signed application form;
2. A copy of your resume;
3. A completed and signed Statement of Economic Interests (Form 700); and
4. Any additional information you believe relevant to your application.

SANDAG
Attn: Ariana zur Nieden
401 B Street, Suite 800
San Diego, CA 92101

If submitted by email: ariana.zurnieden@sandag.org
(with a subject line of “SANDAG Independent Taxpayer Oversight Committee Application”)

Your application is deemed submitted when you receive an acknowledgement from SANDAG.

If you need additional space to answer any of the following questions, please provide the information in an attachment.

Section A – General information

Title  [ ] Mr.  [✓] Ms.
Name (last, first, middle) Urquhart, Bruce
Email address
Primary telephone number  [ ] Number Specify type:  [✓] Mobile  [ ] Work  [ ] Home
Alternative telephone number (optional)  [ ] Number Specify type:  [ ] Mobile  [ ] Work  [✓] Home
Current address (number, street, city, state, ZIP code)
Section B – Licenses or certifications relevant to the position

Please list the type of license or certificate, issuing state/entity, license number, date of issue/expiration date:

Professional Land Surveyor, California - 5988 Exp. 12/31/2018

Section C – Education (college/university or other education history)

Please list the school, degree, major, year earned:

San Diego State University, BA, Geography 1978

Section D – Civic/community/volunteer experience over past five years

Please list the organization name, city/state, activity/type of work, dates (from/to):

Aztec Mentor Program (through the SDSU Alumni Association). Mentored civil engineering students each semester for the last five years.
Volunteer beach clean-up with Chi Epsilon (San Diego State Chapter) 2016 and 2017.

Section E - Professional/other relevant organizations over past five years

Please list the organization name, city/state, activity/type of work, dates (from/to):

Member of Women in Transportation Seminar (WTS), San Diego Chapter, 2011 to present.
Volunteered on the judging committee for their Annual Awards Banquet in 2016 and 2017. Reviewed project and individual applications for various awards.

Participated as a mentor for the WTS mentor program from 2014 to present. Met on a monthly basis with member mentee's to discuss workplace issues and advancing career goals.

Section F – Three references familiar with your qualifications for this appointment

Please list the reference name, your association with reference, reference telephone number:
Section G – Vacancy available

The current available Independent Taxpayer Oversight Committee vacancy/vacancies description(s) is/are in BOLD. Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

☐ A professional in the field of municipal/public finance and/or budgeting with a minimum of ten years in a relevant and senior decision-making position in the public or private sector.

☐ A licensed architect, civil engineer, or traffic engineer with demonstrated experience of ten years or more in the fields of transportation and/or urban design in government or the private sector.

☐ A professional with demonstrated experience of ten years or more in real estate, land economics, and/or right-of-way acquisition.

See attached
Section G – Vacancy available (continued)

The current available Independent Taxpayer Oversight Committee vacancy/vacancies description(s) is/are in **BOLD**. Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

☐ A professional with demonstrated experience of ten years or more in the management of large-scale construction projects.

☐ A licensed engineer with appropriate credentials in the field of transportation project design or construction and a minimum of ten years’ experience in a relevant and senior decision-making position in the government or private sector.

☐ A chief executive officer or person in a similar senior-level decision-making position of a major private sector employer with demonstrated experience in leading a large organization.
Section G – Vacancy available (continued)

The current available Independent Taxpayer Oversight Committee vacancy/vacancies description(s) is/are in **BOLD**. Briefly describe the nature of your experience as related to that category, including the number of years of experience you have in that area.

☐ A professional in biology or environmental science with demonstrated experience of ten years or more with environmental regulations and major project mitigation requirements and/or habitat acquisition and management.
Section H – About yourself, as related to the job position

Please respond as concisely as possible. Applications will not be judged on length of response.

1. Why are you interested in serving on the Independent Taxpayer Oversight Committee (ITOC)?

   Would enjoy the challenge of participating with this Committee. My background brings the skill set that would work well with the other members of the team. I have a strong interest in transportation within the San Diego region and if selected, I would bring forth an sense of energy and enthusiasm to the monthly meetings and any other related assignments.

2. What professional skills and abilities would you bring to the committee, and how would they benefit the ITOC?

   My background as the Division Chief of the Office of Land Surveys, District 11, gives me the opportunity to share my experiences in projects in the San Diego region. I am quite familiar with the relationships with Right-of-Way acquisitions and projects. If selected, I would bring value to the committee as it relates to Right-of-Way related issues. Additionally, my 38 years at Caltrans brings my unique perspective into the inner workings of how the agency functions and most importantly, how it relates to Sandag.

3. What do you hope to accomplish by your participation in the ITOC?

   In short, to bring value to the ITOC team. Reading the positions of the committee members, the team represents both public and private members that are stakeholders in San Diego’s overall transportation network. The team works closely with the board and having that relationship of overseeing the Sandag program, I believe my participation would be seen as a positive influence to the success of the Independent Taxpayer Oversight Committee.
Section I – Affiliations

To the best of your knowledge, have you currently, or have you ever been, affiliated (as a director, officer, partner, trustee, employee, owner, advisor, or consultant) with any institution, organization, or business entity that might present an actual, potential, or apparent conflict of interest should you be appointed? An example would include, but not be limited to, a contract with SANDAG.

☐ Yes (If “Yes”, please explain below) ☑ No

Section J – Financial holdings and property

To the best of your knowledge, do you have financial holdings in or receive income from any source or own real property or personal property that might present an actual, potential, or apparent conflict of interest should you be appointed?

☐ Yes (If “Yes”, please explain below) No

No
Applicant certifies

All statements in this application are true and correct to the best of my knowledge and belief. I understand that false or misleading answers are cause for rejection of this application.

By submitting my application to SANDAG, I authorize employers, schools, law enforcement agencies, and other individuals and organizations named in this application to provide candid and full information regarding my work record, job performance, volunteer work or service as a public official, character, ability, and fitness to authorized employees of SANDAG. I understand that the information may be positive, negative, confidential, and/or privileged in nature and may be used by SANDAG in any phase of the application process. I release current and previous employers, schools, law enforcement agencies, individuals, organizations, and SANDAG and its employees/representatives from any liability and/or damages that may result from the release, receipt, or use of requested information.

By checking the “I agree” box below, I hereby certify that I have read and understood the instructions, conditions, and other information provided in this document.

I agree  

<table>
<thead>
<tr>
<th>Signature (please type name)</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Bruce Urquhart</td>
<td>06/22/2018</td>
</tr>
</tbody>
</table>

Please feel free to provide additional information or letters of endorsement.
Thank you for your interest in serving on the SANDAG Independent Taxpayer Oversight Committee.
From 2005 to 2015, I was the Division Chief of the Office of Land Surveys, with Caltrans, District 11. My position was responsible for all the Surveying and Right-of-Way Engineering activities for the District.

Duties included:

- Responsible for all Right of Way property acquisition documents (appraisal maps, deeds, and associated map exhibits) for all capital improvement projects.
- Worked closely with project designers (in house and consultants) that roadway relinquishments were addressed during the design phase and construction to insure former state facilities be in a good state of repair prior to the conclusion of the project. This required maintaining good working relationships with upper level management of various cities/counties with the goal of eliminating these roadways from the State inventory.
- Worked closely with the Right of Way department pertaining to Property Disposal and Excess Lands. Assisted in the implementation of yearly Real Property Retention meetings where all divisions attended to offer comments on what properties to retain for future operational needs. It was during these meetings that many parcels that were marked for disposal became mitigation sites for future projects.
- Worked closely in the creation of real property exhibits for public use to assist potential buyers prior to auctions.
BRUCE URQUHART

BACKGROUND

Mr. Urquhart has 37 years’ experience in the land surveying and management disciplines. In December, 2015 he retired from his position as Division Chief responsible for managing and directing the Surveys and Right of Way Engineering department of California Department of Transportation (Caltrans), District 11, in San Diego. Since 1992 he’s been an adjunct professor at San Diego State University – Civil, Construction and Environmental Engineering Department, teaching CEE 218 – Surveying for Civil Engineers.

WORK HISTORY

1992 – present

San Diego State University – Civil, Construction and Environmental Engineering

Adjunct Professor

For the past 26 years, he has instructed the course CEE 218 – Surveying for Civil Engineers in the Civil and Environmental Engineering department. The class introduces basic field surveying methods to students with instruction given in both field (60%) and classroom (40%) environments.

2005 – 2015

California Department of Transportation – Dist. 11 San Diego

Division Chief, Office of Land Surveys

Managing and directing a staff of 55 surveyors engaged in Survey and Right of Way Engineering activities.

1998 – 2005

California Department of Transportation – Dist. 11 San Diego

Senior Transportation Surveyor – Field Surveys Supervisor

Responsibilities include supervising a field and office surveying staff of 28 surveyors engaged in construction, boundary, photogrammetric, GPS, and design data surveys throughout the District 11 area.
California Department of Transportation – Dist. 11 San Diego

Transportation Surveyor, Party Chief

In this position Mr. Urquhart was assigned to numerous construction projects of varying complexity throughout the district. Duties included: construction layout, right of way (R/W) monumentation of facilities, final horizontal and vertical, and maintaining computer files for each project.

EDUCATION

Bachelor of Arts – Geography – San Diego State University, 1978.

LICENSES

Professional Land Surveyor – California No. 5988.