

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. R-03110

ADOPTED ON FEBRUARY 22, 2000

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING THE PAYMENT BY THE AGENCY TOWARD THE COST OF THE LAND FOR AND/OR THE INSTALLATION AND CONSTRUCTION OF THE BASEBALL PARK AND RELATED IMPROVEMENTS WITHIN THE CENTRE CITY REDEVELOPMENT PROJECT AREA; APPROVING THE CONVEYANCE BY THE AGENCY TO THE CITY OF SAN DIEGO OF CERTAIN PROPERTY TO BE PRIVATELY REDEVELOPED IN COORDINATION THEREWITH; APPROVING THE BALLPARK COOPERATION AGREEMENT PERTAINING TO SUCH MATTERS; AND MAKING CERTAIN FINDINGS WITH RESPECT TO SUCH PAYMENT FOR THE BASEBALL PARK AND RELATED IMPROVEMENT.

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Centre City Redevelopment Project (the "Project"); and

WHEREAS, the Agency has heretofore approved and adopted the Implementation Plans for the Centre City and Horton Plaza Redevelopment Projects (July 1999-June 2004), and subsequently approved and adopted the First Amendment thereto (the "Implementation Plan") providing for the implementation of certain activities necessary or appropriate to carry out the Redevelopment Plan; and

WHEREAS, one of the projects proposed in the Redevelopment Plan and the Implementation Plan is the development of a baseball park and related improvements (the "Baseball Park and Related Improvements") within the East Village Redevelopment District of

the Centre City Redevelopment Project area (the "Project Area"); and

WHEREAS, The City of San Diego (the "City") and the Agency plan to implement such Baseball Park and Related Improvements as redevelopment activities pursuant to a Memorandum of Understanding executed by them and others after approval thereof by the City's electorate, as supplemented and implemented by the parties (the "MOU"); and

WHEREAS, in order to implement the Redevelopment Plan and the MOU, the Agency proposes to pay toward the cost of the land for and/or the installation and construction of the Baseball Park and Related Improvements, pursuant to a cooperation agreement (the "Ballpark Cooperation Agreement") between the Agency and the City, in the form on file with the Secretary of the Agency as Document No. D- 03110; and

WHEREAS, the Baseball Park and Related Improvements are proposed to be located on various sites in East Village as generally illustrated and designated on the Site Map attached as Exhibit A to the Ballpark Cooperation Agreement and as more particularly identified and described in such Agreement; and

WHEREAS, pursuant to Section 33445 of the California Community Redevelopment Law (Health & Safety Code 33000 et seq.), the Agency is authorized to pay for all or part of the land for and/or the installation and construction of any building, facility, or other improvement in the Project Area which is publicly owned; and

WHEREAS, pursuant to Section 33679 of the California Community Redevelopment Law, the Agency and the City Council held a public hearing on the proposed payment by the Agency toward the cost of the sites and applicable improvements as described in the Ballpark Cooperation Agreement; having duly published notice of such public hearing, and made copies of the Ballpark Cooperation Agreement and a Summary Pertaining to the Payment for the Baseball Park and Related Improvements (the "Summary"), available for public inspection and

comment; and

WHEREAS, pursuant to Section 33430 of the California Community Redevelopment Law, the Agency is authorized to dispose of property acquired by it in the Project Area for redevelopment purposes, including the development and/or rehabilitation thereon of any privately owned building, facility, or other improvement consistent with the Redevelopment Plan; and

WHEREAS, consistent with Section 33431 of the California Community Redevelopment Law, the Agency held a public hearing on the proposed conveyance by the Agency to the City of certain property to be developed and/or rehabilitated with privately owned buildings, facilities, or other improvements, as described in the Ballpark Cooperation Agreement; and

WHEREAS, pursuant to the California Community Redevelopment Law this Agency has considered the information regarding: (1) the benefit of the Baseball Park and Related Improvements to the Centre City Redevelopment Project Area and its immediate neighborhood, including the information contained in Section III. of the Summary; (2) the availability of other means of financing the Baseball Park and Related Improvements to the community, including the information contained in Section IV. of the Summary; (3) the assistance that will be given to the elimination of one or more blighting conditions inside the Project Area by implementing the Baseball Park and Related Improvements, including the information contained in Section V. of the Summary; and (4) the consistency of the Baseball Park and Related Improvements with the Implementation Plan for the Project Area adopted pursuant to Section 33490 of the California Community Redevelopment Law, including the information contained in Section VI. of the Summary; and

WHEREAS, the Agency has heretofore prepared, and the Agency and City Council have certified, the Master Environmental Impact Report for the Centre City Redevelopment Project

("MEIR"), and the Final Subsequent Environmental Impact Report Pertaining to the Ballpark and Ancillary Development Projects ("SEIR"), which include as implementation activities whose environmental impacts are covered thereby, the Baseball Park and Related Improvements, and the privately owned improvements to be developed in coordination therewith, proposed to be accomplished under the Ballpark Cooperation Agreement; and

WHEREAS, the Agency has duly considered all terms and conditions of the proposed payment toward costs and conveyance of property as set forth in the Ballpark Cooperation Agreement, and believes that the payment by the Agency toward the cost of the Baseball Park and Related Improvements, and conveyance of property to the City for private redevelopment, is in the best interests of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of applicable State and local law and requirements; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of The City of San Diego, as follows:

1. The Agency recognizes that it has received and heard all oral and written objections to the proposed payment by the Agency toward the cost of the land for and/or the installation and construction of the Baseball Park and Related Improvements, to the proposed conveyance of property to the City for private redevelopment, and to other matters pertaining to this transaction, and that all such oral and written objections are hereby overruled.

2. The Agency hereby finds and determines that:

(a) The Baseball Park and Related Improvements for which the Agency proposes to pay under the Ballpark Cooperation Agreement is of benefit to the Centre City Redevelopment Project Area and the immediate neighborhood in which the Project Area is located, as described in Section III. of the Summary;

(b) No other reasonable means of financing the Baseball Park and Related Improvements for which the Agency proposes to pay under the Ballpark Cooperation Agreement are available to the community, as described in Section IV. of the Summary;

(c) The payment of funds for the cost of the Baseball Park and Related Improvements will assist in the elimination of one or more blighting conditions inside the Project Area, as described in Section V. of the Summary; and

(d) The payment of funds for the cost of the Baseball Park and Related Improvements is consistent with the Implementation Plan for the Project Area adopted pursuant to Section 33490 of the California Community Redevelopment Law, as described in Section VI. of the Summary.

3. The payment by the Agency toward the cost of the land for and/or the installation and construction of the Baseball Park and Related Improvements, as described in the Ballpark Cooperation Agreement, is hereby approved.

4. The conveyance by the Agency to the City of certain property to be conveyed or leased by the City for private redevelopment, as described in the Ballpark Cooperation Agreement, is hereby approved.

5. The Ballpark Cooperation Agreement is hereby approved.

6. The Executive Director (or his designee) is hereby authorized to execute the Ballpark Cooperation Agreement on behalf of the Agency. A copy of the Ballpark Cooperation Agreement when executed by the parties shall be placed on file in the office of the Secretary of the Agency as Document No. D-03110.

7. The Executive Director (or his designee) is hereby authorized, on behalf of the Agency, to sign all documents necessary and appropriate to carry out and implement the

Ballpark Cooperation Agreement, and to administer the Agency's obligations, responsibilities and duties to be performed under the Ballpark Cooperation Agreement.

APPROVED: CASEY GWINN, General Counsel

By

Douglas K. Humphreys
Deputy General Counsel

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