

(RA-2000-141)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. R-03159

ADOPTED ON MAY 16, 2000

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING THE SALE OF CERTAIN PROPERTY IN THE CITY HEIGHTS REDEVELOPMENT PROJECT AREA FOR THE DEVELOPMENT OF THE REGIONAL TRANSPORTATION CENTER; APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH RTC-1, A LIMITED LIABILITY COMPANY, PERTAINING THERETO; AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE SALE OF PROPERTY.

WHEREAS, the Redevelopment Agency of The City of San Diego [Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the City Heights Redevelopment Project [Project]; and

WHEREAS, in order to carry out and implement such Redevelopment Plan, the Agency proposes to acquire certain property in the Project area and sell that property for the development of the Regional Transportation Center, an alternative fuels vehicle center [Development], pursuant to the terms and provisions of a certain Disposition and Development Agreement [Agreement] with RTC-1, a limited liability company [Developer], which Agreement contains a description of the property and provides for the construction of the Development; and

WHEREAS, the Developer has executed the proposed Agreement in a form provided by the Agency; and

WHEREAS, pursuant to the California Community Redevelopment Law (California Health and Safety Code section 33000 et seq.) this Agency and the City Council held a joint

public hearing on the proposed sale of the real property pursuant to the Agreement; having duly published notice of such public hearing and made copies of the proposed Agreement and other reports and documents available for public inspection and comment; and

WHEREAS, the Agency has duly considered all terms and conditions of the proposed sale of real property and believes that the development of the real property pursuant to the proposed Agreement 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. That the acquisition of the property, as set forth in the Agreement, is approved.
2. That the Agency recognizes that it has received and heard all oral and written objections to the proposed Agreement, to the proposed sale of the real property pursuant to the proposed Agreement, and to other matters pertaining to this transaction, and that all such oral and written objections are hereby overruled.
3. That the Agency finds and determines that the consideration to be paid to the Agency for the sale of the real property as described in the Agreement is not less than fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale.
4. That the Agency finds and determines that the sale of the real property will assist in the elimination of blight within the Project area, and is consistent with the Implementation Plan for the Project area adopted pursuant to Section 33490 of the California Community Redevelopment Law.
5. That the sale of the real property and the Agreement which establishes the terms

and conditions for the sale and development of the real property are approved.

6. That the Executive Director of the Agency, or designee, is authorized to execute the Agreement on behalf of the Agency, provided that the City Council has first approved the Agreement and the sale of the real property pursuant thereto. A copy of the Agreement, when executed by the Agency, shall be placed on file in the office of the Secretary of the Agency as Document No. D-_____.

7. That the Executive Director of the Agency, or designee, is authorized, on behalf of the Agency, to sign all documents necessary and appropriate to carry out and implement the Agreement and to administer the Agency's obligations, responsibilities and duties to be performed under the Agreement.

APPROVED: CASEY GWINN, General Counsel

By

Douglas K. Humphreys
Deputy General Counsel

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