

(RA-2004-12)

REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. R-03656
ADOPTED ON JULY 15, 2003

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO APPROVING THE NON-PROFIT
CORPORATION TO BE FORMED BY JUNIOR
ACHIEVEMENT AND EXPLORER ELEMENTARY CHARTER
SCHOOL AS THE DESIGNATED INSTITUTION TO RECEIVE
FEE TITLE TO NTC BUILDING 83.

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 Naval Training Center [NTC] Redevelopment Project Area [the Project Area]; and

WHEREAS, the Agency and McMillin-NTC, LLC [Master Developer], entered into a Disposition and Development Agreement [DDA] in June 2000, for the purposes of effectuating the Redevelopment Plan for the Naval Training Center Redevelopment Project, adopted by the City Council in May 1997, and the Naval Training Center Reuse Plan, adopted by the City Council in October 1998; and

WHEREAS, on June 28, 2002, the Agency transferred all property in the NTC Educational Core to McMillin-NTC LLC; and

WHEREAS, pursuant to Section 1.8.f(6) of the DDA, the Master Developer shall reserve Building 83, located in the Educational Core, which shall be conveyed to an educational institution [Designated Institution] to be selected by the Agency; and

WHEREAS, the Designated Institution will be required to rehabilitate Building 83 to Priority One Renovation as defined in the DDA, to pay its proportional share of capital and maintenance costs, to comply with the Phase Four Conditions Precedent, as defined in the DDA, and to comply with the schedule of outside performance dates in the DDA; and

WHEREAS, on November 25, 2002, the Agency issued a Request for Qualifications [RFQ] for a Designated Institution; and

WHEREAS, after careful analysis of the four proposals received in response to the RFQ, Agency staff determined that Junior Achievement of San Diego and Imperial Counties and Explorer Elementary Charter School, who will form a separate nonprofit public benefit corporation, are qualified to carry out the required renovation and operation of Building 83; NOW THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego that the Agency approves the non-profit corporation to be formed by Junior Achievement of San Diego and Imperial Counties and Explorer Elementary Charter School as the Designated Institution to receive fee title to NTC Building 83.

APPROVED: CASEY GWINN, General Counsel

By _____
Sung Phillips
Deputy General Counsel

EAC:SP:dm
6/24/03
Or.Dept:Redev.
Aud.Cert:N/A
RA-2004-12
Form=rda&t.frm