

(RA-2004-23)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. R-03669

ADOPTED ON SEPTEMBER 2, 2003

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND VIETNAM VETERANS OF SAN DIEGO; APPROVING THE SALE OF PROPERTY IN THE NORTH BAY REDEVELOPMENT PROJECT AREA; AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT AND THE SALE.

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 North Bay Redevelopment Project [Project]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan for the North Bay Project, the Agency proposes to enter into a Disposition and Development Agreement [DDA] with Vietnam Veterans of San Diego [Developer], pursuant to which the Agency will sell certain property in the Project, located at 4141 Pacific Highway and the vacated street right-of-way adjacent to 4141 Pacific Highway [Site] to Developer for a state of the art living and support facility for the treatment of homeless veterans [Development]; and

WHEREAS, pursuant to the California Community Redevelopment Law (California Health and Safety code sections 33000 *et seq.*) the Agency and the City Council held a joint public hearing on the proposed sale and/or lease of such real property pursuant to such DDA, having duly published notice of such public hearing and made copies of the proposed DDA, and other reports and documents available for public inspection and comment; and

WHEREAS, the Developer has executed and submitted to the Agency and the City Council copies of the proposed DDA in the form desired by Developer; 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 DDA 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 DDA, to the proposed sale of the real property pursuant thereto, and to other matters pertaining to this transaction, and that all such oral and written objections are overruled.

2. The Agency finds and determines that the consideration to be paid by the Developer for the sale of the Site as described in the DDA is not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the DDA. The Agency further finds and determines that all consideration to be paid under the

DDA is in amounts necessary to effectuate the purposes of the Redevelopment Plan for the North Bay Redevelopment Project.

3. The Agency finds and determines that the sale of the Site will assist in the elimination of blight in the North Bay Redevelopment Project Area, and is consistent with the Redevelopment Plan.

4. The sale of the real property and the DDA which establishes the terms and conditions for the sale and development of the real property are approved.

5. The Executive Director of the Agency or designee is authorized, on behalf of the Agency to execute the DDA, provided that the City Council has first approved the DDA and the sale of the real property. A copy of the DDA, when executed by the Agency, shall be placed on file in the office of the secretary of the Agency as Document No. D-03669.

APPROVED: CASEY GWINN, General Counsel

By: _____
Douglas K. Humphreys
Deputy General Counsel

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8/15/03
Or.Dept:CED
Aud.Cert:n/a
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