

REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NUMBER R-03820
ADOPTED ON SEPTEMBER 14, 2004

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING THE SALE OF CERTAIN PROPERTY LOCATED GENERALLY ON THE FULL BLOCK BOUNDED BY 13TH, 14TH AND MARKET STREETS AND ISLAND AVENUE IN THE EAST VILLAGE REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT AREA TO OAK SHELTER SYSTEMS, LLC; APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING THERETO; AND MAKING CERTAIN FINDINGS WITH RESPECT TO SUCH 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 Centre City Redevelopment Project [Project]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to sell certain real property located generally on a 40,000 square-foot site on the northern end of the block bounded by 13th, 14th and Market streets and Island Avenue to Oak Shelter Systems, LLC [Developer] pursuant to the terms and provisions of a certain Disposition and Development Agreement [Agreement], which Agreement contains a description of the property and provides for the development and construction of a mixed-use condominium and retail project on the north block [Development]; and

WHEREAS, the Developer has submitted to the Agency copies of said proposed Agreement in a form desired by the Developer; and

WHEREAS, the Board of Directors for the Centre City Development Corporation, Inc. have reviewed and discussed the proposed Agreement and has recommended that the City Council approve and the Agency enter into the Agreement;

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 of such real property pursuant to such 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 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 overruled.

2. The Agency hereby finds and determines that the sale of the real property pursuant to the proposed Agreement will assist in the elimination of blight within the Project

area, and is consistent with the Implementation Plan for the Centre City Redevelopment Project adopted pursuant to Section 33490 of the California Community Redevelopment Law.

3. The Agency hereby finds and determines that the consideration to be paid by the Developer for the sale of the real property as described in the Agreement is not less than fair market value at its highest and best use in accordance with the Redevelopment Plan for the Project and is not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale.

4. The sale of the real property and the Disposition and Development Agreement which establishes the terms and conditions for the sale and development of the real property are hereby approved.

5. The Executive Director of the Agency, or his designee, is hereby authorized to execute the Disposition and Development Agreement on behalf of the Agency, provided that the City Council has first approved such 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-03820.

6. The Executive Director of the Agency, or his designee, is hereby 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 said Agreement.

APPROVED: CASEY GWINN, General Counsel

By _____
Douglas K. Humphreys
Deputy Counsel

DKH:ai
08/31/04
Or.Dept:CCDC
Aud.Cert:n/a
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Council:R-2005-236