

REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NUMBER R-03855
ADOPTED ON NOVEMBER 30, 2004

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING THE PARTNERSHIP TO BE FORMED BY EXPLORER ELEMENTARY CHARTER SCHOOL AND HIGH TECH HIGH COMMUNITIES, INC. 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 the Master Developer; 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, on July 15, 2003, pursuant to Resolution No. R-03656, the Agency approved a nonprofit public benefit corporation formed by Junior Achievement of San Diego and Imperial Counties and Explorer Elementary Charter School to receive Building 83; and

WHEREAS, Junior Achievement of San Diego has withdrawn from the corporation; and

WHEREAS, Explorer Elementary Charter School now wishes to form a partnership with High Tech High Communities 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 partnership to be formed between Explorer Elementary Charter School and High Tech High Communities as the Designated Institution to receive fee title to NTC Building 83.

APPROVED: CASEY GWINN, General Counsel

By _____
Elisa A. Cusato
Deputy Counsel

EAC:dm
11/16/04
Or.Dept:Redev.
Aud.Cert:N/A

RA-2005-75