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Items 1, 2, 4  
KAnty

(RA-2007-66)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04112

DATE OF FINAL PASSAGE MAR 05 2007

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING THE FIRST IMPLEMENTATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND VIETNAM VETERANS OF SAN DIEGO; APPROVING THE BASIC CONCEPTUAL DRAWINGS; APPROVING THE SALE OF AGENCY-OWNED PROPERTY IN THE NORTH BAY REDEVELOPMENT PROJECT AREA; MAKING CERTAIN FINDINGS WITH RESPECT TO THE FIRST IMPLEMENTATION AGREEMENT AND THE SALE OF PROPERTY; AMENDING THE AGENCY BUDGET; AND AUTHORIZING FUNDING FOR THE PROJECT.

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 North Bay Redevelopment Project Area [Project Area], and

WHEREAS, in order to carry out and implement the Redevelopment Plan for the North Bay Project Area, the Agency proposes to enter into a First Implementation Agreement to the Disposition and Development Agreement [DDA] with Vietnam Veterans of San Diego [Developer], which provides for construction of a state-of-the-art living and support facility for the treatment of homeless veterans [Development]; and

WHEREAS, pursuant to the DDA the Developer has submitted to the Agency the Basic Concept Drawings pertaining to the Development; and

WHEREAS, pursuant to the DDA, the Agency will sell certain property in the Project, located at 4141 Pacific Highway known as APN: 450-570-19-00 [the Property] to the Developer for the purpose of constructing the Development; and

WHEREAS, the Developer proposes to construct 112 transitional beds for very low and low-income individuals as part of the Development on the Property; 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 of the Property pursuant to the DDA, after having duly published notice of the public hearing and made copies of the proposed DDA and other reports and documents available for public inspection and comment; and

WHEREAS, the Agency will use a combination of Series 2000 bond proceeds and tax increment monies from the Project Area in an amount not to exceed \$1,300,000 to pay for a portion of the construction and improvements to the Property; and

WHEREAS, the Developer has executed and submitted to the Agency and the City Council copies of the proposed First Implementation Agreement in the form desired by Developer; and

WHEREAS, the Agency has duly considered all terms and conditions of the proposed sale of the Property and believes that the development of the Property pursuant to the proposed First Implementation 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. The Agency recognizes that it has received and heard all oral and written objections to the proposed First Implementation Agreement, to the proposed purchase and sale of the 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 Property as described in the First Implementation Agreement is not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the First Implementation Agreement.

3. The Agency finds and determines that the sale of the Property will assist in the elimination of blight in the North Bay Redevelopment Project Area, will provide housing for very low and low-income persons and is consistent with the Project Area Redevelopment Plan.

4. The sale of the Property and the First Implementation Agreement which establishes the terms and conditions for the sale and development of the Property are approved.


5. That the Agency authorizes the expenditure not to exceed \$1,300,000 solely and exclusively for the purposes of providing funds for the construction of improvements for the Development.

6. That the Agency approves the Basic Concept Drawings.

7. That the Executive Director of the Agency, or designee, is authorized to execute the First Implementation Agreement, for and on behalf of the Agency, and to administer the Agency's obligations, responsibilities, and duties to be performed under that agreement, a copy of which, when executed, shall be placed on file in the Office of the Secretary of the Agency as Document No. D- 04112

BE IT FURTHER RESOLVED, that a Mitigated Negative Declaration, Project No. 3787, was prepared for the project in accordance with California Environmental Quality Act [CEQA] Guidelines. This project is adequately addressed in that document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA or NEPA.


APPROVED: MICHAEL J. AGUIRRE, General Counsel

By   
Carol A. Leone  
Deputy Counsel

CAL:cfq  
01/16/07  
Or.Dept:R.A.  
Aud.Cert:  
RA-2007-66  
Council:Companion R-2007-713  
MMS#3145

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of FEB 27 2007.

REDEVELOPMENT AGENCY

By   
Jeannette Santos, Deputy Secretary

Approved: 3-5-07  
(date)

  
\_\_\_\_\_  
JERRY SANDERS, Executive Director

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Executive Director

(66)

The City of San Diego  
CERTIFICATE OF CITY AUDITOR AND COMPTROLLER

CERTIFICATE OF UNALLOTTED BALANCE

AC 2700512

ORIGINATING

DEPT. NO.: 10275

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount: \_\_\_\_\_ Fund: \_\_\_\_\_

Purpose: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_ By: \_\_\_\_\_

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA

ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/ EQUIP	FACILITY	AMOUNT
TOTAL AMOUNT										

FUND OVERRIDE

CERTIFICATION OF UNENCUMBERED BALANCE

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said money now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to Exceed: \$4,350,000.00

Vendor: Veterans Village of San Diego

Purpose: Authorizing the expenditure of funds for the 1st Implementation Agreement to the Disposition and Development Agreement with Veterans Village of San Diego for Veterans Village Project and associated actions

Date: January 25, 2007

By: Larissa Kogay

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA

ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/ EQUIP	FACILITY	AMOUNT
001	0	98072	980721	2021	6030	2021				\$3,533,395.00
002	0	98072	98072	2021	6030	2021				666,605.00
003	0	98052	98052	2004	6030	2004				150,000.00
TOTAL AMOUNT										\$4,350,000.00

FUND OVERRIDE

AC 2700512

FEB 27 2007

Passed by the Redevelopment Agency of The City of San Diego on \_\_\_\_\_, by the following vote:

Agency Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Atkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Maienschein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donna Frye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Madaffer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Hueso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAR 05 2007

JERRY SANDERS

AUTHENTICATED BY:

Executive Director of The City of San Diego, California.

ELIZABETH S. MALAND

(Seal)

Secretary of The City of San Diego, California.

By *Janette J. Santos*, Deputy

Office of the Redevelopment Agency, San Diego, California

Resolution Number R-04112