

REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04324

DATE OF FINAL PASSAGE SEP 23 2008

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AUTHORIZING THE REDEVELOPMENT AGENCY WITH ASSISTANCE FROM THE CENTRE CITY DEVELOPMENT CORPORATION TO ADVERTISE AND RECEIVE BIDS AND TO AWARD, EXECUTE AND ADMINISTER A CONTRACT FOR THE DEMOLITION OF A STRUCTURE LOCATED AT 4332 UNIVERSITY AVENUE, CITY OF SAN DIEGO, IN THE CITY HEIGHTS REDEVELOPMENT PROJECT AREA, AND TO CONDUCT SAID PROCESSES TOGETHER WITH THE BIDDING AND DEMOLITION PROCESSES TO BE CONDUCTED BY CENTRE CITY DEVELOPMENT CORPORATION FOR DEMOLITION OF THE UNREINFORCED MASONRY BUILDINGS LOCATED ON THREE SEPARATE REDEVELOPMENT AGENCY-OWNED SITES IN THE CENTRE CITY REDEVELOPMENT PROJECT AREA.

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 City Heights Redevelopment Project [Project Area]; and

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is responsible for implementing redevelopment projects in the Project Area; and

WHEREAS, in order to implement the Redevelopment Plan, the Agency approved the Third Implementation Plan for the Fiscal Year 2005 – Fiscal Year 2009 for the Project Area; and

WHEREAS, the Agency acquired a 12,500 square-foot site [Property] located at 4332 University Avenue, City of San Diego, in the Project Area for future development in accordance with that certain Disposition and Development Agreement entered into by and between the

Redevelopment Agency and San Diego Revitalization Corporation, as approved by the Agency on May 3, 2005, which was subsequently amended by that certain First Implementation Agreement entered into by and between the Agency and Price Charities (formerly San Diego Revitalization Corporation) [Developer], as approved by the Agency on November 13, 2007, [collectively referred to herein as the DDA]; and

WHEREAS, the Property currently contains a 2,500 square-foot building [Structure] located within the footprint of the proposed development described in the DDA; and

WHEREAS, pursuant to the DDA, after relocation of the existing tenant of the Structure, the Agency shall demolish the Structure prior to the sale of the Property to the Developer; and

WHEREAS, the California Community Redevelopment Law at Section 33420 of the California Health and Safety Code authorizes the Agency to clear or move buildings, structures, or other improvements from any real property acquired; and

WHEREAS, funds in the amount of \$84,000 are available in the Fiscal Year 2008-2009 Budget for the Project Area to pay for the costs of demolition of the Structure; and

WHEREAS, the Agency desires, with the assistance of the Centre City Development Corporation [Corporation], to engage in the competitive bidding process and to award and administer a contract for the demolition of the Structure; and

WHEREAS, the Corporation is concurrently proposing to the Agency to engage in the competitive bidding process and to award and administer a contract for demolition of the unreinforced masonry buildings located on three separate Agency-owned sites at 1335 Market Street, 753 13th Street, and 771 13th Street in the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project; and

WHEREAS, the Agency and the Corporation desire to join together the competitive bidding and demolition processes of demolition of all structures located on the four Agency-owned sites under the same demolition/construction contract; and

WHEREAS, the Agency has duly considered the bidding and demolition processes described above and the conditions of the proposed payments for demolition and believes that the processes and the payment by the Agency of all or part of the cost of the proposed demolition are in the best interests of the City and the safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local law requirements;
NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego [Agency], as follows:

1. That the Agency authorizes the Agency with the assistance from the Centre City Development Corporation [Corporation] to advertise and receive bids for demolition of the structure located at 4332 University Avenue within the City Heights Redevelopment Project Area, and to conduct said processes together with the bidding processes to be conducted by the Corporation for demolition of the unreinforced masonry buildings located on three separate Agency-owned sites in the Centre City Redevelopment Project Area.

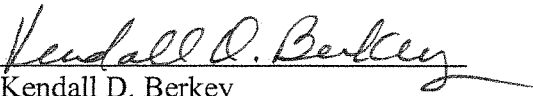
2. That the Agency authorizes the Agency's Executive Director or designee to award the demolition/construction contract to the lowest responsible bidder, together with the contract award process to be conducted by the Corporation for demolition of the unreinforced masonry buildings located on three separate Agency-owned sites, provided that the bids for demolition of the Structure located at 4332 University Avenue are within the established budget of \$84,000 and the contract shall not exceed \$84,000, and provided that all other requirements are met.

3. That the Agency authorizes the Agency's Executive Director or designee to execute the demolition/construction contract with the lowest responsible bidder.

4. That the Agency authorizes the Agency with the assistance from the Corporation to administer the demolition/construction contract, together with the contract administration process to be conducted by the Corporation for demolition of the unreinforced masonry buildings located on three separate Agency-owned sites in the Centre City Redevelopment Project Area.

5. That the Agency finds and determines that this activity involves the site of the City Heights Square Project No. 40960 and is subject to the previously approved Mitigated Negative Declaration No. 40960, and that any construction related activities shall be subject to the Mitigation Monitoring and Reporting Program for the underlying project. Therefore, the Agency finds and determines that this activity is not a separate project for purposes of review under the California Environmental Quality Act [CEQA] pursuant to State CEQA Guidelines § 15060 (c)(3), and that this activity does not involve a change in circumstances, project changes, or new information of substantial importance which would warrant any additional environmental review pursuant to CEQA Guidelines § 15162.

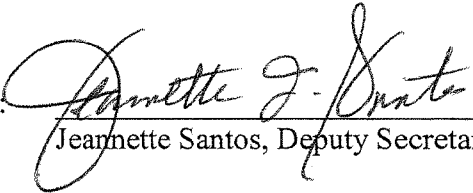
APPROVED: MICHAEL J. AGUIRRE, General Counsel

By 
Kendall D. Berkey
Deputy General Counsel

KDB:nda
08/29/08
Or.Dept:Redev.Agency;CCDC
RA-2009-17
MMS#3942
Comp. R-2009-242
RA-2009-16

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of SEP 16 2008.

REDEVELOPMENT AGENCY

By: 
Jeannette Santos, Deputy Secretary

Approved: 9-23-08
(date)


JERRY SANDERS, Executive Director

Vetoed: _____
(date)

JERRY SANDERS, Executive Director

The City of San Diego
CERTIFICATE OF CITY AUDITOR AND COMPTROLLER

CERTIFICATE OF UNALLOTTED BALANCE

AC 2900171

ORIGINATING DEPT. NO.: 9960

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: \$228,000.00

Purpose: Authorizing the expenditure of funds for Demolition of Three Unreinforced Masonry Buildings (1335 Market Street, 753 and 771 13th Street) and One Building (4332 University Avenue) - East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project and City Heights Redevelopment Project - Request to Bid.

Date: August 27, 2008 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	98881	98881	2008	6030	015211				\$48,000.00
002	0	99042	97733	2008	6030	014201				96,000.00
003	0	98200	9823	2008	6030	002008				84,000.00
TOTAL AMOUNT										\$228,000.00

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.

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

SEP 16 2008

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"/>

SEP 23 2008

Date of final passage _____

AUTHENTICATED BY:

JERRY SANDERS

Executive Director of The City of San Diego, California.

ELIZABETH S. MALAND

Secretary of The City of San Diego, California.

(Seal)

By *Janette J. Porto*, Deputy

Office of the Redevelopment Agency, San Diego, California

Resolution Number R-04324