

RA 712
4/13/10
1st Item
Item 2

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04506

DATE OF FINAL PASSAGE APR 21 2010

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING THE EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE AGENCY AND WAKELAND HOUSING AND DEVELOPMENT CORPORATION FOR THE DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT LOCATED IN THE CORTEZ REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT, AND AUTHORIZING THE CENTRE CITY DEVELOPMENT CORPORATION, ON BEHALF OF THE AGENCY, TO CONDUCT NEGOTIATIONS WITH WAKELAND HOUSING AND DEVELOPMENT PURSUANT TO THE EXCLUSIVE NEGOTIATION AGREEMENT.

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 Area [Project Area]; and has adopted an Implementation Plan for the Project Area in accordance with California Health and Safety Code Section 33490 [Implementation Plan]; and

WHEREAS, in order to carry out and implement such Redevelopment Plan, the Agency proposes to enter into an Exclusive Negotiation Agreement [Agreement] with Wakeland Housing and Development Corporation [Developer] for the development of an affordable housing project, on a 22,500 square-foot site located on a block bound by Ash and Beech streets and Fourth and Fifth avenues in the Project Area [Site]; and

WHEREAS, the Board of Directors of the Centre City Development Corporation [CCDC] has reviewed and discussed the parameters of the Agreement, as presented in a staff

report, at the CCDC Board of Directors meeting on March 10, 2010, and the Board of Directors has recommended that the Agency approve and enter into the Agreement; and

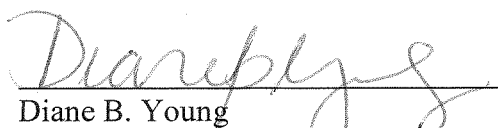
WHEREAS, the Agency has duly considered all terms and conditions of the proposed Agreement and believes that the proposed Agreement is in the best interests of the City of San Diego and the health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local law and requirements; NOW,

THEREFORE,

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

1. That the Agency approves the Exclusive Negotiation Agreement between the Agency and Wakeland Housing and Development Corporation, a copy of which shall be placed on file in the office of the secretary of the Agency as Document No. D- 04506.
2. That the Agency authorizes the Executive Director or designee, for and on behalf of the Agency, to execute the Exclusive Negotiation Agreement and to administer the Agency's obligations, responsibilities, and duties to be performed thereunder.
3. That the Agency authorizes the Centre City Development Corporation, on behalf of the Agency, to conduct negotiations with Wakeland Housing and Development Corporation pursuant to the Exclusive Negotiation Agreement.

APPROVED: JAN I. GOLDSMITH, General Counsel

By 
Diane B. Young
Deputy General Counsel

DBY:hm
03/03/10
Or.Dept:CCDC
RA-2010-72
MMS#10353

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at this meeting of APR 13 2010.

REDEVELOPMENT AGENCY

By 
Jeannette Santos, Deputy Secretary

Approved: 4-21-10
(date)


JERRY SANDERS, Executive Director

Vetoed: _____
(date)

JERRY SANDERS, Executive Director

**The City of San Diego
COMPTROLLER'S CERTIFICATE**

CERTIFICATE OF UNALLOTTED BALANCE

ORIGINATING DEPT. NO.: CC 3000003176

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: _____
 align="right">COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA									
Doc. Item	Fund	Funded Program	Internal Order	Functional Area	G/L Account	Business Area	Cost Center	WBS	Original 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: _____ \$4,950,000.00

Vendor: Wakeland Housing and Development Corporation

Purpose: Authorizing the expenditure of funds for the acquisition of the former atmosphere project site and exclusive negotiation agreement with Wakeland Housing and Development.

Date: March 24, 2010 By: Esther Musau
 align="right">COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA									
Doc. Item	Fund	Funded Program	Internal Order	Functional Area	G/L Account	Business Area	Cost Center	WBS	Original Amount
	200586	920411102000	920411102137	Othr-00000014-NS	512204	2220	2220400011		\$4,950,000.00
TOTAL AMOUNT									\$4,950,000.00

Passed by the Redevelopment Agency of The City of San Diego on APR 13 2010, by the following vote:

Agency Members	Yeas	Nays	Not Present	Recused
Sherri Lightner	<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"/>
Todd Gloria	<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"/>
Carl DeMaio	<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"/>
Marti Emerald	<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 APR 21 2010

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 , Deputy

Office of the Redevelopment Agency, San Diego, California
Resolution Number R- 04506