

(RA-89-124)  
REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO  
RESOLUTION NO. 1740  
ADOPTED ON JUNE 20, 1989

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO APPROVING THE SALE OF  
CERTAIN PROPERTY IN THE MOUNT HOPE  
REDEVELOPMENT PROJECT AREA TO TRIAD  
DEVELOPMENT COMPANY; 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,  
(the "Agency") is engaged in activities necessary to carry out  
and implement the Redevelopment Plan for the Mount Hope  
Redevelopment Project (the "Project"); and

WHEREAS, in order to carry out and implement such  
Redevelopment Plan, the Agency has negotiated a proposed  
Disposition and Development Agreement with Triad Development  
Company (the "Developer") for the sale of real properties in the  
Project area for the development and construction of a clean,  
three story office building of about 27,000 square feet, and the  
Agency proposes to enter into the Disposition and Development  
Agreement (the "Agreement") with the Developer; and

WHEREAS, pursuant to the Agreement the Agency proposes to  
sell certain property as described in the Agreement in the  
Project area to the Developer for the construction thereon of the  
facilities; and

WHEREAS, the Developer has executed and submitted to this  
Agency and the Council of The City of San Diego (the "Council")  
copies of said proposed Agreement in a form desired by the  
Developer; and

WHEREAS, the Southeast Economic Development Corporation,  
Inc., has reviewed and discussed said proposed Agreement and has  
recommended that the Council approve and the Agency enter into  
the Agreement; and

WHEREAS, pursuant to the California Community Redevelopment Law (California Health and Safety Code, section 33000 et. seq.), the Agency and the 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 redevelopment 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. 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 hereby overruled.

2. The Agency hereby finds and determines that the consideration to be paid by the Developer for the purchase of the real property upon which the clean, three story office building of about 27,000 square feet is to be developed and constructed is not less than fair market value in accordance with the covenants and conditions governing such purchase as set forth in the Agreement. The Agency hereby further finds and determines that all consideration to be paid under the Agreement is in amounts necessary to effectuate the purposes of the Redevelopment Plan for the Project.

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

4. The Executive Director of the Agency (or his designee) is hereby authorized to execute the Agreement on behalf of the Agency, provided that the Council has first approved such Agreement and the sale of real property pursuant to such Agreement. 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. 1644.

5. The Executive Director of the Agency (or his designee), is hereby authorized, on behalf of the Agency, to sign all documents (including but not limited to the grant deed) necessary and appropriate to carry out and implement the Agreement and to

administer the Agency's obligations, responsibilities and duties to be performed under the Agreement.

APPROVED: JOHN W. WITT, General Counsel

By

Allisyn L. Thomas

Deputy Counsel

ALT:pev

06/06/89

Or.Dept:SEDC

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