

(RA-95-72)  
REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO  
RESOLUTION NO. 2474  
ADOPTED ON FEBRUARY 7, 1995

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO APPROVING THE SALE OF  
CERTAIN PROPERTY IN THE CENTRE CITY  
REDEVELOPMENT PROJECT AREA TO ZEIDEN  
PROPERTIES 2, A CALIFORNIA GENERAL  
PARTNERSHIP; 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 Centre City Redevelopment Project (the "Project"); and

WHEREAS, in order to carry out and implement such Redevelopment Plan the Agency has proposes to sell certain property in the Project area to Zeiden Properties 2, a California general partnership (the "Developer"), pursuant to the terms and conditions of a certain Disposition and Development Agreement (the "Agreement"), which Agreement contains a description of the property and provides for the rehabilitation of the buildings thereon for retail uses; and

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

WHEREAS, the Centre City Development Corporation, Inc., has reviewed and discussed the 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 the Agreement; having duly published notice of the 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 adopted an Implementation Plan for the Centre City Redevelopment Project pursuant to California Health and Safety Code section 33490 (the "Implementation Plan"); and

WHEREAS, the Agency has duly considered all terms and conditions of the proposed sale of real property and believes that the rehabilitation of the real property pursuant to the proposed Agreement is in the best interest 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 sale of the real property as described in the Agreement is not less than fair reuse value of the use and with the covenants and conditions and development costs governing the sale as authorized by the Agreement.

3. The Agency hereby further finds and determines that the sale of the property will assist in the elimination of blight in the Centre City Redevelopment Project Area, and is consistent with the Implementation Plan.

4. 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.

5. 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 thereto. A copy of the Agreement when executed by the Agency shall be placed on file in the office of the Secretary to the Agency as Document No. 02191.

6. The Executive Director of the Agency, or his designee, is hereby authorized, on behalf of the Agency, to sign all documents 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

Richard A. Duvernay  
Deputy Counsel  
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Or.Dept:CCDC  
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