

(RA-98-1)
REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 2768

ADOPTED ON JULY 15, 1997

WHEREAS, on July 31, 1996, the Mayors of the Cities of Tijuana and San Diego established the Agreement for Binational Cooperation between the two cities to set objectives on binational planning and other cross-border concerns to physically and economically enhance the region; and

WHEREAS, The Puerta Mexico/San Ysidro port of entry is identified as an area which needs to be designed to improve the flow of pedestrian and vehicular transportation, comprehensively plan local land uses, and develop improved infrastructure on both sides of the border; and

WHEREAS, consistent with the intent of the Agreement for Binational Cooperation, The City of San Diego in 1996 adopted the Redevelopment Plan for the San Ysidro Redevelopment Project area to address the revitalization of the border area in the United States; and

WHEREAS, officials of the City of Tijuana and the City of San Diego have been conferring regarding the possibility of improving the border crossing and nearby areas of Zona Rio and Zona Norte in Mexico, and of San Ysidro in the United States; and

WHEREAS, Landgrant Development Unlimited ("Developer") has been studying and preparing possible concept plans to achieve such redevelopment in joint venture with property owners and/or joint venture developers on the respective sides of the border, and in cooperation with federal, state, and local public agencies on the respective sides of the border; and

WHEREAS, based on Developer's efforts as of this time, Developer has submitted to the Redevelopment Agency of The City of San Diego (the "Agency") the general concepts for development contained in a proposal dated March 26, 1997, as supplemented by

an Additional Studies booklet dated May 1997 (collectively called the "Development Concept"), which Development Concept is generally consistent with the Community Plan and the Redevelopment Plan for the area, and is intended to implement those respective Plans; and

WHEREAS, Developer and the Agency desire to further such redevelopment efforts by agreeing to plan and negotiate developments in phases within certain areas in the United States jurisdiction; and

WHEREAS, if the City of Tijuana and others in Mexico choose to pursue such redevelopment within areas in Mexico, then the efforts of Developer and the Agency with respect to the United States properties would put Developer and the Agency in a position to cooperate with the Mexican authorities in the most effective and timely manner; and

WHEREAS, the Project Area Committee for the San Ysidro Redevelopment Project and the San Ysidro Community Planning Group have reviewed the Development Concept and support it in concept; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego that it hereby approves an Exclusive Negotiation Agreement with Landgrant Development Corporation for the development of sixty acres in the San Ysidro Redevelopment Project Area, under the terms and conditions of the Agreement on file in the office of the Secretary to the Redevelopment Agency as Document No. D-02768.

BE IT FURTHER RESOLVED, by the Redevelopment Agency, that the Deputy Executive Director of the Agency, or designee, be and is hereby authorized and empowered to execute, for and on behalf of the Agency, the Exclusive Negotiating Agreement with Landgrant Development Limited.

APPROVED: CASEY GWINN, General Counsel

By

Allisyn L. Thomas
Deputy General Counsel

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07/08/97
Or.Dept:Redev.
Aud.Cert:N/A
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