

(R-96-7)

RESOLUTION NUMBER R- **286198**

ADOPTED ON **AUG 01 1995**

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE SALE OF CERTAIN PROPERTY IN THE CENTRAL IMPERIAL REDEVELOPMENT PROJECT AREA TO LINCOLN PARK CORPORATION, LTD.; APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING THERETO; AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE 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 Central Imperial Redevelopment Project (the "Project"); and

WHEREAS, in order to carry out and implement the Redevelopment Plan the Agency has negotiated a proposed Disposition and Development Agreement (the "DDA") with Lincoln Park Corporation, Ltd. (the "Developer"), for the sale of real property in the Project area for the development and construction of about 60 single family homes and the Agency proposes to enter into the DDA with the Developer; and

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

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

WHEREAS, the Southeastern Economic Development Corporation, Inc. ("SEDC"), has reviewed and discussed the proposed DDA and has recommended that the Council approve and the Agency enter into the DDA; 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 the real property pursuant to the DDA; having duly published notice of the public hearing and made copies of the proposed DDA; and other reports and documents available for public inspection and comment; and

WHEREAS, the Agency after such public hearing, and subject to Council approval, approved the proposed DDA and the proposed sale of the real property pursuant to the DDA; and

WHEREAS, the Council has duly considered all terms and conditions of the proposed sale of real property and believes that the sale and the development of the real property pursuant to the proposed DDA is in the best interest of the City and 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 Council of The City of San Diego, as follows:

1. That the Council recognizes that it has received and heard all oral and written objections to the proposed DDA, to the proposed sale of the real property pursuant to the proposed DDA,

and to other matters pertaining to this transaction, and that all the oral and written objections are hereby overruled.

2. That the Council hereby finds and determines that the sale of the real property and the development of about 60 single family dwelling units as described in the DDA will assist in the elimination of blight.

3. That the Council hereby finds and determines that the consideration to be paid by the Developer for the purchase of the real property upon which about 60 single family dwelling units are to be developed and constructed is not less than fair market value in accordance with the covenants and conditions governing the purchase as set forth in the DDA. The Council hereby further finds and determines that all consideration to be paid under the DDA is in amounts necessary to effectuate the purposes of the Redevelopment Plan for the Project.

4. That the Council hereby consents to the Agency providing the public improvements required to be provided by the Agency under the DDA and hereby finds and determines that the provision of the improvements is necessary to effectuate the purposes of the Redevelopment Plan for the Project.


5. That the sale of the real property and the DDA which establishes the terms and conditions for the sale and development of the real property are hereby approved.

6. That the Council hereby authorizes the City Clerk to deliver a copy of this resolution to the Executive Director and members of the Agency. A copy of the DDA, when executed by the

Agency, shall be placed on file in the office of the City Clerk  
as Document No. RR- 286198.

APPROVED: JOHN W. WITT, City Attorney

By

  
Allisyn L. Thomas  
Deputy City Attorney

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