

RESOLUTION NUMBER R- 287504

ADOPTED ON JUN 11 1996

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE LEASE OF CERTAIN PROPERTY IN THE GATEWAY CENTER WEST REDEVELOPMENT PROJECT AREA TO NEIGHBORHOOD BANCOPR; APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING THERETO; AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE LEASE.

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 Gateway Center West 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 with Neighborhood Bancorp (the "Developer") for the lease of real property in the Project area for the development and construction of a 1,400 square foot modular office building 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 lease certain property as described in the Agreement in the Project area to the Developer for the construction thereon of the 1,400 square foot modular office building; 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 Agreement in a form desired by the Developer; and

WHEREAS, the Board of Directors for the Southeastern Economic 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 lease of the 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 (including the summary provided for in California Health and Safety Code section 33433) available for public inspection and comment; and

WHEREAS, the Council has duly considered all terms and conditions of the proposed lease of real property and believes that the redevelopment of the real property pursuant to the proposed Agreement 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 Agreement, to the proposed lease of the real property pursuant to the proposed Agreement, 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 lease of the real property for the development of a 1,400 square foot modular office building as described in the Agreement will assist in the elimination of blight.

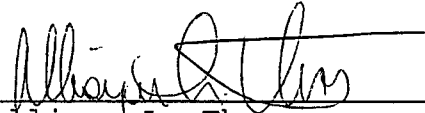
3. That the Council hereby finds and determines that the consideration to be paid by the Developer for the lease of the real property upon which the structures are to be developed and constructed is not less than fair market value in accordance with the covenants and conditions governing the lease as 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.

4. That the lease of the real property, and the Agreement which establishes the terms and conditions for the lease and development of the real property are hereby approved.

5. 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 Agreement, when executed by

the Agency, shall be placed on file in the office of the City Clerk as Document No. RR-287504.

APPROVED: JOHN W. WITT, City Attorney

By   
Allisyn L. Thomas  
Deputy City Attorney

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03/28/96  
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