

RESOLUTION NUMBER R- 306644

DATE OF FINAL PASSAGE MAR 01 2011

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING THE SALE OF THE WORLD TRADE CENTER BUILDING TO THE REDEVELOPMENT AGENCY.

WHEREAS, in 1993 Harcourt Brace donated to the City that certain real property located at 1250 Sixth Avenue, San Diego, CA 92101 (APNs 534-055-01, 02, and 04) [Property] commonly known as the World Trade Center and consisting of approximately 30,000 square feet of land improved with a 12-story historic office building and a parking garage; and

WHEREAS, the City Council approved the sale of the Property by Resolution R-302640 on May 29, 2007, at a price not less than \$17,700,000 [Minimum Price]; and

WHEREAS, the Minimum Price was determined by an appraisal dated May 2, 2007, just prior to a significant decline in property values in San Diego; and

WHEREAS, on June, 1, 2008, the fair market value of the Property was re-appraised at \$5,040,000; and

WHEREAS, on August 24, 2010, Centre City Development Corporation [CCDC] had the fair market value of the Property re-appraised at \$8,230,000; and

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] wants to acquire the Property for use as a homeless services center and affordable housing; and

WHEREAS, because the Property will be acquired for a public project, state and federal relocation laws require the Agency to compensate tenants of the Property who are displaced by the project; and

WHEREAS, City staff and CCDC have negotiated a proposed purchase and sale agreement with a sale price of \$8,230,000 that includes a credit against the sale price of the Property, not to exceed \$215,000, to cover tenant relocation costs incurred by the Agency; and

WHEREAS, City staff believe the proposed purchase and sale agreement reflects a fair price for the Property; and

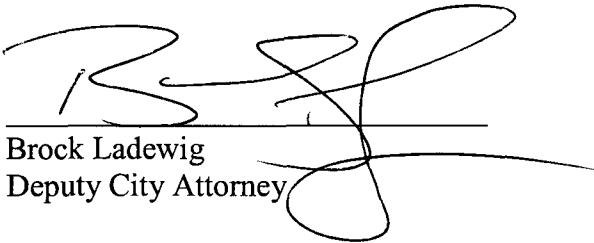
WHEREAS, City Council Policy 700-10 requires City Council approval for the Property to be sold for a price below the Minimum Price; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego that the Mayor or his designee is authorized to execute and deliver, for and on behalf of the City, the Real Estate Purchase and Sale Agreement [Sale Agreement] on file in the office of the City Clerk as Document No. RR- 306644, together with a grant deed and all other agreements and documents necessary and on terms and conditions deemed by the Mayor or his designee to be reasonable and in the best interests of the City to consummate the sale of that certain City-owned real property [Property] commonly known as the World Trade Center and located at 1250 Sixth Avenue, San Diego, CA 92101 (APNs 534-055-01, 02, and 04); and

BE IT FURTHER RESOLVED, the Comptroller is authorized and directed to accept the proceeds of the sale of the Property, net of the credit related to relocation costs as set forth in the

Sale Agreement and net of brokerage commissions and other selling costs, and deposit the net proceeds into the Capital Outlay Fund.

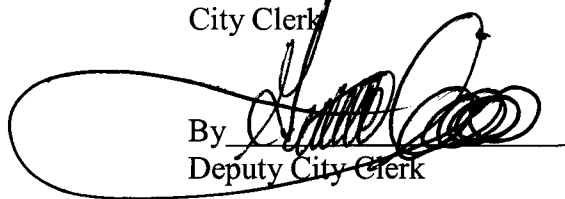
APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Brock Ladewig
Deputy City Attorney

BL:mm
02/14/2011
Or.Dept: READ
R-2011-713
PL#2011-05764

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of MAR 01 2011.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 3-1-11
(date)


JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

R-308844