

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT RELATED TO THE CITY OF SAN DIEGO REDEVELOPMENT SUCCESSOR AGENCY'S SALE OF THE REAL PROPERTY COMMONLY KNOWN AS FORMER VALENCIA PARK LIBRARY LOCATED AT 101 50TH STREET IN LINCOLN PARK NEIGHBORHOOD OF THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN AREA.

WHEREAS, the former Redevelopment Agency of the City of San Diego (Former RDA) administered the implementation of various redevelopment projects, programs, and activities within designated redevelopment project areas throughout the City of San Diego (City); and

WHEREAS, in accordance with Assembly Bill x1 26 (AB 26), the Former RDA dissolved as of February 1, 2012, at which time the City of San Diego, solely in its capacity as the designated successor agency to the Former RDA (Successor Agency), assumed the Former RDA's assets and obligations; and

WHEREAS, the Successor Agency is required to administer the winding down of the Former RDA's operations and to ensure compliance with the Former RDA's obligations in accordance with AB 26, as subsequently amended (collectively, the Dissolution Laws); and

WHEREAS, the San Diego County Auditor-Controller (County Auditor), the State Controller, and the State Department of Finance (DOF) also possess certain rights and obligations under the Dissolution Laws with respect to the Successor Agency's administration of winding down the Former RDA's operations; and

WHEREAS, in late 2015, the Oversight Board and the DOF approved the Amended and Restated Long-Range Property Management Plan (LRPMP), which governs the Successor Agency's disposition of its non-housing real property assets, in accordance with California

Resolution No. OB-2018-008

Meeting Date: 11/15/2018

Health and Safety Code (Code) section 34191.5(c), by four categories known as Enforceable Obligation Sites, Governmental Use Sites, Future Development Sites, and Liquidation Sites; and

WHEREAS, the LRPMP requires the Successor Agency to sell the Liquidation Sites, which will result in the local taxing entities, such as the City, the County of San Diego, local school districts, and local special districts, receiving a pro rata distribution of the net sale proceeds in the same proportion as their share of general property tax revenues; and

WHEREAS, the LRPMP also allows the Successor Agency to administratively reclassify any Future Development Site as a Liquidation Site, if the City has been unable, despite diligent efforts, to enter into a compensation agreement for the site with the other local taxing entities; and

WHEREAS, the Successor Agency's sale of the Liquidation Sites is subject to the LRPMP and the Dissolution Laws; and

WHEREAS, based on a competitive selection process approved by the Oversight Board, Civic San Diego retained the firm of Jones Lang LaSalle (JLL), a commercial real estate brokerage, to represent the Successor Agency's interests in facilitating the sale of each Liquidation Site, and JLL will receive a brokerage commission with respect to the consummated sale of each Liquidation Site; and

WHEREAS, as envisioned and permitted by the LRPMP, the Successor Agency has administratively reclassified that certain real property commonly known as Former Valencia Park Library located at 101 50th Street, San Diego, California (Property) from a Future Development Site to a Liquidation Site, and the Successor Agency must now sell the Property for the benefit of the local taxing entities; and

WHEREAS, Civic San Diego, acting on behalf of Successor Agency, and Lincoln Park Paseo #1, LLC, a California limited liability company (Buyer), have negotiated the proposed

Real Property Purchase and Sale Agreement and Joint Escrow Instructions, which is attached to the staff report accompanying this Resolution, with respect to the Property (Agreement); and

WHEREAS, the Agreement contemplates that Buyer will purchase the Property from the Successor Agency for the purchase price of \$340,000 and that, consistent with Code section 34191.5(c)(2)(B), the Successor Agency will cause the net purchase price proceeds to be transferred to the County Auditor for pro rata distribution to the local taxing entities; and

WHEREAS, prior to the transfer of net purchase price proceeds to the County Auditor, the costs related to the disposition of the Property, including the appraisal, brokerage commissions, escrow fees, title insurance premiums, and other transaction costs, will be paid directly from escrow, including a reimbursement to the City of San Diego for costs incurred to obtain Property appraisal; and

WHEREAS, the Oversight Board must approve the Agreement before it becomes effective, and under Code section 34191.5(f), the Oversight Board's decision will become effective immediately, without any need for review by the DOF; NOW, THEREFORE,

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board as follows:

1. The Agreement is approved.
2. The Successor Agency is authorized to pay through escrow all transaction costs related to Property disposition, including reimbursement to the City for the cost of the Property appraisal, and to transfer the net purchase price proceeds to the County Auditor for pro rata distribution to the local taxing entities.

**PASSED AND ADOPTED** by the Oversight Board at a duly noticed meeting of the Oversight Board held on November 15, 2018.



Chair, Oversight Board

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT RELATED TO THE CITY OF SAN DIEGO REDEVELOPMENT SUCCESSOR AGENCY'S SALE OF THE REAL PROPERTY COMMONLY KNOWN AS MARKET STREET NORTH IN THE MOUNT HOPE NEIGHBORHOOD OF THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN AREA.

WHEREAS, the former Redevelopment Agency of the City of San Diego (Former RDA) administered the implementation of various redevelopment projects, programs, and activities within designated redevelopment project areas throughout the City of San Diego (City); and

WHEREAS, in accordance with Assembly Bill x1 26 (AB 26), the Former RDA dissolved as of February 1, 2012, at which time the City of San Diego, solely in its capacity as the designated successor agency to the Former RDA (Successor Agency), assumed the Former RDA's assets and obligations; and

WHEREAS, the Successor Agency is required to administer the winding down of the Former RDA's operations and to ensure compliance with the Former RDA's obligations in accordance with AB 26, as subsequently amended (collectively, the Dissolution Laws); and

WHEREAS, the San Diego County Auditor-Controller (County Auditor), the State Controller, and the State Department of Finance (DOF) also possess certain rights and obligations under the Dissolution Laws with respect to the Successor Agency's administration of winding down the Former RDA's operations; and

WHEREAS, in late 2015, the Oversight Board and the DOF approved the Amended and Restated Long-Range Property Management Plan (LRPMP), which governs the Successor Agency's disposition of its non-housing real property assets, in accordance with California Health and Safety Code (Code) section 34191.5(c), by four categories known as Enforceable Obligation Sites, Governmental Use Sites, Future Development Sites, and Liquidation Sites; and

WHEREAS, the LRPMP requires the Successor Agency to sell the Liquidation Sites, which will result in the local taxing entities, such as the City, the County of San Diego, local school districts, and local special districts, receiving a pro rata distribution of the net sale proceeds in the same proportion as their share of general property tax revenues; and

WHEREAS, the LRPMP also allows the Successor Agency to administratively reclassify any Future Development Site as a Liquidation Site, if the City has been unable, despite diligent efforts, to enter into a compensation agreement for the site with the other local taxing entities; and

WHEREAS, the Successor Agency's sale of the Liquidation Sites is subject to the LRPMP and the Dissolution Laws; and

WHEREAS, based on a competitive selection process approved by the Oversight Board, Civic San Diego retained the firm of Jones Lang LaSalle (JLL), a commercial real estate brokerage, to represent the Successor Agency's interests in facilitating the sale of each Liquidation Site, and JLL will receive a brokerage commission with respect to the consummated sale of each Liquidation Site; and

WHEREAS, as envisioned and permitted by the LRPMP, the Successor Agency has administratively reclassified that certain real property commonly known as Market Street (North) located at 4260-4274 Market Street, San Diego, California (Property) from a Future Development Site to a Liquidation Site, and the Successor Agency must now sell the Property for the benefit of the local taxing entities; and

WHEREAS, Civic San Diego, acting on behalf of Successor Agency, and Better Cabinet, Inc., a California corporation (Buyer), have negotiated the proposed Real Property Purchase and Sale Agreement and Joint Escrow Instructions, which is attached to the staff report accompanying this Resolution, with respect to the Property (Agreement); and

WHEREAS, the Agreement contemplates that Buyer will purchase the Property from the Successor Agency for the purchase price of \$655,000 and that, consistent with Code section 34191.5(c)(2)(B), the Successor Agency will cause the net purchase price proceeds to be transferred to the County Auditor for pro rata distribution to the local taxing entities; and

WHEREAS, prior to the transfer of net purchase price proceeds to the County Auditor, the costs related to the disposition of the Property, including the appraisal, brokerage commissions, escrow fees, title insurance premiums, and other transaction costs, will be paid directly from escrow, including a reimbursement to the City of San Diego for costs incurred to obtain Property appraisal; and

WHEREAS, the Oversight Board must approve the Agreement before it becomes effective, and under Code section 34191.5(f), the Oversight Board's decision will become effective immediately, without any need for review by the DOF; NOW, THEREFORE,

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board as follows:

1. The Agreement is approved.
2. The Successor Agency is authorized to pay through escrow all transaction costs related to Property disposition, including reimbursement to the City for the cost of the Property appraisal, and to transfer the net purchase price proceeds to the County Auditor for pro rata distribution to the local taxing entities.

**PASSED AND ADOPTED** by the Oversight Board at a duly noticed meeting of the Oversight Board held on November 15, 2018.



Chair, Oversight Board

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT RELATED TO THE CITY OF SAN DIEGO REDEVELOPMENT SUCCESSOR AGENCY'S SALE OF THE REAL PROPERTY COMMONLY KNOWN AS MARKET STREET SOUTH IN THE MOUNT HOPE NEIGHBORHOOD OF THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN AREA.

WHEREAS, the former Redevelopment Agency of the City of San Diego (Former RDA) administered the implementation of various redevelopment projects, programs, and activities within designated redevelopment project areas throughout the City of San Diego (City); and

WHEREAS, in accordance with Assembly Bill x1 26 (AB 26), the Former RDA dissolved as of February 1, 2012, at which time the City of San Diego, solely in its capacity as the designated successor agency to the Former RDA (Successor Agency), assumed the Former RDA's assets and obligations; and

WHEREAS, the Successor Agency is required to administer the winding down of the Former RDA's operations and to ensure compliance with the Former RDA's obligations in accordance with AB 26, as subsequently amended (collectively, the Dissolution Laws); and

WHEREAS, the San Diego County Auditor-Controller (County Auditor), the State Controller, and the State Department of Finance (DOF) also possess certain rights and obligations under the Dissolution Laws with respect to the Successor Agency's administration of winding down the Former RDA's operations; and

WHEREAS, in late 2015, the Oversight Board and the DOF approved the Amended and Restated Long-Range Property Management Plan (LRPMP), which governs the Successor Agency's disposition of its non-housing real property assets, in accordance with California Health and Safety Code (Code) section 34191.5(c), by four categories known as Enforceable Obligation Sites, Governmental Use Sites, Future Development Sites, and Liquidation Sites; and

WHEREAS, the LRPMP requires the Successor Agency to sell the Liquidation Sites, which will result in the local taxing entities, such as the City, the County of San Diego, local school districts, and local special districts, receiving a pro rata distribution of the net sale proceeds in the same proportion as their share of general property tax revenues; and

WHEREAS, the LRPMP also allows the Successor Agency to administratively reclassify any Future Development Site as a Liquidation Site, if the City has been unable, despite diligent efforts, to enter into a compensation agreement for the site with the other local taxing entities; and

WHEREAS, the Successor Agency's sale of the Liquidation Sites is subject to the LRPMP and the Dissolution Laws; and

WHEREAS, based on a competitive selection process approved by the Oversight Board, Civic San Diego retained the firm of Jones Lang LaSalle (JLL), a commercial real estate brokerage, to represent the Successor Agency's interests in facilitating the sale of each Liquidation Site, and JLL will receive a brokerage commission with respect to the consummated sale of each Liquidation Site; and

WHEREAS, as envisioned and permitted by the LRPMP, the Successor Agency has administratively reclassified that certain real property commonly known as Market Street (South) located at 4261-4271 Market Street, San Diego, California (Property) from a Future Development Site to a Liquidation Site, and the Successor Agency must now sell the Property for the benefit of the local taxing entities; and

WHEREAS, Civic San Diego, acting on behalf of Successor Agency, and Project New Village, a 501(c)(3) California nonprofit corporation (Buyer), have negotiated the proposed Real Property Purchase and Sale Agreement and Joint Escrow Instructions, which is attached to the staff report accompanying this Resolution, with respect to the Property (Agreement); and



WHEREAS, the Agreement contemplates that Buyer will purchase the Property from the Successor Agency for the purchase price of \$613,668 and that, consistent with Code section 34191.5(c)(2)(B), the Successor Agency will cause the net purchase price proceeds to be transferred to the County Auditor for pro rata distribution to the local taxing entities; and

WHEREAS, prior to the transfer of net purchase price proceeds to the County Auditor, the costs related to the disposition of the Property, including the appraisal, brokerage commissions, escrow fees, title insurance premiums, and other transaction costs, will be paid directly from escrow, including a reimbursement to the City of San Diego for costs incurred to obtain Property appraisal; and

WHEREAS, the Oversight Board must approve the Agreement before it becomes effective, and under Code section 34191.5(f), the Oversight Board's decision will become effective immediately, without any need for review by the DOF; NOW, THEREFORE,

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board as follows:

1. The Agreement is approved.
2. The Successor Agency is authorized to pay through escrow all transaction costs related to Property disposition, including reimbursement to the City for the cost of the Property appraisal, and to transfer the net purchase price proceeds to the County Auditor for pro rata distribution to the local taxing entities.

**PASSED AND ADOPTED** by the Oversight Board at a duly noticed meeting of the Oversight Board held on November 15, 2018.



Chair, Oversight Board

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT RELATED TO THE CITY OF SAN DIEGO REDEVELOPMENT SUCCESSOR AGENCY'S SALE OF THE REAL PROPERTY LOCATED AT I-15 AND EL CAJON BOULEVARD IN THE NORMAL HEIGHTS NEIGHBORHOOD OF THE MID-CITY COMMUNITY PLAN AREA, IDENTIFIED AS SAN DIEGO COUNTY ASSESSOR'S PARCEL NUMBERS 447-202-31 AND 447-202-32.

WHEREAS, the former Redevelopment Agency of the City of San Diego (Former RDA) administered the implementation of various redevelopment projects, programs, and activities within designated redevelopment project areas throughout the City of San Diego (City); and

WHEREAS, in accordance with Assembly Bill x1 26 (AB 26), the Former RDA dissolved as of February 1, 2012, at which time the City of San Diego, solely in its capacity as the designated successor agency to the Former RDA (Successor Agency), assumed the Former RDA's assets and obligations; and

WHEREAS, the Successor Agency is required to administer the winding down of the Former RDA's operations and to ensure compliance with the Former RDA's obligations in accordance with AB 26, as subsequently amended (collectively, the Dissolution Laws); and

WHEREAS, the San Diego County Auditor-Controller (County Auditor), the State Controller, and the State Department of Finance (DOF) also possess certain rights and obligations under the Dissolution Laws with respect to the Successor Agency's administration of winding down the Former RDA's operations; and

WHEREAS, in late 2015, the Oversight Board and the DOF approved the Amended and Restated Long-Range Property Management Plan (LRPMP), which governs the Successor Agency's disposition of its non-housing real property assets, in accordance with California

Resolution No. OB-2018-011

Meeting Date: 11/15/2018

Health and Safety Code (Code) section 34191.5(c), by four categories known as Enforceable Obligation Sites, Governmental Use Sites, Future Development Sites, and Liquidation Sites; and

WHEREAS, the LRPMP requires the Successor Agency to sell the Liquidation Sites, which will result in the local taxing entities, such as the City, the County of San Diego, local school districts, and local special districts, receiving a pro rata distribution of the net sale proceeds in the same proportion as their share of general property tax revenues; and

WHEREAS, the LRPMP also allows the Successor Agency to administratively reclassify any Future Development Site as a Liquidation Site, if the City has been unable, despite diligent efforts, to enter into a compensation agreement for the site with the other local taxing entities; and

WHEREAS, the Successor Agency's sale of the Liquidation Sites is subject to the LRPMP and the Dissolution Laws; and

WHEREAS, based on a competitive selection process approved by the Oversight Board, Civic San Diego retained the firm of Jones Lang LaSalle (JLL), a commercial real estate brokerage, to represent the Successor Agency's interests in facilitating the sale of each Liquidation Site, and JLL will receive a brokerage commission with respect to the consummated sale of each Liquidation Site; and

WHEREAS, as envisioned and permitted by the LRPMP, the Successor Agency has administratively reclassified that certain real property identified as San Diego County Assessor Parcel Numbers 447-202-31 and 447-202-32, consisting of 20,650 square feet of vacant land located at I-15 and El Cajon Boulevard, San Diego, California (Property) from a Future Development Site to a Liquidation Site, and the Successor Agency must now sell the Property for the benefit of the local taxing entities; and

WHEREAS, Civic San Diego, acting on behalf of Successor Agency, and Iwashita Real Estate Development, LLC, a California limited liability company (Buyer), have negotiated the proposed Real Property Purchase and Sale Agreement and Joint Escrow Instructions, which is attached to the staff report accompanying this Resolution, with respect to the Property (Agreement); and

WHEREAS, the Agreement contemplates that Buyer will purchase the Property from the Successor Agency for the purchase price of \$2,100,000 and that, consistent with Code section 34191.5(c)(2)(B), the Successor Agency will cause the net purchase price proceeds to be transferred to the County Auditor for pro rata distribution to the local taxing entities; and

WHEREAS, prior to the transfer of net purchase price proceeds to the County Auditor, the costs related the disposition of the Property, including the appraisal, brokerage commissions, escrow fees, title insurance premiums, and other transaction costs, will be paid directly from escrow, including a reimbursement to the City of San Diego for costs incurred to obtain a Property appraisal; and

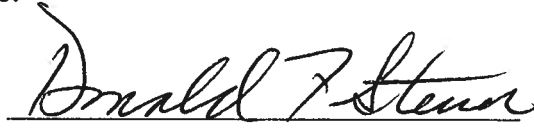
WHEREAS, the Oversight Board must approve the Agreement before it becomes effective, and under Code section 34191.5(f), the Oversight Board's decision will become effective immediately, without any need for review by the DOF; NOW, THEREFORE,

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board as follows:

1. The Agreement is approved.
2. The Successor Agency is authorized to pay through escrow all transaction costs related to Property disposition, including reimbursement to the City for the cost of the Property appraisal, and to transfer the net purchase price proceeds to the County Auditor for pro rata distribution to the local taxing entities.

Resolution No. OB-2018-011  
Meeting Date: 11/15/2018

**PASSED AND ADOPTED** by the Oversight Board at a duly noticed meeting of the Oversight Board held on September 20, 2018.

A handwritten signature in cursive script, reading "Donald F. Stearn", written over a horizontal line.

Chair, Oversight Board

A RESOLUTION OF THE COUNTYWIDE REDEVELOPMENT  
SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING  
SPECIAL LIABILITY INSURANCE POLICY (SLIP) AND  
AUTHORIZING REIMBURSEMENT OF RELATED EXPENSES  
FOR THE COUNTYWIDE REDEVELOPMENT SUCCESSOR  
AGENCY OVERSIGHT BOARD

WHEREAS, the Countywide Redevelopment Successor Agency Oversight Board (“Oversight Board”) has been established to direct the county Successor Agencies to take certain actions to wind down the affairs of the Redevelopment Agencies in accordance with California Health and Safety Code; and

WHEREAS, certain actions taken by the Oversight Board may result in legal claims regarding alleged wrongdoing in the performance of the required duties of public officials; and

WHEREAS, the Oversight Board has expressed interest in the purchase of a special liability insurance policy (SLIP) that provides coverage against damages and defense costs arising from such claims; and

WHEREAS, County staff have obtained a satisfactory proposal from Alliant Insurance Services, Inc. providing such coverage for an annual amount of \$5,499.18 in premiums and related fees, reimbursable from Redevelopment Property Tax revenues under Health and Safety Code as an allowable oversight board administrative expense;

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board as follows:

1. The approval to purchase the proposed SLIP for a one-year period, with an option to renew the policy for future periods through future separate resolutions.
2. The authorization to seek reimbursement for related expenses, including premiums and related fees, in accordance with Health and Safety Code.

**PASSED AND ADOPTED** by the Oversight Board at a duly noticed meeting of the Oversight Board held on November 15, 2018.



Chair, Oversight Board