

2003 JUN -4 PM 12:49

**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND**

RESOLUTION No. **2003-34** C.M.S.

INTRODUCED BY COUNCILMEMBER _____

A RESOLUTION AUTHORIZING THE OAKLAND REDEVELOPMENT AGENCY TO ENTER INTO A CONTRACT TO PURCHASE REAL PROPERTY 585 THOMAS BERKLEY WAY (20TH STREET, APN: 008-0644-034, 008-0644-035) FROM RENLAND PARTNERS AND BUSINESS KNOWN AS ANGEL'S HEALTH SPA FROM 585 VENTURES 2001 L.P, LOCATED AT 585 THOMAS BERKLEY WAY (20TH STREET) FOR AN AMOUNT NOT TO EXCEED \$600,000, INCLUDING CLOSING COSTS, LOSS OF GOODWILL, AND RELOCATION COSTS.

WHEREAS, the real property and Angel's Health Spa located at 582 Thomas Berkley Way (20th Street) illustrated in Exhibit "A" attached hereto are situated within the Central District Urban Renewal Plan

WHEREAS, Renland Partners is the owner of the abovementioned real property (the "Property") and 585 Ventures 2001 L.P, is the owner of the Angel's Health Spa (the "Business"), wish to sell the Property and the Business to the Redevelopment Agency of the City of Oakland (the "Agency") to assist the Agency in its redevelopment efforts in the area; and

WHEREAS, the Agency wishes to acquire the Property for land banking purposes and to acquire the Business in lieu of relocation and funding is available by reprogramming unrestricted land sale proceeds currently allocated to the Uptown Retail Entertainment District Catalyst Projects from the first year (FY 2002-03) allocation for this project, Coding in FY02: (Fund 9504, Project P132780). ; and

WHEREAS, the Agency has negotiated the Purchase and Sales Agreement for the Property and the Business whereby the Owners will sell and the Agency will acquire both the Property and the Business for an amount not to exceed \$600,000 including closing costs; now therefore be it

RESOLVED: That the Agency hereby finds and declares that the requirements of the California Environmental Quality Act (CEQA) of 1970, the State CEQA Guidelines, and the City CEQA Procedures have been satisfied, and that a Stage 1 Environmental Impact Report (EIR) was prepared and certified for this project in 1992 and an Addendum to the previously certified Stage 1 EIR was prepared and certified on July 15, 1997, and the Agency relied upon these previously approved environmental documents and filed a Notice of Determination on July 17, 1998; and be it

FURTHER RESOLVED: that the Agency hereby authorizes and directs the Agency Administrator to execute a Purchase and Sales Agreement for the purchase of the real property

and a Bill of Sale Agreement for Angel's Health Spa located at 609 Thomas Berkley Way (20th Street) for an amount not to exceed \$600,000 including closing costs; and be it

FURTHER RESOLVED: That the funds for the acquisition of the Property including closing costs are available from Fund 9516, Org. 94800, Account 57211, Project P221530; with any relocation assistance benefits the commercial tenants may be legally entitled to separately budgeted for; and be it

FURTHER RESOLVED: That the Agency Administrator is authorized and directed to take any and all actions necessary to complete the transfer and acceptance of title to the Property on behalf of the Agency and provide any relocation assistance benefits for commercial tenants that they may be legally entitled to, and be it

FURTHER RESOLVED: That the Agency's Administrator or his designee is authorized to take all actions necessary to carry out the intent of this Resolution and to complete the transaction; and be it

FURTHER RESOLVED: That the Agency's Counsel Office shall review and approve as to form and legality all documents and agreements necessary to purchase the property.

JUN 17 2003

IN AGENCY, OAKLAND, CALIFORNIA PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, ~~BRUNNER~~, CHANG, NADEL, ~~REID~~, QUAN, WAN, AND
CHAIRPERSON DE LA FUENTE - 6

NOES- 0

ABSENT- Brunner, Reid - 2

ABSTENTION- 0

ATTEST:

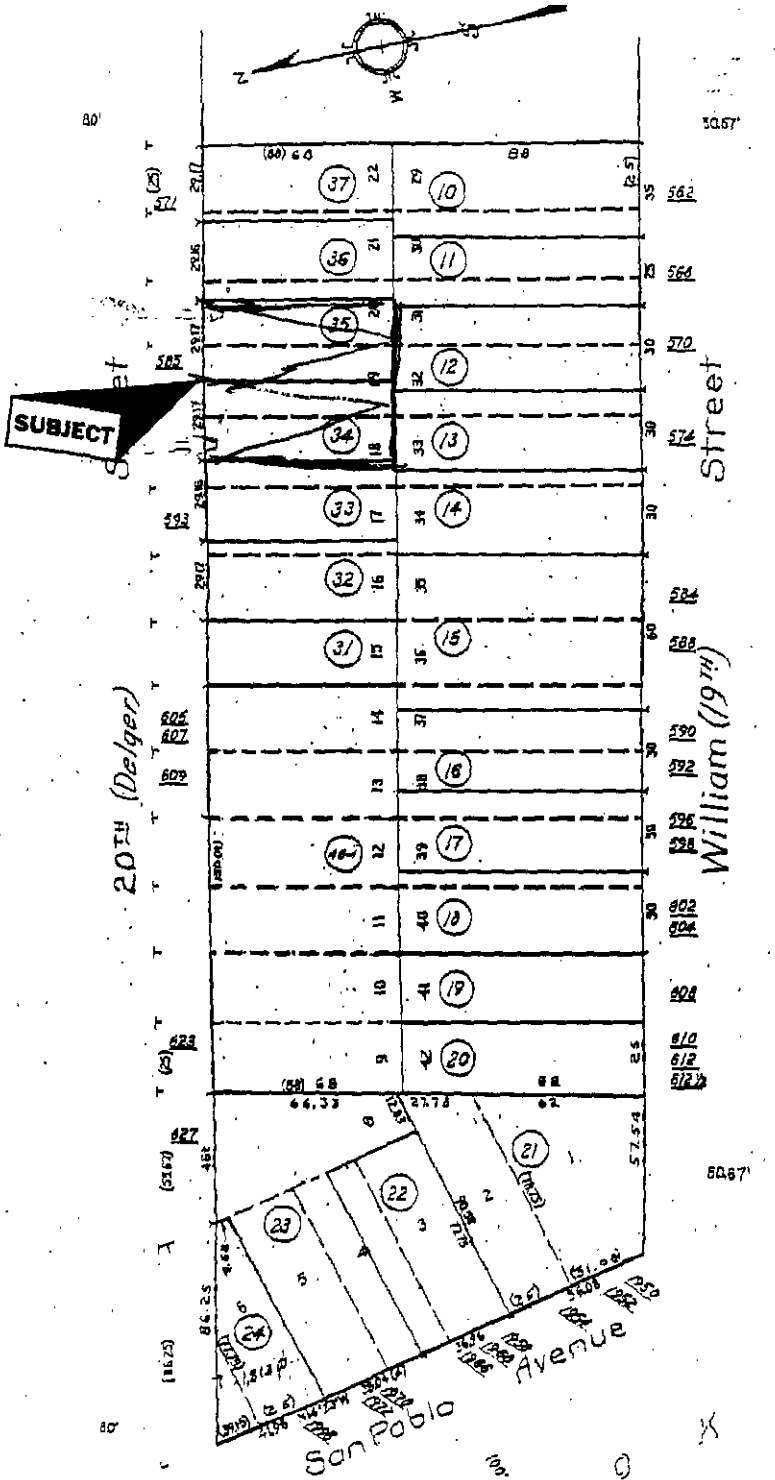


CEDA FLOYD
Secretary to the Redevelopment Agency
of the City of Oakland, California

EXHIBIT "A"

585 Thomas Berkeley Way (20th Street)

Rev. 10-1
6-11
3-11



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

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