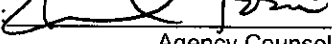


2007 JUL 28 PM 6:47

Approved as to form and legality

By: 
Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

Resolution No. 2007-0063 C.M.S.

RESOLUTION AUTHORIZING AN EXCLUSIVE NEGOTIATING AGREEMENT WITH HILLS ELMHURST PLAZA LLC AND STRATEGIC URBAN DEVELOPMENT ALLIANCE, LLC, FOR HILLS-ELMHURST PLAZA, A MIXED-USE PROJECT ON INTERNATIONAL BOULEVARD BETWEEN 94TH AND 96TH AVENUES

WHEREAS, the Redevelopment Agency is working to redevelop International Boulevard with a healthy mix of multifamily housing and neighborhood-serving commercial uses; and

WHEREAS, the Agency selected four sites within the Coliseum Redevelopment Project Area which, if developed, could catalyze redevelopment of International Boulevard; and

WHEREAS, the Hills-Elmhurst Plaza site, approximately 3.3 acres located on International Boulevard between 94th and 96th Avenues, is one of the catalyst sites; and

WHEREAS, Hills Elmhurst Plaza LLC (“HEP”) is the majority property owner of the project site; and

WHEREAS, HEP retained Strategic Urban Development Alliance, LLC (“SUDA”) to develop the project site; and

WHEREAS, SUDA submitted a proposal to develop the site in four phases with 228 market-rate residential units, 64 units of affordable senior housing, 34,000 square feet of retail space, and associated parking and public improvements; and

WHEREAS, the Agency and HEP/SUDA wish to enter into a period of preliminary study and negotiations over the project proposal, and agree that this does not constitute a binding commitment on the part of the Agency to any developer or to participate in any project; now, therefore, be it

RESOLVED: That the Agency Administrator is authorized to negotiate and enter into an Exclusive Negotiating Agreement with HEP and SUDA for the purposes of studying and evaluating the feasibility of, and negotiating terms and conditions for the potential development of the Hills-Elmhurst Plaza project on International Boulevard between 94th and 96th Avenues; and be it

FURTHER RESOLVED: That the exclusive negotiating period will be for 12 months from the date of this Resolution, with the option to extend said period for up to 90 additional days with the approval of the Agency Administrator or her designee; and be it

FURTHER RESOLVED: That the Exclusive Negotiating Agreement shall be reviewed and approved as to form and legality by Agency Counsel prior to execution; and be it

FURTHER RESOLVED: That the Agency has independently reviewed and considered this environmental determination, and the Agency finds and determines that this action complies with the California Environmental Quality Act ("CEQA") because it is exempt from CEQA pursuant to Section 15262 (feasibility and planning studies), Section 15306 (information collection), and Section 15061(b)(3) (general rule) of the CEQA Guidelines; and be it

FUTHER RESOLVED: That the Agency Administrator or her designee shall cause to be filed with the County of Alameda a Notice of Exemption for this action; and be it

FURTHER RESOLVED: That the Agency Administrator or her designee is further authorized to take whatever action is necessary with respect to the Exclusive Negotiating Agreement and the project consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, **JUL 17 2007** , 2007

PASSED BY THE FOLLOWING VOTE:

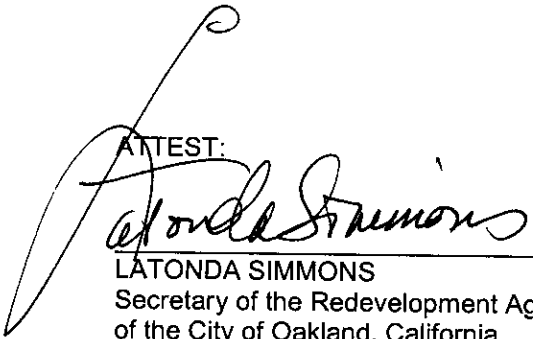
AYES - BRUNNER, KERNIGHAN, NADEL, QUAN, BROOKS, REID, CHANG, AND
CHAIRPERSON DE LA FUENTE - 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

ATTEST:


LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the City of Oakland, California