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OFFICE OF THE CITY CLERK
OAKLAND

2009 APR 30 PM 6:43

Approved As To Form And Legality:



Agency Counsel

REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND

2009 - 0057
RESOLUTION NO. _____ C.M.S.

AN AGENCY RESOLUTION AUTHORIZING THE PURCHASE OF (1) 2100 TELEGRAPH AVENUE IN THE CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA FOR \$7,000,000, (2) THE OAKLAND COLISEUM INTERCITY RAIL PARKING LOT AT 73RD AVENUE IN THE COLISEUM REDEVELOPMENT PROJECT AREA FOR \$500,000, AND (3) VACANT LAND LOCATED AT THE SOUTHEAST CORNER OF 73RD AVENUE AND INTERNATIONAL BOULEVARD IN THE COLISEUM REDEVELOPMENT PROJECT AREA FOR \$290,000, FROM THE CITY OF OAKLAND

WHEREAS, the City of Oakland (the "City") owns approximately 1.66 acres of real property located at 2100 Telegraph Avenue in the Central District Redevelopment Project Area, known as the Telegraph Parking Plaza Garage and more fully described in Exhibit A ("Property 1"); and

WHEREAS, the City owns approximately 35,000 square feet ("sq. ft.") of real property located at the terminus of 73rd Avenue west of San Leandro Street in the Coliseum Redevelopment Project Area, known as the Intercity Rail Platform Parking Lot and more fully described in Exhibit B ("Property 2"); and

WHEREAS, the City owns approximately 7,000 s.f. of real property located at the southeast corner of 73rd Avenue and International Boulevard in the Coliseum Redevelopment Project Area, and more fully described in Exhibit C ("Property 3"); and

WHEREAS, appraisals have established the fair market value of Property 1 at \$7,000,000, Property 2 at \$500,000, and Property 3 at \$290,000; and

WHEREAS, the Redevelopment Agency desires to purchase Property 1, Property 2, and Property 3 (collectively the "Properties") from the City for redevelopment purposes; and

WHEREAS, California Health and Safety Code (the "Code") Section 33220 authorizes any public body, with or without consideration, to sell or convey its property to a redevelopment agency to promote redevelopment projects; and

WHEREAS, Code Section 33391 authorizes a redevelopment agency to purchase any real property within a survey (project) area or for purposes of redevelopment; and

WHEREAS, the Agency proposes to acquire all three Properties for land banking purposes, and intends to hold them while the Agency develops a plan for their re-use; and

WHEREAS, the acquisition of the Properties will reduce blight and prevent further deterioration of the land and improvements in the Central District and Coliseum Redevelopment Project Areas; and

WHEREAS, the requirements of the California Environmental Quality Act of 1970 (“CEQA”), the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been satisfied; and

WHEREAS, the funding for the acquisition of Property 1 is available from Central District Tax Allocation Bond Series 2009T (Taxable), Capital Improvement Project – Economic Development Organization (#94800), Central District Site Acquisition (Project T314430); and

WHEREAS, the funding for the acquisition of Properties 2 and 3 is available from Coliseum Area Redevelopment Project TAB Series 2006T in Fund 9456, Capital Improvement Project – Economic Development Organization (#94800), Land Acquisition Project (Project T315820); now, therefore, be it

RESOLVED: That the Redevelopment Agency hereby authorizes the purchase and acceptance from the City of Property 1 for the purchase price of \$7,000,000, Property 2 for the purchase price of \$500,000 and Property 3 for the purchase price of \$290,000, with said purchases contingent on final City adoption of an ordinance authorizing the transactions and upon satisfaction of any preconveyance conditions imposed by the Agency Administrator or his designee; and be it

FURTHER RESOLVED: That \$7,000,00 will be allocated from Central District Tax Allocation Bond Series 2009T (Taxable) Bond Fund (TBD), Capital Improvement Project – Economic Development Organization (94800), Central District Site Acquisition (Project T314430) and \$790,000 will be allocated from the Coliseum Area Redevelopment Project TAB Series 2006(Taxable) Bond Fund (9456), Capital Improvement Project – Economic Development Organization (94800), Land Acquisition Project (Project T315820); and be it further

FURTHER RESOLVED: That the Agency Administrator is authorized to negotiate and execute, modify, amend and extend purchase and sale contracts and other documents necessary for the purchase of the Properties, including an acceptance of the Properties from the City, consistent with this Resolution and its basic purposes; and be it

FURTHER RESOLVED: The Agency has independently reviewed and considered this environmental determination, and the Agency finds and determines, based on the information in the staff report accompanying this Resolution, that this action complies with CEQA because this

action on the part of the Agency is exempt from CEQA pursuant to Section 15061(b) (3) (no possibility of significant environmental impact), Section 15183 (projects consistent with a General Plan), Section 15301 (existing facilities), and Section 15308 (actions of regulatory agencies for protection of the environment) of the CEQA guidelines; and be it

FURTHER RESOLVED: That the City Administrator, or his designee, shall cause to be filed with the County of Alameda a Notice of Exemption and an Environmental Declaration (California Fish and Game Code Section 711.4) for this action; and be it

FURTHER RESOLVED: That all documents related to these transactions shall be reviewed and approved by Agency Counsel prior to execution, and copies will be placed on file with the Agency Secretary; and be it

FURTHER RESOLVED: That the Agency Administrator, or his designee, is hereby authorized to take whatever other action is necessary with respect to the acquisitions consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, MAY 19 2009 , 2009

PASSED BY THE FOLLOWING VOTE:

AYES-KERNIGHAN, NADEL, ~~QUAN~~, DE LA FUENTE, ~~BRUNNER~~, ~~REID~~, KAPLAN, AND
CHAIRPERSON BRUNNER - 5

NOES- 0

ABSENT- 0

ABSTENTION- 0

Excused - Quan, Reid, Brooks - 3

ATTEST:

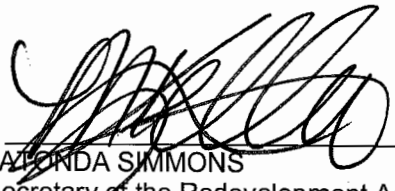

LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the City of Oakland, California

Exhibit A

Telegraph Parking Plaza Garage

The subject property is located within the Central District Redevelopment Project Area on the northeast corner of Telegraph Avenue and 21st Street. The property consists of one parcel acquired for a future mixed-use project site.

Assessor Parcel Number: 008-0648-016-03
Total Size: 72,398 square feet more or less

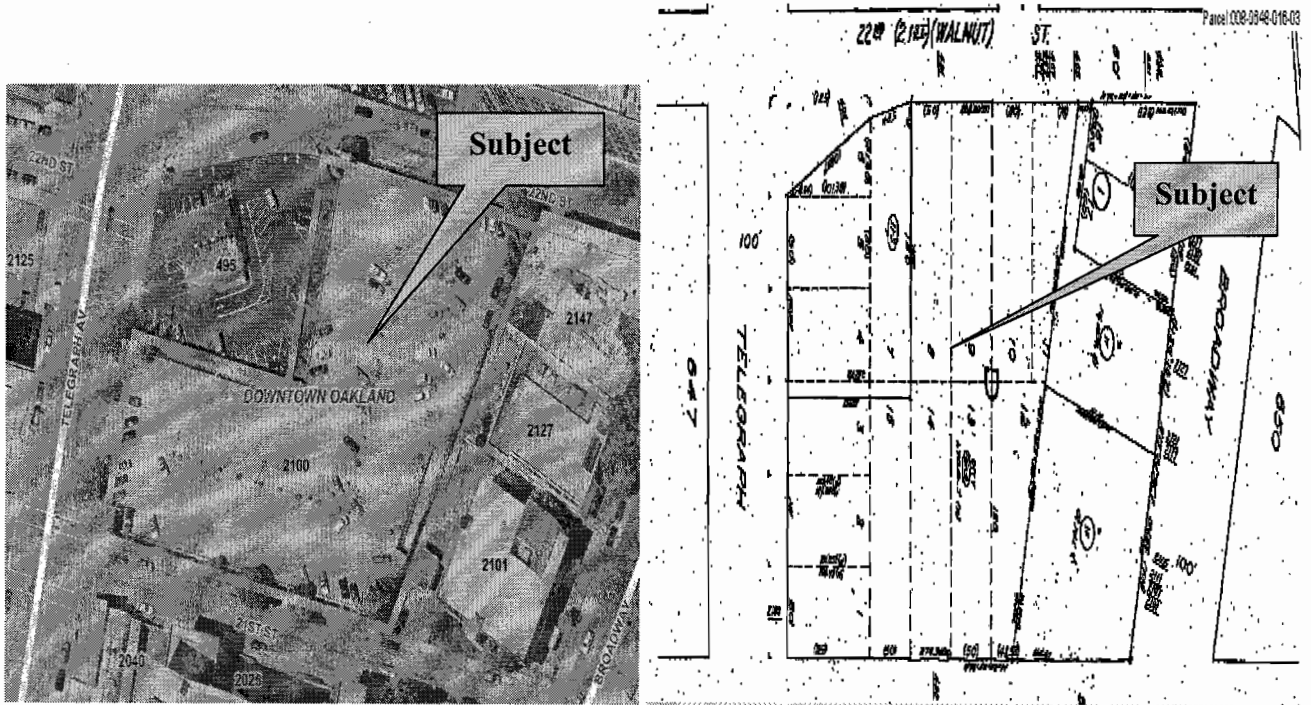


Exhibit B

The Oakland Coliseum Intercity Rail Parking Lot at 73rd Avenue

The subject property is located within the Oakland Coliseum Redevelopment Area at the terminus of 73rd Avenue, west of San Leandro Street. The property consists of two parcels containing a parking lot and access ramp built for use with the Amtrak Capitol Corridor passenger service.

Assessor Parcel Numbers: 041-3901-007-03 and 041-3901-007-05
Total Size: 35,010 square feet more or less

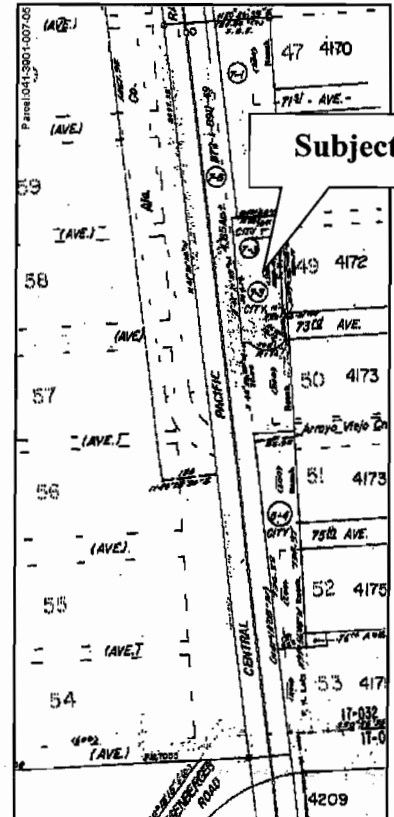


Exhibit C

Vacant Land Located At the Southeast Corner of 73rd Avenue and International Blvd

The subject property is located within the Oakland Coliseum Redevelopment Area on the southeast corner of 73rd Avenue and International Boulevard. The property consists of two parcels acquired for a future streetscape project.

Assessor Parcel Numbers: 040-3317-048-13 and 040-3317-032
Total Size: 7,158 square feet more or less

