

246

REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND

RESOLUTION No. 00 - 66 C.M.S.

A RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR TO EXTEND BY 120 DAYS THE TERM OF THE EXCLUSIVE NEGOTIATING AGREEMENT WITH FOREST CITY RESIDENTIAL WEST, INC. FOR DEVELOPMENT OF APPROXIMATELY 2,000 NEW HOUSING UNITS IN THE UPTOWN PROJECT AREA

WHEREAS, the Mayor/Agency Chief Executive Officer has initiated the 10K Downtown Housing Program in order to bring ten thousand new residents into the Central District Project Area and create a 24-hour downtown; and

WHEREAS, the Agency has determined that the best way to encourage development is to make Agency-owned land available to developers; and

WHEREAS, the Agency approved an Exclusive Negotiating Agreement ("ENA") on February 22, 2000 with Forest City Residential West, Inc ("Forest City"), to develop approximately 2,000 residential units on land partially owned by the Agency in the Uptown Project Area, per Resolution Number 00-05 C.M.S.; and

WHEREAS, the required environmental review and DDA negotiation will require additional time to complete; and

WHEREAS, Forest City has been acting diligently and in good faith in the development of this project; and

WHEREAS, the Agency and Forest City wish to extend the ENA period for an additional 120 days; now therefore be it

RESOLVED: That the Agency Administrator is authorized to extend the term of the Exclusive Negotiating Agreement with Forest City Residential West, Inc., for up to 120 days; and be it

FURTHER RESOLVED: That the exclusive negotiating period will be for 360 days, with the option to extend said period by an additional 90 days with the approval of the Agency Administrator in his sole discretion; 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 CEQA because this action on the part of the Agency 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

FURTHER RESOLVED: That the Agency Administrator or his 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 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, DEC 12 2000, 2000


PASSED BY THE FOLLOWING VOTE:

AYES- BRUNNER, ~~CHANG~~, MILEY, NADEL, REID, SPEES, WAN, AND CHAIRPERSON DE LA FUENTE, - 7

NOES- None

ABSENT- Chang-1

ABSTENTION- None

ATTEST: 
CEDA FLOYD
Secretary of the Redevelopment Agency
of the City of Oakland