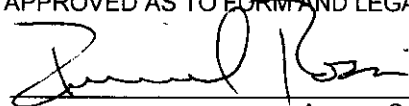


FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2003 JUL 10 PM 5:55

APPROVED AS TO FORM AND LEGALITY:



Agency Counsel

**REDEVELOPMENT AGENCY  
OF THE CITY OF OAKLAND**

**RESOLUTION No. 2003-62 - C.M.S.**

---

**A RESOLUTION AUTHORIZING THE PURCHASE AND ACCEPTANCE OF THE PROPERTY AT 9507 EDES AVENUE FROM THE CITY OF OAKLAND, AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A DISPOSITION AND DEVELOPMENT AGREEMENT WITH WATERFRONT CONSTRUCTION COMPANY, INC. FOR THE SALE OF THE PROPERTY AT FAIR MARKET VALUE FOR THE DEVELOPMENT OF OWNERSHIP HOUSING**

**WHEREAS**, the City of Oakland is the owner of the vacant lot (the "Property") in the City of Oakland, Alameda County, State of California, commonly known as 9507 Edes Avenue; and

**WHEREAS**, the City of Oakland desires to transfer ownership of the Property to the Agency; and

**WHEREAS**, Waterfront Construction Company, Inc. (the "Developer") proposes to develop homeownership units on the Property; and

**WHEREAS**, the Redevelopment Agency desires to purchase the Property from the City for redevelopment purposes, using non-tax increment funds; and

**WHEREAS**, Health and Safety Code Section 33220 authorizes any public body, with or without consideration, to sell property to a redevelopment agency to promote redevelopment projects; and

**WHEREAS**, Health and Safety Code Section 33430 authorizes a redevelopment agency to sell real property in a survey (project) area or for purposes of redevelopment; and

**WHEREAS**, the Property is located in the Coliseum Redevelopment Project Area; and

**WHEREAS**, the Agency has held a public hearing on this sale to the Developer, notice of which was given by publication at least once a week for two weeks in a newspaper of general circulation; and

**WHEREAS**, the Agency is a Responsible Agency for this project for purposes of environmental review under the California Environmental Quality Act of 1970 ("CEQA"); and

**WHEREAS**, the requirements of 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; now, therefore, be it

**RESOLVED**: That the Redevelopment Agency hereby authorizes the purchase and acceptance from the City of the Property at its fair market value, as established by the City of Oakland Manager of Real Estate Services, with said purchase contingent on final City adoption of an ordinance authorizing the transaction and upon satisfaction of any preconveyance conditions imposed by the Agency Administrator or his or her designee; and be it further.

**RESOLVED**: That the Agency hereby authorizes the sale of the Property to the Developer at its fair market value, as established by the City of Oakland Manager of Real Estate Services; and be it further





**RESOLVED**: That the Agency Administrator, or his or her designee, is hereby authorized to negotiate and execute a Disposition and Development Agreement (“DDA”) with the Developer for the Property to govern its transfer and development with no fewer than five homeownership units; and be it further


**RESOLVED**: That the Agency Administrator is also authorized to execute a grant deed to convey the Property, upon satisfaction of preconveyance conditions in the DDA; and be it further

**RESOLVED**: That all documents shall be approved as to form and legality by Agency Counsel.

IN AGENCY, OAKLAND, CALIFORNIA, JUL 29 2003, 2003

**PASSED BY THE FOLLOWING VOTE:**

- AYES-            BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN, AND CHAIRPERSON DE LA FUENTE 
- NOES-            
- ABSENT-        
- ABSTENTION- 

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