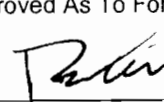
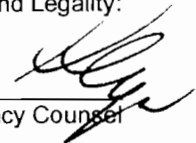


FILED
OFFICE OF THE CITY CLERK
OAKLAND

2009 SEP -3 AM 9:13

Approved As To Form And Legality:



ORA Agency Counsel

**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND**

2009 - 0084

RESOLUTION NO. _____ C.M.S.

**AN AGENCY RESOLUTION AUTHORIZING THE PURCHASE
OF REAL PROPERTY AT 633 HEGENBERGER ROAD, IN THE
COLISEUM REDEVELOPMENT PROJECT AREA, FROM
COLISEUM ASSOCIATES, LLC FOR A PRICE NOT TO EXCEED
\$13,875,000, LESS THE COST OF ANY ENVIRONMENTAL SITE
REMEDICATION, AND AUTHORIZING UP TO \$200,000 FOR
DEMOLITION AND REAL ESTATE CLOSING COSTS**

WHEREAS, real property located at 633 Hegenberger Road, Oakland (APN 042-4328-001-16) illustrated on Exhibit "A" attached hereto (the "Property") is within the Coliseum Redevelopment Project Area in Oakland; and

WHEREAS, Coliseum Associates, LLC is the owner of the Property and wishes to sell the property to the Redevelopment Agency to assist the Agency in its redevelopment efforts in the Coliseum Redevelopment Project Area; and

WHEREAS, a Phase I and II environmental investigation has been completed, and are being updated; and

WHEREAS, Coliseum Associates, LLC and the Agency have entered into a purchase option for the Agency to purchase the Property for \$13,875,000, less the cost of any environmental remediation, plus real estate closing and demolition costs, estimated to be \$200,000; and

WHEREAS, the acquisition of this property is an opportunity purchase and the Agency wishes to acquire the Property for future redevelopment in the Coliseum Redevelopment Project Area ; and

WHEREAS, the Agency is implementing projects in the Coliseum Redevelopment Project Area as part of the Redevelopment Plan to improve services and enhance the quality of life for the residents in the area; and

WHEREAS, the acquisition of the Property is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b) (3) (no possibility of significant

environmental impact), Section 15301(1) (demolition and removal of individual structures) of the CEQA Guidelines; now, therefore, be it

RESOLVED: That the Agency hereby authorizes the purchase of Property for an amount not to exceed \$13,875,000, less the cost of any environmental remediation, plus closing and demolition costs at an estimated amount of \$200,000, and authorizes the Agency Administrator to negotiate and execute a Purchase and Sales Agreement for the Property; and be it further

RESOLVED: That these funds will be allocated from the Coliseum Area Tax Allocation Bond Series 2006B-T Fund (9456); CIP Economic Development Organization (94800) Coliseum Land Acquisition -Taxable Bond Project (T315820); and be it further

RESOLVED: That the Agency Administrator or his designee is hereby authorized to take reasonable action necessary with respect to the acquisition consistent with this Resolution and its basic purposes; and be it further

RESOLVED: That the Agency governing body has independently reviewed and considered this environmental determination, and it finds and determines that this action complies with CEQA because the acquisition of the Property is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b) (3) (no possibility of significant environmental impact), Section 15301(1) (demolition and removal of individual structures) of the CEQA Guidelines and the Agency Administrator is directed to file a Notice of Exemption with the County of Alameda; and be it further.

RESOLVED: That Agency Counsel shall review and approve as to form and legality all documents and agreements to purchase the Property.

IN AGENCY, OAKLAND, CALIFORNIA, SEP 22 2009, 2009

PASSED BY THE FOLLOWING VOTE:

AYES- KERNIGHAN, NADEL, QUAN, ~~DE LA FUENTE~~, BROOKS, REID, KAPLAN, AND
CHAIRPERSON BRUNNER - 7

NOES- 0

ABSENT- 0

ABSTENTION- 0

Excused- De la Fuente- 1

ATTEST:



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

EXHIBIT A

633 HEGENBERGER RD



Legend

- Selected Features
- City Limits
- Parcels
- Freeways
- Major Sts
- Streets
- BART
- Railroads
- Water
- Oakland Parks
- Land

It is imperative that you obtain BOTH the Zoning and General Plan designations for the property(s) you are searching for.

Questions? Contact a planner at (510)238-3911.

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