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OFFICE OF THE CITY CLERK
OAKLAND

2011 MAR -1 PM 4:55

Approved As To Form And Legality:



Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

2011 - 0023
RESOLUTION NO. _____ C.M.S.

AN AGENCY RESOLUTION AUTHORIZING THE PURCHASE OF PROPERTIES FROM THE CITY LOCATED AT (1) 695 HEGENBERGER ROAD, (APN: 042-4328-001-27) FOR \$600,000 AND (2) A PORTION OF 250 FALLON STREET, (APN: 0000-0455-004-02) FOR \$2,400,000 TO THE REDEVELOPMENT AGENCY OF THE CITY FOR A TOTAL PURCHASE PRICE OF \$3,000,000, AND AUTHORIZING UP TO \$25,000 FOR REAL ESTATE CLOSING COSTS

WHEREAS, the City of Oakland (the "City") is the owner of (1) 695 Hegenberger Road consisting of about .67 acres or 29,107 square feet of land, adjacent to the Oakland-Alameda County Coliseum complex in the Coliseum Redevelopment Project Area, and (2) 250 Fallon Street, consisting of four buildings on about 2.86 acres of land across from the Jack London Aquatic Center in the Central City East Area Redevelopment Project Area; and

WHEREAS, the Redevelopment Agency desires to purchase the two parcels from the City for redevelopment purposes; and

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

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

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

WHEREAS, the acquisition and future re-use of these parcels will reduce blight and prevent further deterioration of the land and improvements in the Coliseum and Central City East Area Redevelopment Project Areas; 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 met; and

WHEREAS, the 695 Hegenberger Road parcel has been appraised for \$600,000 and the 250 Fallon Street parcel has been appraised for \$2,400,000, for a total estimated value of \$3,000,000; and

WHEREAS, the cost of real estate closing is estimated to be \$25,000; and

WHEREAS, the funding for the acquisition of (1) the 695 Hegenberger Road parcel 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), and (2) the 250 Fallon parcel is available from the Central City East Area Redevelopment 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 the 695 Hegenberger Road parcel for the purchase price of \$600,000 and the 250 Fallon Street parcel for the purchase price of \$2,400,000, which total purchase price is \$3,000,000, plus closing costs of up to \$25,000; and be it

FURTHER RESOLVED: That (1) \$600,00 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 that (2) \$2,400,000 will be allocated from the Central City East Area Redevelopment TAB Series 2006 (Taxable) Bond Fund (9456), Capital Improvement Project – Economic Development Organization (94800), Land Acquisition Project (Project T315820); and be it

FURTHER RESOLVED: That the Agency Administrator or his designee, is authorized to negotiate and execute, modify, amend and extend a purchase and sale agreement, and any 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: That 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) and Section 15183 (projects consistent with a General Plan) of the CEQA guidelines; and be it

FURTHER RESOLVED: That by agreement with the City, 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.

IN AGENCY, OAKLAND, CALIFORNIA, MAR 3 2011, 2011

PASSED BY THE FOLLOWING VOTE:

AYES- BRUNNER, KERNIGHAN, NADEL, SCHAAF, ~~DE LA FUENTE~~, ~~BROOKS~~, REID, KAPLAN, AND
CHAIRPERSON REID - 6

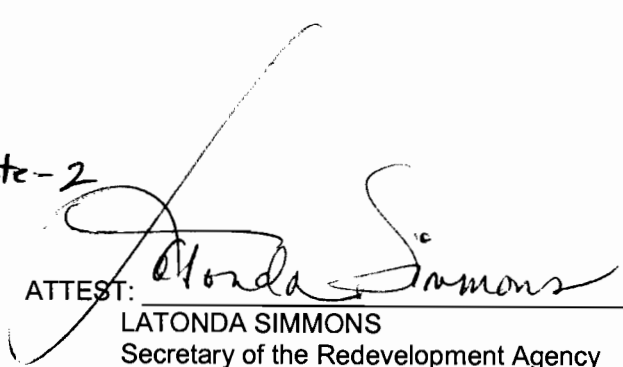
NOES- 0

ABSENT- 0

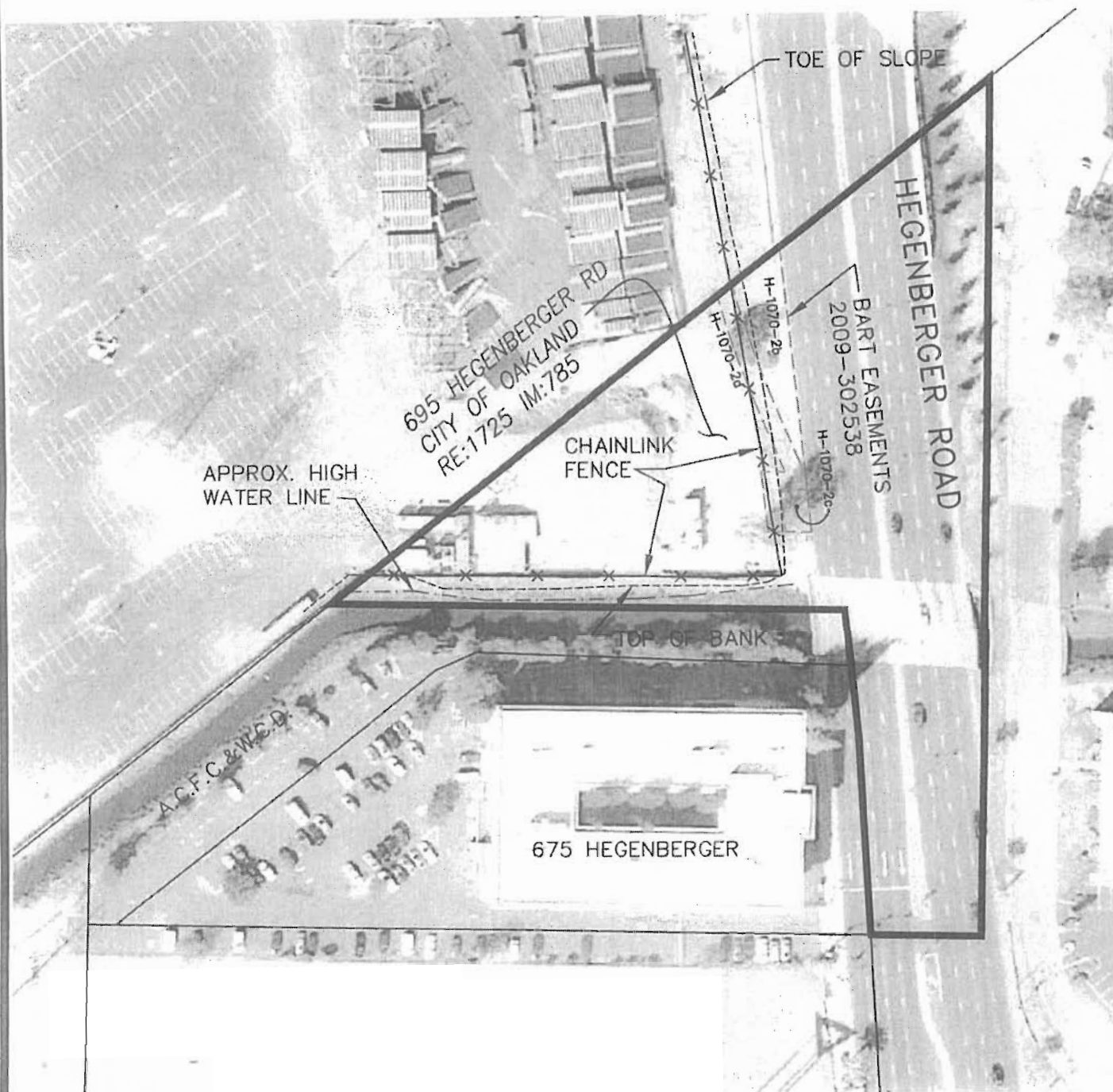
ABSTENTION- 0

Excused- Brooks De La Fuente - 2

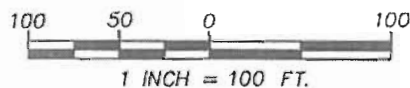
ATTEST:


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

TOTAL AREA OF PARCEL:
102,639 SQ FT OF GROUND AREA (2.36 ACRES) MORE OR LESS



All bearings and distances are based on the North American Datum of 1983 (NAD83), Zone III. All distances are grid distances. To convert grid distances to ground distances, multiply expressed distances by 1.0000708.



TOWILL Surveying, Mapping
and GIS Services
1127 Webster Street, Suite 1
Oakland, CA 94607

Scale: 1"=100'

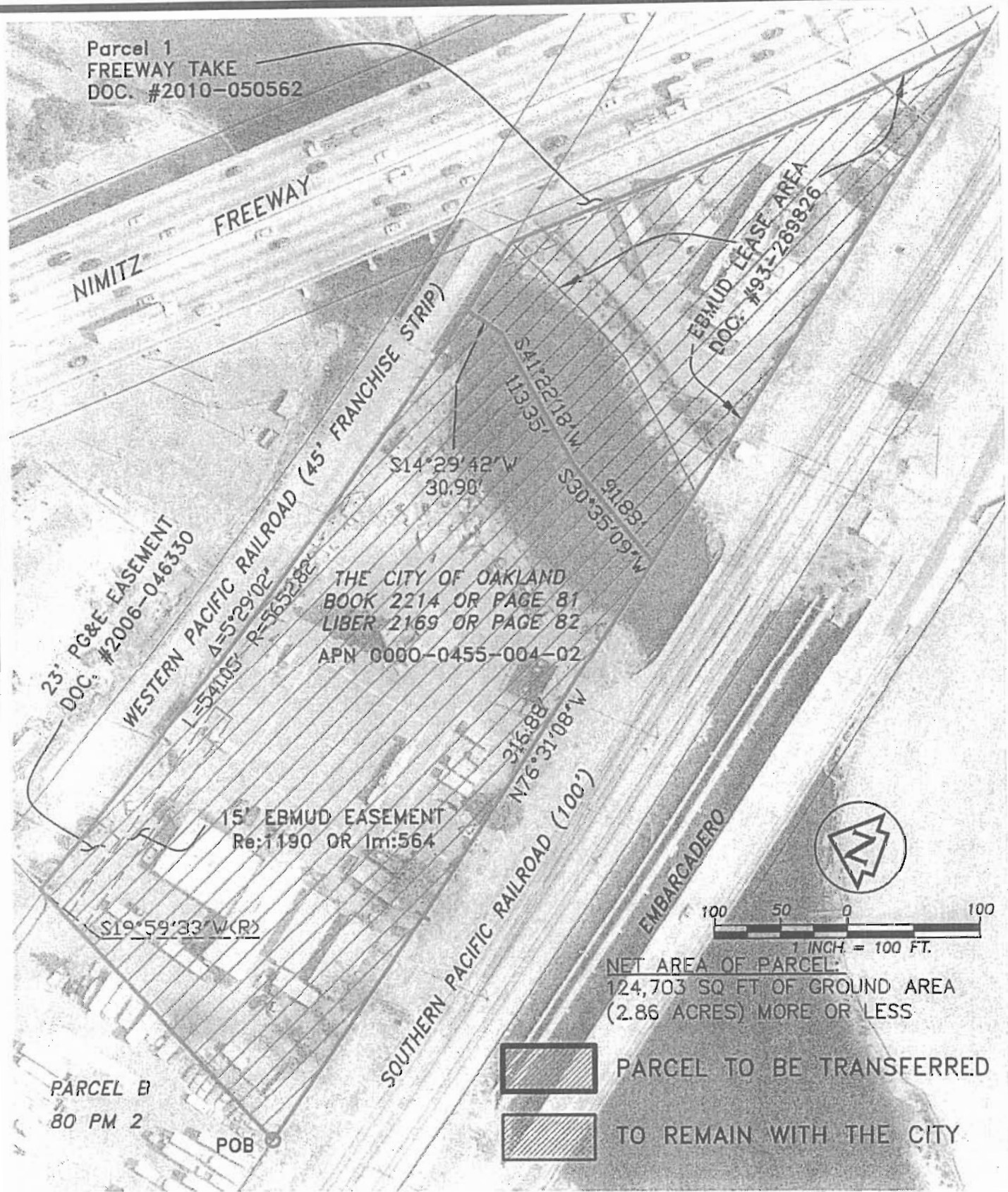
Date: JULY 13, 2010

PRELIMINARY EXHIBIT
CITY OF OAKLAND, COUNTY OF ALAMEDA
STATE OF CALIFORNIA

P.N.: 12903-106

Sheet 1 of 1

Exhibit "A"



ALL BEARINGS AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), ZONE III. ALL DISTANCES ARE GRID DISTANCES. TO CONVERT GRID DISTANCES TO GROUND DISTANCES MULTIPLY EXPRESSED DISTANCES BY 1.0000706.

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