



REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04522

DATE OF FINAL PASSAGE JUL 02 2010

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT WITH MRW DEVELOPMENT COMPANY, LLC FOR A PROPOSED MIXED-USE DEVELOPMENT PROJECT IN THE LINDA VISTA REDEVELOPMENT PROJECT AREA.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Linda Vista Redevelopment Project Area [Project Area]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, Agency's staff conducted a competitive Request for Qualifications and Proposals (RFQ/P) and solicited qualifications and specific development proposals from various firms and individuals with respect to the potential future redevelopment of a site within the Project Area [Site] consisting of a vacant, unimproved parcel located at 6901 Linda Vista Road and another parcel located at 6905-6921 Linda Vista Road presently improved with a multi-use complex; and

WHEREAS, Agency's staff organized a review panel for the RFQ/P, which selected MRW Development Company, LLC, a California limited liability company [Developer], as the entity to be recommended as the developer responsible for future redevelopment of the Site; and

WHEREAS, the Developer's proposal is to acquire the Site from the Agency, then construct and operate an adaptive reuse, mixed-use project on the Site including approximately

14,585 square feet in retail commercial uses, approximately 16,850 square feet in a new Bayside Community Center, and related parking and landscaping [collectively, Project]; and

WHEREAS, the Developer has submitted to the Agency an executed original of the proposed Exclusive Negotiating Agreement [Agreement] in the form negotiated by Agency's staff and the Developer's representatives; and

WHEREAS, the Agreement provides that the Developer and the Agency will negotiate the terms of a disposition and development agreement [DDA] for the Project on an exclusive basis for a period of 180 days, subject to extension by the mutual consent of the parties for two additional periods of 45 days each; and

WHEREAS, the Agreement requires the Developer to submit a non-refundable deposit to the Agency in the amount of \$25,000 to cover certain administrative costs and expenses incurred by the Agency relative to the negotiation and preparation of the DDA; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of City of San Diego, as follows:

1. That the Agreement is approved.

2. That the Executive Director of the Agency, or designee, is authorized, on behalf of the Agency, to execute the Agreement. A copy of the Agreement, when executed by the Agency, shall be placed on file in the Office of the Agency Secretary as Document

No. D- 04522

3. That the Executive Director of the Agency, or designee, is authorized to accept the Developer's deposit in the amount of \$25,000.

4. That the Comptroller is authorized to increase the Agency's Fiscal Year 2010 budget for the Project Area by the amount of \$25,000 and to appropriate and expend such funds as contemplated under the Agreement.

5. That the Agency Executive Director, or designee, is authorized to execute all other documents on behalf of the Agency that are necessary and appropriate to carry out and implement the purposes set forth in this Resolution according to its terms, and to administer the Agency's obligations, responsibilities and duties to be performed hereunder.

APPROVED: JAN I. GOLDSMITH, GENERAL COUNSEL

By 
Kendall D. Berkey
Deputy General Counsel

KDB/EAC:nda
05/21/10
Or.Dept:Redev. Agency
RA-2010-103
MMS #12210

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at this meeting of JUN 15 2010.

REDEVELOPMENT AGENCY

By 
Jeannette Santos, Deputy Secretary

Approved: 7-2-10
(date)


JERRY SANDERS, Executive Director

Vetoed: _____
(date)

JERRY SANDERS, Executive Director

JUN 15 2010

Passed by the Redevelopment Agency of The City of San Diego on _____, by the following vote:

Agency Members	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl DeMaio	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donna Frye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Hueso	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUL 02 2010

AUTHENTICATED BY:

JERRY SANDERS
Executive Director of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
Secretary of The City of San Diego, California.

By *Genelle Davis*, Deputy

Office of the Redevelopment Agency, San Diego, California

Resolution Number R- 04522