RESOLUTION NO. 168-2000
Adopted September 12, 2000

AUTHORIZED EXECUTION OF A DISPOSITION AND DEVELOPMENT AGREEMENT WITH VAN NESS CARE CENTER, INC. FOR THE PURCHASE AND DEVELOPMENT OF PARCEL 714-A(2), LOCATED AT THE NORTHWEST CORNER OF VAN NESS AVENUE AND MYRTLE STREET;
WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco ("Agency") offered Parcel 714-A(2), under a Request for Proposals ("RFP") authorized by the Redevelopment Agency Commission ("Commission") on May 11, 1999 for the purchase and development of Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street in the Western Addition Redevelopment Project Area A-2.

2. On March 14, 2000, the Commission selected Van Ness Care Center, Inc.'s response to the RFP and authorized the Executive Director to enter into exclusive negotiations until July 14, 2000 with Van Ness Care Center, Inc., subject to certain conditions including Agency's counter-offer on the proposed land price.

3. Van Ness Care Center, Inc. has satisfied the requirements and conditions of the exclusive negotiations and now wishes to enter into a Disposition and Development Agreement ("DDA") with the Agency under which Van Ness Care Center, Inc. will carry out the Developer's obligations in the DDA.

4. A public hearing concerning the proposed land sale and the DDA has been held in a time and manner required by law.

FINDINGS AND DETERMINATIONS

BASED ON THE RECORD PRESENTED TO THE AGENCY AND PUBLIC HEARING, THE AGENCY HEREBY FINDS AND DETERMINES THAT:

1. The proposed disposition price of $2.025 million is not less than the fair reuse value of the subject Parcel 714-A(2) for the proposed uses.

2. The developer, Van Ness Care Center, Inc., a California corporation, has the necessary qualifications and financial capability to implement the proposed development of Parcel 714-A(2).

3. The development program and use described in the DDA are consistent with and in furtherance of the Redevelopment Plan of the Western Addition Redevelopment Project Area A-2 adopted by the Board of Supervisors of the City and County of San Francisco on October 15, 1964, as amended.
4. The Notice of Public Hearing concerning such sale has been published pursuant to the Community Redevelopment Law (Section 33431 of the California Health and Safety Code).

RESOLUTION

ACCORDINGLY, IT IS RESOLVED, THAT the Executive Director is authorized to execute the Disposition and Development Agreement with Van Ness Care Center, Inc., a California corporation, for the purchase and development of Parcel 714-A(2), in substantially the form lodged in the office of Agency General Counsel, together with any changes that do not materially affect the substance of the DDA or materially increase the obligations of the Agency, and to execute any and all other conveyance instruments necessary to effectuate the proposed sale.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel