



REPORT

DATE: For the Agenda of June 7, 2002 **ITEM 105**

REPORT NO.: HCR02-053

SUBJECT: Extension of Exclusive Negotiating Agreement with Lankford & Associates, Inc. (Citywide)

SUMMARY

Issue: Shall the Housing Commission approve time extensions to the Exclusive Negotiating Agreement (ENA) with Lankford & Associates, Inc.?

Recommendation 1: That the Housing Commission authorize the Chief Executive Officer to execute up to two (2) additional 30 day extensions (Attachment No. 1) to the ENA (Attachment No. 2) with Lankford & Associates, the developer on the Housing Commission's proposed office facility.

Fiscal Impact: None with this action.

Previous Related Action(s): On September 21, 2001 and November 27, 2001, the Housing Commission and Housing Authority, respectively, authorized the Chief Executive Officer to execute an ENA with Lankford & Associates for potential development of the Housing Commission Headquarters Facility at 12th Avenue and "C" Street in San Diego (Report HCR01-105, Attachment No. 3).

Future Related Action(s): If negotiations are successful, it is anticipated that staff will present a proposed Purchase and Sale Agreement (PSA) for Housing Commission and Housing Authority approval in the summer of CY 2002.

BACKGROUND

Following Housing Authority approval, the Housing Commission entered into an ENA with Lankford & Associates, Inc. with the goal of negotiating and executing an agreement, subject to Housing Commission Board and Housing Authority approval, for the development of an office facility at a site owned by Center City Development Corporation located at 12th Avenue and "C" Street.



DISCUSSION

Staff has been involved in negotiations with Lankford & Associates since November 27, 2001 and has previously twice extended the ENA in accordance with its terms and conditions (Attachment No. 4). Due to the complexity of the negotiations and development, staff is requesting authority to further extend the ENA.

Approval of these recommendations will allow for continued progress toward meeting future office space needs.

Respectfully submitted,

Approved by,

Signature on File with Original Document

Steve Snyder
Asset Manager

Elizabeth C. Morris
Chief Executive Officer

Attachments

1. San Diego Housing Commission Exclusive Negotiating Agreement (Extensions 3 & 4)
2. Exclusive Negotiating Agreement (ENA)
3. San Diego Housing Commission & Authority Board Report HCR01-105
4. San Diego Housing Commission Exclusive Negotiating Agreement (Extensions 1 & 2)