

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY MEETING
OF
MAY 31, 1994

Meeting adjourned as The City Council at 11:09 a.m.

Meeting reconvened as the Special Joint City Council/Redevelopment Agency at 11:10 a.m.

Roll Call

Present: Members Mathis, Roberts, Kehoe, Stevens, Warden,
Stallings, McCarty, Vargas, and Chair Golding
City Manager, Jack McGrory
City Attorney, John Witt
Secretary, Jack Fiskin

JOINT PUBLIC HEARING

ADOPTION

1. PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT WITH SAN DIEGO MERCADO ASSOCIATES.

- Item A. Approving the proposed Disposition and Development Agreement (DDA) with San Diego Mercado Associates for the development of the Mercado del Barrio commercial project, to be located in the Barrio Logan Redevelopment Project.
- Item B. Approving application to the U.S. Department of Housing and Urban Development (HUD) for approximately \$9,200,000 in Section 108 loan funds for property acquisition and relocation assistance.
- Item C. Certifying that the Redevelopment Agency has reviewed and considered the Master Environmental Impact Report and the Environmental Impact Secondary Study with respect to the proposed Disposition and Development with San Diego Mercado Associates.

Council Companion Item No. S-601

See Deputy Executive Director Report, RA-94-29, dated May 25, 1994.

Member Vargas stated this is an excellent project, there are questions that need to be resolved with regard to the financing and recommend it be returned back to the Manager and staff for further review, to look at alternatives to fund this program.

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Chair Golding said public testimony will be taken, and there is a motion by Member Vargas to continue this item.

Robert Delgado, property manager, officer of one of the companies in the affected area addressed the issue of the proposed disposition and development agreement. He stated it does not call for deposit beyond the cost already expended by the proposed developer, nor provide for an anchor tenant, nor evidence of equity nor financing.

Chris Holder, real estate broker, representing a couple of owners who have vacant properties stated they are having a hard time selling or leasing their properties. He talked about the Disposition and Development Agreement dragging on will continue to cause problems for these owners. That this process must move forward in a timely manner.

Richard Juarez stated he agreed with the concerns that were presented. He gave a brief background on this project. Mr. Juarez said we are on a six month timeframe and that the Agency needed to move Section 108 loan to acquire and purchase the properties.

John Mellow, property owner, has a building that is vacant, since December, 1993, because of the Barrio Logan project. He presented a letter from Oscar Rebellow, a potential lessor/buyer who declined to proceed because of potential acquisition for the Mercado Shopping Center project.

Lewis Trendatellis, property owner, stated had to lower the rent, that this project move forward.

Motion by Member Vargas to continue both the City Council and Redevelopment Agency items to June 28, 1994, that staff look at other alternatives for this project.

Second by Member McCarty.

Vote: 9-0

Meeting adjourned as The Special Joint City Council/Redevelopment Agency at 11:39 a.m.

Meeting reconvened as The Housing Commission at 11:41 a.m.

Meeting adjourned as The Housing Commission at 11:42 a.m.

Meeting reconvened as The Redevelopment Agency at 11:45 a.m.

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CONSENT

2. Approving resolution to:

- Item A. Authorizing the Redevelopment Agency transfer from Mt. Hope low- and moderate-income housing set aside and disburse these funds to the Housing Commission in order to expand the Shared Equity, Second Trust Deed Program to include the Central Imperial Redevelopment Project Area;
- Item B. That the Redevelopment Agency approve the amendments as proposed and incorporate these amendments to the original agreement executed November 4, 1992, between the Agency and the Housing Commission; and
- Item C. That the Redevelopment Agency make the finding that the use of the twenty percent (20%) set aside funds out of the individual Redevelopment Project Areas, but within SEDC's area of influence, for the provision of homeownership opportunities to lower income households, will benefit the Mt. Hope Redevelopment Project Area.

Southeastern Economic Development Corporation Report dated May 31, 1994.

No one spoke in opposition to these items.

Motion by Member Stevens to approve
Second by Member McCarty
Vote: 9-0

Adopted as Resolution No. R-2386.

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CONSENT

3. Approving resolution to:

Amend the "Home in the Heights" Program Guidelines to limit the reimbursement in closing cost to 1% or \$1,000 (which ever is less) of purchased property; and to expand eligibility for displace homeowners.

Mid City Development Corporation Report dated May, 1994.

No one spoke in opposition to this item.

Motion by Member Stevens to approve

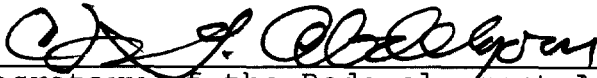
Second by Member McCarty

Vote: 9-0

Adopted as Resolution No. R-2387.

ADJOURNMENT

The meeting adjourned at 11:45 a.m. to the next regular meeting of June 21, 1994.


Secretary of the Redevelopment Agency
of the City of San Diego, California

[m5/31/94:jis]