

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY/SPECIAL JOINT CITY COUNCIL MEETING
OF
JUNE 28, 1994

Meeting called to order as the City Council at 10:00 a.m.

Roll Call

Present: Members Mathis, Roberts, Kehoe, Warden, Stallings,
McCarty, Vargas, and Chair Golding

City Manager, Jack McGrory
City Attorney, John Witt
Secretary, Charles G. Abdelnour

Excused: Member Stevens

Chair Golding stated that Item 341 of the City Council docket, and Item 3 of the Redevelopment Agency docket will be heard at 2:00 p.m.

Meeting adjourned as the City Council at 10:14 a.m.

Meeting reconvened as the Joint City Council/Redevelopment Agency at 10:15 a.m.

JOINT HEARING - CONSENT

4. SOUTHCREST PARK PLAZA PUBLIC IMPROVEMENTS.

Item A. Approving plans and specifications as advertised for bids by the Redevelopment Agency for construction of Southcrest Park Plaza Public Improvements and authorizing the City Manager to execute a contract with the lowest responsible bidder in an amount not to exceed \$1 million dollars, pending approval of Final Subdivision Map, scheduled for July 11, 1994, and map recordation, scheduled for July 14, 1994 (this action is taking place concurrently with approval of an Amendment to the Southeast Community Plan, a Rezone and Planned District Ordinance Amendment, a Vesting Tentative Map, a Street Vacation, a Southeast Development Permit, and the Environmental Mitigated Negative Declaration (MND) No. 92-0424/93-0557); and

Item B. Authorizing the expenditure of \$1.3 million in proceeds from the sale of Redevelopment Agency land, pending the close of escrow, scheduled for July 18, 1994, for said construction contract, design, and other administrative costs; and

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Item C. Authorizing the Auditor and Comptroller to transfer excess budgeted funds, if any, to appropriate reserves following completion of the project.

Motion by Member Stallings to approve (Stevens not present) City Council Item 340, and continued Item 4 of the Redevelopment Agency to July 27, 1994.

Second by Member Warden

Vote: 8-0

Council Companion Item No. S-340, City Council Resolution Numbers R-284189, 284190, 294191, 284192, and 284193.

1. Approval of the minutes for the meeting of April 26, 1994.

Motion by Member Kehoe to approve (Stevens not present)

Second by Member McCarty

Vote 8-0

ADOPTION

2. Approving resolutions and document to:

Item A. Approve 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. Approve an 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.

This item continued from the meeting of May 31, 1994 at the request of Councilmember Vargas.

Council Companion Item No. 601.

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

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Public testimony in favor

Reymundo Marin, representing the community, stated the Mercado Commercial Center will have jobs, and we need jobs.

Edgardo Reynoso, a community organizer for the Barrio Station, said there will be a supermarket, this will benefit people with families and the community.

Connie Ojeda Hernandez stated there a petition over 300 signatures in support of the Mercado project. She this project which provide new businesses, jobs, and there will be a supermarket for the community.

Sylvia Martinez, representing MAAC, talked about the employment of this project, and will provide a positive opportunity for the youths and the community.

Jennifer Somers did not speak, was in favor of the project.

Linda Smith-Goodwill did not speak, was in favor of the project.

Arlene Hamlin did not speak, was in favor of the project.

Martin Torres, a member of the community, employed with the MAAC project, said we provide services for the people and the residents of the community. He urged strong approval of this project. Mr. Torres stated this project will create about 400 jobs or more, and will give the people a new way of life, they will become self sufficient and independent.

William Zamaro, an account representative for Ed Morris Janitorial Services, stated this project will provide an opportunity for growth, social and economic development for the community.

Bob McGill unable to stay, was in favor of the project.

Ricardo Jimenez did not speak, was in favor of the project.

Damon Shamnous unable to stay, was in favor of the project.

John Mellos stated owns property in the middle of the Mercado project, unable to rent or sell, this project needs to move forward or will loose his property.

Rob Adatto said owns property and this project needs to move forward in a timely manner.

No one spoke in opposition to this item.

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Steve Cup, representing Century Partners, financial consultants for the project, discussed the chart that was presented to the councilmembers.

Patricia K. Hightman, Deputy Executive Director, Redevelopment Agency, talked about the levels, timeline on the financing of the Mercado Project.

Motion by Member Vargas to approve (with McCarty voting in the negative, and Stevens not present) the project with funds as committed coming from District 8, with a cap of 7.2M without sales tax monies being used; with Richard Juarez meet the time guidelines, and with the condition that the figures stated by staff are correct. if not, Council will reconsider their action. Staff directed to furnish the Mayor and Councilmembers with a chart showing where the funds for the project will be coming from.

Second by Member Roberts

Vote: 7-1

City Council Resolution Numbers R-284196, R-284197 and R-284198, and Redevelopment Agency Resolution Number R-2395, and Document No. 2151.

The meeting adjourned as the joint City Council/Redevelopment Agency at 12:20 p.m.

The meeting reconvened as the joint City Council/Redevelopment Agency at 2:10 p.m.

3. Approving resolutions and document to:

Approve the proposed Memorandum of Understanding (MOU), and Agreement with City Link Investment Corporation (CIC), The City of San Diego, and Redevelopment Agency.

Council Companion Item No. 341.

See Deputy Executive Director Report, RA-94-32, dated June 15, 1994

Member Kehoe gave a brief overview of the project, and distributed an editorial from the Union Tribune, in support of this partnership. She thanked staff, the public who have participated, and former City Councilmember William Jones, who is committed to improving urban neighborhoods, his leadership in development of this proposal.

Mayor Golding stated this project is very unique for City Heights and the community.

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William Jones talked about the concept of CityLink, and gave a brief background of the project in City Heights and the memorandum of understanding.

Tony Cutree, representing Martinez, Cutree and Macardo, a Land Planning Architectural firm, explained the village concepts and planning of the proposed project.

Jerry Trimble, representing Keyser Marston Associates, talked about an implementation program for liveable neighborhood concepts, and stated City Heights is one of the demonstration areas for liveable neighborhoods.

Jim Cahill, Executive Vice President of Price Entities, gave a brief background of their interest and commitment to CityLink and the project.

William Jones, Tony Cutree and Jerry Trimble available to answer question.

Mayor Golding read a letter from Tom Morgan, Chair of the Greater San Diego Chamber of Commerce, and Gil Parta, President of the Greater San Diego Chamber of Commerce, stated had studied the proposal by CityLink Investment Corporation to develop a unique community and investment programs that will assist residents in the City Heights community to revitalize the neighborhood, and in support of the City Manager recommendation to authorize the memorandum of understanding with CityLink.

Ron Phillips, representing San Diego Economic Development Corporation, spoke in strong support of the proposed MOU with CityLink Investment Corporation. He thanked everyone who participated both public and private enterprises their vision of this project. Mr. Phillips thanked Councilmembers Kehoe and McCarty, and Mayor Golding for their efforts in making this project a reality.

Nancy Goodrich, Assistant Chief of Police, representing the Police Chief of San Diego, spoke in support of the proposed police substation in City Heights. She stated will assist Mr. Jones and his group, this project will make this community a better neighborhood.

Paul Osuna said lived in City Heights for 28 years. He stated been working on the planning of the community with CityLink and Mr. Jones for the last seven months. Mr. Osuna stated CityLink involved the community in making some of the decisions involving the future development for the community.

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Ann Daniel unable to stay, was in support of the project.

Linda Pennington, representing the Azula Park Neighbor Association, urged strong support, and that this project move forward.

Howard Wayne, Chair, Mid-City Development Corporation, stated CityLink met with the Corporation, and explained the proposed project and the police substation. The board of directors voted unanimously to support and urged the City Council and Agency to approve the MOU.

Michael Sprague thanked CityLink for their outreach into the community. He spoke in support of this project.

Maggie Pound, Project Coordinator for the City Heights Crime and Economic Summit, in support of this project. She thanked the City of San Diego staff for their commitment in this process, for their participation, especially the Mayor, City Manager, Councilmembers, staff and the community.

David Nelson, resident of City Heights, spoke in support of the CityLink Investment Corporation proposed project, and urge strong approval of this project.

Sharon Wilson, representing Safe Neighborhoods, stated City Heights deserves this opportunity for revitalization and the proposed police substation. She urged strong support and this project move forward.

Karen Mannely stated had been involved with this CityLink proposal, and in support of the MOU. She said City Heights is one of the oldest and neglected areas in the City of San Diego, and this proposed project will give the community new life, hope and a vision for the future.

Deliha Mesta, representing herself and husband had lived in City Heights for 23 years, and in support of building a better neighborhood.

Roso Dolucka and Julie Sexhour did not speak, was in support of the MOU.

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Member McCarty thanked William Jones, Sal Price, and other involved in this project.

Motion by Member Kehoe to approve (with Stevens not present)

Second by member McCarty

Vote: 8-0

Council Companion Item 341, City Council Resolution No. R-284201, and Redevelopment Agency Resolution No. R-2396, and Document No. D-2152.

ADJOURNMENT

The meeting adjourned at 3:15 p.m. to the next regular meeting of July 5, 1994.



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