

**ZEDEVELOPMENT AGENCY MINUTES**

**THE SPECIAL JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING  
OF**

**TUESDAY, JANUARY 24, 1995 AT 10:00 A.M.**

The meeting was called to order as The City Council at 10:05 a.m. by Deputy Mayor Vargas.

Roll Call

Present: Members Mathis, Harvey, Kehoe, Stevens, Warden, Stallings, McCarty, and Vargas

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

Excused: Chair Golding

**CONSENT - JOINT**

2. **DISPOSITION AND DEVELOPMENT AGREEMENT WITH ZEIDEN PROPERTIES 2 FOR THE PURCHASE AND REHABILITATION OF THE MCGURCH/COMBINATION STORE PROPERTIES.**

Council Item No. 601, and Redevelopment Agency Companion Item No. 2. This item was continued to February 7, 1995 at the request of Councilmember Harvey.

(RA 95-72, RA 95-72 and RA 95-73)

Item A. Certifying that the Agency has reviewed and considered the Master Environmental Impact Report and the Environmental Impact Secondary Study; and

Item B. Approving the proposed Disposition and Development Agreement with Zeiden Properties 2 for the purchase and rehabilitation of the McGurck/Combination Store properties; and

Item C. Approving the Basic Concept/Schematic Drawings for the McGurck and Combination Store properties, subject to the Conditions of Approval contained in Exhibit A.

See Centre City Development Corporation report dated February 4, 1994, the Corporation Board considered and unanimously approved the proposed DDA and Basic Concept/Schematic Drawings.

Motion by Member Harvey (with Chair Golding not present) to continue to February 7, 1995.

Second by Warden

Vote: 8-0

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**CONSENT - ADOPTION**

3. Approving resolution to:

Council Item No. **333**, and Redevelopment Agency Companion Item No. 3.

Item A. Authorize the Construction of improvements on the southerly half of the block bounded by Front, First, "G" and Market streets in an amount not to exceed \$137,865; and

Item B. Authorize the Corporation to advertise for bids for the Scope of Work and to award the contract if the bid is within the approved budget; and

Item C. Authorize the Corporation to administer the construction contract; and

Item D. Make certain findings that the proposed improvements are of benefit to the project area, that no other reasonable means of financing are available, that the payment of funds will assist in the elimination of blighting conditions and the improvements are consistent with the Implementation Plan adopted pursuant to H&S Code 33490.

See Centre City Development Corporation report dated December 2, 1994.

No one spoke in opposition to these items.

Motion by Member Stallings (with Chair Golding not present) to approve

Second by Member Stevens

Vote: 8-0

**City Council Resolution No. R-285250, Redevelopment Agency Resolution Number R-2467.**

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**CONSENT - ADOPTION**

4. Approving resolution and documents to:

Council Item No. 334, and Redevelopment Agency Companion Item No. 4.

Accept the Fiscal Year 1994 Annual Report and Annual Financial Report of the Redevelopment Agency and transmitting the reports to the City Council for approval.

See Deputy Executive Director Report, RA 95-2, dated January 18, 1995.

No one spoke in opposition to these items.

Motion by Member Stallings (with Chair Golding not present) to approve  
Second by Member Stevens  
Vote: 8-0

**City Council Resolution No. R-285251, Redevelopment Agency Resolution Number R-2468 and Document Numbers D-2187 and D-2188.**

The meeting adjourned as The City Council at 10:24 a.m.

The meeting reconvened as The Redevelopment Agency at 10:25 a.m.

**CONSENT - ADOPTION**

5. Approving resolution and document to:

Item A. Authorize the Executive Director, or designee, to execute an Agreement with Sedgwick James of California, Inc., to provide insurance brokerage services for the Agency; and

Item B. Authorize the expenditure of funds not to exceed \$12,000 per year for a maximum of five years.

See Deputy Executive Director Report, RA 95-3 dated January 18, 1995.

No one spoke in opposition to these items.

Motion by Member Stallings (with Chair Golding not present) to approve  
Second by Member Stevens  
Vote: 8-0

**Redevelopment Agency Resolution Number R-2469 and Document Numbers D-2189.**

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**CONSENT**

1. Approval of the minutes of October 18, 1994.  
Approval of the minutes of November 1, 10, and 15, 1994.  
Approval of the minutes of December 6 and 12, 1994.

Motion by Member Stallings (with Chair Golding not present)  
to approve  
Second by Member Stevens  
Vote: 8-0

Member Kehoe had questions relating to Redevelopment Agency Item No. 6.

The meeting adjourned as The Redevelopment Agency at 10:34 a.m.

The meeting reconvened as The City Council at 10:35 a.m.

The meeting adjourned as The City Council at 12:00 p.m.

The meeting reconvened as The City Council at 2:04 p.m.

The meeting adjourned as The City Council at 2:05 p.m.

The meeting reconvened as The Redevelopment Agency at 2:06 p.m.

Member Kehoe stated she spoke with CCDC and had her questions answered.

6. Approving resolution and document to:

Adopt a Second Mortgage Loan Program and approving the form of documents implementing the Program for the Centre City and Horton Plaza Redevelopment Projects.

See Centre City Development Corporation report dated December 22, 1994.

No one spoke in opposition to this item.

Motion by Member Kehoe (with Chair Golding and Member Harvey not present) to approve  
Second by Member Warden  
Vote: 7-0

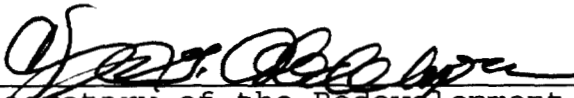
**Redevelopment Agency Resolution Number R-2470.**

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ADJOURNMENT

The meeting adjourned as The Redevelopment Agency at 2:08 p.m. to the next regular meeting of February 7, 1995.

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