

REDEVELOPMENT AGENCY MINUTES

**REGULAR AND JOINT
CITY COUNCIL/REDEVELOPMENT AGENCY MEETING
OF
TUESDAY, MARCH 7, 1995**

The meeting called to order as The City Council at 10:10 a.m.

Roll Call

Present: Member Mathis, Harvey, Kehoe, Stevens, Warden,
Stallings, McCarty, Vargas, and Chair Golding

City Manager, Jack McGrory
Attorney, John Witt
Secretary, Jack Fishkin

The meeting adjourned as The City Council at 10:14 a.m.

The meeting reconvened as The Redevelopment Agency at 10:15 a.m.

CONSENT

1. Approval of the minutes of January 10, 1995.
Approval of the minutes of January 24, 1995.

Motion by Member Kehoe to approve
Second by Member Mathis
Vote: 9-0

CONSENT - JOINT MEETING

2. Approving resolution to:

Council Item No. 334.

Item A. Accept transfer of a loan of \$3,164,000 from the City of San Diego and its expenditure for renovation of the Von's building for a police substation and gymnasium, pending Police Department approval of the plans and specifications for this project; and

Item B. Amend the Redevelopment Agency Budget to increase the loan amount from \$3,039,000 (adopted by Resolution 284882 of November 10, 1994) to \$3,164,000; and

Item C. Authorize the initiation of renovation of the Von's building pursuant to the Mid-City Police Substation Ground Lease, on file in the office of the City Clerk as Document No. 284880; and

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CONSENT - JOINT MEETING

Mid-City Police Substation-continued

Item D. Authorize the Executive Director to negotiate and execute a first amendment to the MOU with Citylink Investment Corporation (on file in the office of the Secretary of the Redevelopment Agency as Document No. 02152, filed August 2, 1994) to extend the MOU for a period of six (6) months; and

Item E. Authorize and designate expenditure of up to \$100,000 of the MCDC "Home in the Heights: Program for individuals and families being relocated due to acquisition of land for the Mid-City Police Substation Expansion.

See Redevelopment Agency report RA 95-9, dated March 7, 1995.

No one spoke in opposition to these items.

Motion by Member Kehoe to approve
Second by Member Mathis
Vote: 9-0

Council Resolution Numbers R-285454 and R-285455 and Redevelopment Agency Resolution Number R-2478.

3. Approving resolution to:

Council Item No. 333.

Authorize the Redevelopment Agency Deputy Executive Director to schedule and publicize a joint public hearing for the North Park Redevelopment Plan.

See Redevelopment Agency report No. RA 95-6, dated March 7, 1995.

No one spoke in opposition to this item.

Motion by Member Kehoe to approve
Second by Member Mathis
Vote: 9-0

Council Resolution Number R-285453 and Redevelopment Agency Resolution Number R-2477.

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CONSENT - JOINT MEETING

4. Approving resolution and document to:

Council Companion Item No. 111.

Item A. Amend the FY95-95 Redevelopment Agency Budget by transferring \$25,000 from the Central Imperial-Automotive Incubator (Fund #98777) to the Urban League Feasibility Study (Fund #983617). Authorizing the Auditor to appropriate and expend funds for the feasibility study; and

Item B. Approve the contract with Keyser Marston Associates, Inc., in an amount not to exceed \$47,500.00.

See Southeastern Economic Development Corporation report dated March 7, 1995.

Motion by Member Kehoe to approve
Second by Member Mathis
Vote: 9-0

Council Resolution Number R-285450 and Redevelopment Agency Resolution Number R-2476 and Document Number D-2192.

CONSENT - ADOPTION

5. Approving resolution to:

That the Redevelopment Agency transfer \$100,000 from Southcrest low and moderate income housing set-aside, \$100,000 from Mt. Hope low- and moderate-income housing set-aside, and \$150,000 from Gateway Center West low- and moderate-income to the Housing Commission to fund the SEDC Shared Equity Second Trust Deed Program for the Mt. Hope and Southcrest Redevelopment Project areas.

See Southeastern Economic Development Corporation report dated March 7, 1995.

No one spoke in opposition to this item.

Motion by Member Kehoe to approve
Second by Member Mathis
Vote: 9-0

Redevelopment Agency Resolution Number R-2479

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CONSENT - ADOPTION

6. Approving resolutions and documents to:

Item A. Authorize transmittal of Preliminary Report to each effected taxing entity.

Item B. Authorize submittal of proposed Redevelopment Plans and related documents to Planning Commission and the Project Area Committee (PAC).

Item C. Approve and adopting rules for owner participation and authorizing transmittal to City Council.

See Redevelopment Agency report No. RA-95.7, dated March 7, 1995.

No one spoke in opposition to these items.

Motion by Member Kehoe to approve

Second by Member Mathis

Vote: 9-0

Redevelopment Agency Resolution Numbers R-2480, R-2481, R-2482, and R-2483 and Document Number D-2193.

The meeting adjourned as The Redevelopment Agency at 10:16 a.m.

The meeting reconvened as The City Council at 10:17 a.m.

The meeting adjourned as The City Council at 11:24 a.m.

The meeting reconvened as The Housing Authority at 11:25 a..

The meeting adjourned as The Housing Authority at 11:34 a.m.

The meeting reconvened as The Redevelopment Agency at 11:35 a.m.

ADOPTION

7. Approving resolution and document to:

Authorize the acquisition of the property located at 1014 Fifth Avenue (Assessor's Parcel Number 533-525-05-00), commonly known as the Walker Scott Building the authorizing the Executive Director or his designee to execute a Purchase Agreement for Acquisition of the property.

See Centre City Development Corporation report dated February 24, 1995.

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Walker Scott Building - continued

No one spoke in opposition to these items.

Peter Hall, President of Centre City Development Corporation, presented staff report.

Dennis Campbell, project manager for the project, available to answer questions.

Councilmember Warden addressed the concerns to the asbestos problem, do we have to remove it?

Dennis Campbell said there has been asbestos survey done on the building, the last private development firm that came through with a proposal estimated that the total cost of removing the tiles was approximately \$25,000. He stated all of the asbestos in the building essentially non friable, and would only be removed if there was a major change in the status of those floors.

Councilmember Warden asked if we had to renovate it what would it cost per square foot approximately?

Dennis Campbell stated that we will be sending out a request for proposal immediately after today's hearing if approved, and do know at this time.

Councilmember Warden asked will we make money on this purchase?

Peter Hall said given the condition of the building, been available for 10 years and has an appraised value currently of approximately 1 million dollars. He said about half a million dollars of back taxes against it.

Councilmember Harvey asked what concepts might be used for the reuse and how long we expect to hang on to it?

Dennis Campbell said we are now in a draft level of an RFP, and want to get this into the private sector, we are working with the Downtown Partnership, and other interested groups, a response as possible into L.A. for entertainment uses, housing potential uses, whatever else someone might have in a creative idea, an economic for reuse. We are not trying to limit, but rather expand the opportunities we might learn from the private sector.

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Walker Scott Building - continued

Councilmember Vargas asked how many stories is this building?

Dennis Campbell responded that the building is on a hundred by hundred foot square. Eight stories tall, a penthouse on the top that accommodates the pulleys, there is a full basement underneath Broadway and a little bit underneath Fifth Avenue.

Motion by Member Harvey to approve

Second by Member McCarty

Vote: 9-0

Redevelopment Agency Resolution Numbers R-2484 and Document Number D-2194.

ADJOURNMENT

The meeting adjourned at 11:48 a.m. in memory, Board of Supervisor Lucille Moore.



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