

REDEVELOPMENT AGENCY MINUTES

THE REGULAR AND JOINT
CITY COUNCIL/REDEVELOPMENT AGENCY MEETING
OF
APRIL 18, 1995

Meeting called to order as The City Council at 11:10 a.m.

Roll Call

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

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

The meeting adjourned as The City Council at 11:17 a.m.

The meeting reconvened as The Redevelopment Agency at 11:18 a.m.

JOINT MEETING - CONSENT

3. Approving resolution and document to:

The Letter of Agreement between Catellus Development Corporation and the Redevelopment Agency of the City of San Diego acknowledging the alteration of the design standards of the Amended and Restated Owner Participation Agreement between Catellus Development Corporation and the Agency with respect to the use of ballast in lieu of paving in certain portions of the Transit Courtyard.

See Centre City Development Corporation report dated March 29, 1995.

No one spoke in opposition to this item.

Motion by Member Stevens to approve

Second by Member Vargas

Vote: 9-0

Council Companion Item No. 332, City Council Resolution Number R-285612, and Redevelopment Agency Resolution Number R-2502 and Document Number D-2204.

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JOINT MEETING - CONSENT

4. Approving resolutions and document to:

- Item A. The Joint Powers Agreement between the City and the Agency; and
- Item B. A Resolution of the Redevelopment Agency of the City of San Diego authorizing the formation of the San Diego Redevelopment Financing Authority and approving the Joint Exercise of Powers Agreement with the City of San Diego related thereto; and
- Item C. A resolution of the Redevelopment Agency of the City of San Diego Authorizing the issuance of not to exceed \$2,000,000 aggregate principal amount of the Agency's Gateway Center West Redevelopment Project Tax Allocation Bonds, Series 1995 (Taxable), the execution and delivery of a Master Trust Agreement, First Supplemental Trust Agreement, a Bond Purchase Agreement, an Official Statement and approving certain other matters in connection therewith; and
- Item D. A Resolution of the Redevelopment Agency of the City of San Diego authorizing the issuance of not to exceed \$7,000,000 aggregate principal amount of the Agency's Mount Hope Redevelopment Project Tax Allocation Bonds in two series, the execution and delivery of a Master Trust Agreement, a First Supplemental Trust Agreement, a Second Supplemental Trust Agreement, a Bond Purchase Agreement, an Official Statement and approving certain other matters in connection therewith; and
- Item E. A Resolution of the Redevelopment Agency of the City of San Diego authorizing the Issuance of not to exceed \$5,000,000 aggregate principal amount of the Agency's Southcrest Redevelopment Tax Allocation Bonds, Series 1995 (Tax-Exempt), the execution and delivery of a Master Trust Agreement, a First Supplemental Trust Agreement, a Bond Purchase Agreement, an Official Statement and approving of certain other matters in connection therewith; and

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JOINT MEETING - CONSENT

Item 4 - continued

- Item F. Master Trust Agreement (Gateway Center West Redevelopment Project) between the Redevelopment Agency of the City of San Diego and First Interstate Bank, as trustee (the "Trustee"; and
- Item G. First Supplemental Trust Agreement (Gateway Center West Redevelopment Project) between the Agency and the Trustee; and
- Item H. Master Trust Agreement (Mount Hope Redevelopment Project) between the Agency and the Trustee; and
- Item I. First Supplemental Trust Agreement (Mount Hope Redevelopment Project) between the Agency and the Trustee; and
- Item J. Second Supplemental Trust Agreement (Mount Hope Redevelopment Project) between the Agency and the Trustee; and
- Item K. Master Trust Agreement (Southcrest Redevelopment Project) between the Agency and the Trustee; and
- Item L. First Supplemental Trust Agreement (Southcrest Redevelopment Project) between the Agency and the Trustee; and
- Item M. Bond Purchase Agreement; and
- Item N. Preliminary Official Statement.

See Southeastern Economic Development report dated April 18, 1995.

No one spoke in opposition to these items.

Motion by Member Stevens (Vargas abstaining from Items C, F and G) to approve
Second by Member Vargas
Vote: 9-0

Council Companion Item No. 333, City Council Resolution Numbers R-285613, R-285614, R-285615 and R-285616, Redevelopment Agency Resolution Numbers R-2503, R-2504, R-2505 and R-2506, and Document Numbers D-2205, D-2206, D-2207, D-2208, D-2209, D-2210, D-2211, D-2212, D-2213 and D-2214.

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JOINT MEETING - CONSENT

5. Approving resolution and document to:

Item A. That the Redevelopment Agency approve the Purchase Agreement for the Potter Tract; and

Item B. That the Redevelopment Agency amend the FY95/95 Redevelopment agency Budget by: accepting, as a loan \$100,000 of CDBG Fund No. 18530 and appropriating \$100,000 to the Central Imperial - Industrial Site Acquisition (Fund No. 98779); and decrease the Central Imperial Langley Site (Fund No. 98777) Project budget by \$75,000; Increase the Central Imperial-Industrial Site Acquisition (Fund 98779) Project budget by \$75,000; and

Item C. That the Redevelopment Agency authorize the Auditor to appropriate and expend funds for the acquisition of the Potter Tract.

See Southeastern Economic Development report dated April 18, 1995.

No one spoke in opposition to these items.

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

Council Companion Item No. 334, City Council Resolution Number R-285617, and Redevelopment Agency Resolution Number R-2507, and Document Number D-2215.

ADOPTION - CONSENT

6. Approving resolution and document to:

Item A. The "Tierra Alta Heritage Arts Program"; and

Item B. The acceptance of \$2,400 from the City of San Diego Commission for Arts and Culture and an anonymous donor gift of \$3,000 to implement this neighborhood Arts Program in the Project Area; and

Item C. Authorize the execution of a contract for service agreement in the amount of \$2,400 with the city of San Diego's Commission for Arts and Culture for the program; and

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ADOPTION - CONSENT

Item 6 - continued

Item D. The amendment to the FY 1995 Budget of the Agency to reflect this action; and

Item E. Authorize the expenditure of said funds for this art program.

See Mid-City Development Corporation report dated April 11, 1995.

No one spoke in opposition to these items.

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

Redevelopment Agency Resolution Number R-2508, and Document Number D-2216.

7. Approving resolution to:

Item A. The acceptance of \$2,000 from the San Diego Community Foundation for the City Heights Tower Project; and

Item B. Authorize amendments to the Agency budget to reflect this action and to allocate \$31,000 in tax increment funds for the Tower Project.

See Mid-City Development Corporation report dated April 11, 1995.

No one spoke in opposition to these items.

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

Redevelopment Agency Resolution Number R-2509.

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ADOPTION - CONSENT

8. Approving resolution and document to:

The First Amendment to Agreement with McKenna & Cueno for legal services to add \$20,000 to the compensation. The maximum compensation will not exceed #45,000.

See Centre City Development Corporation report dated April 7, 1995.

No one spoke in opposition to this item.

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

Redevelopment Agency Resolution Number R-2510, and Document Number D-2217.

9. Approving resolution to:

Set aside \$200,000 to create a demolition loan demonstration program for Centre City East to be administered by the Corporation's Executive Vice President.

See Centre City Development Corporation report dated April 7, 1995.

No one spoke in opposition to this item.

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

Redevelopment Agency Resolution Number R-2511.

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ADOPTION - CONSENT

10. BARRIO LOGAN REDEVELOPMENT PROJECT - MERCADO APARTMENTS THIRD IMPLEMENTATION AGREEMENT AND ASSOCIATED ACTIONS.

(RA 95-111, RA 95-112 and RA 95-113)

- Item A. Approving Execution of the Third Implementation Agreement between the Redevelopment Agency and Mercado Apartments, L.P., amending the Promissory Note; and Modifying the Deed of Trust to provide for a final loan of \$903,784 to Mercado Apartments, L.P.; and
- Item B. Amending the Barrio Logan Redevelopment Project budget to reflect the loan of \$100,000 from the City CDBG Fund 18530 and the loan of \$90,840.30 from Industrial Development Bond fund (action previously approved by City Council on March 6, 1995); to the Mercado Del Barrio Residential Project Fund (98902), and affirming authorization and Finding of Benefit for use of the College Grove Low and Moderate Income Housing Fund to pay a part of costs of the Third Implementation Agreement; and
- Item C. Authorizing the Executive Director to negotiate and execute a loan of no more than \$750,000 to the Agency from Bank of America Commercial Bank, to be deposited into the Mercado Del Barrio Residential Project Fund 98902 for purposes of the Third Implementation Agreement; and
- Item D. Amending the Barrio Logan Redevelopment Project budget to reflect the \$750,000 loan from Bank of America Commercial Bank; and
- Item E. Authorizing the expenditure of \$940,840.30 for the Barrio Loan Redevelopment Project.

See Deputy Executive Director report RA 95-12, dated April 18, 1995.

No one spoke in opposition to these items.

Motion by Member Stevens to refer these items back to the City Manager

Second by Member Vargas

Vote: 9-0

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ADOPTION - CONSENT

1. **NORTH PARK REDEVELOPMENT PROJECT.**

Certifying the Final Program Environmental Impact Report No. Sch. 93-121105 for the North Park Redevelopment Project, making certain finding with respect to the environmental impacts of said project and adopting the mitigation monitoring program and a statement of overriding considerations; and

See Redevelopment Agency Report No. RA 95-11, dated April 4, 1995.

Council Companion Item No. 601.

No one spoke in opposition to this item.

Motion by Member Stevens to refer this item back to the City Manager

Second by Member Vargas

Vote: 9-0

The meeting adjourned The Redevelopment Agency at 11:20 a.m.

The meeting reconvened as The City Council at 11:21 a.m.

The meeting adjourned as The City Council at 12:20 p.m.

The meeting reconvened as The City Council at 2:15 p.m.

JOINT MEETING - ADOPTION

2. Approving resolutions to:

Council Companion Item No. 331 and Redevelopment Agency Item No. 2.

Item A. Certify the information contained in the Master Environmental Impact Report for the Centre City Redevelopment Project and the Environmental Impact Secondary Study prepared for the subject actions; and

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Item 2 - continued

Item B. The Exceptions to the Design Regulations of the Marina Planned District Ordinance and the Conditions of Approval for Marina Conditional Planned District Permit No. 94-0457 as provided in Exhibit B and the Basic Concept/Schematic Drawings dated November 22, 1994.

See Centre City Development Corporation report dated March 30, 1995.

Peter Hall, Executive Vice President, Centre City Development Corporation presented staff report. He said Steven Larry Cushman, the architect of the project and stated staff is available to answer questions.

Craig Shannon, member of the project area committee, stated the project area in support of this project. He said a Board Member of the Downtown San Diego Downtown Partnership and speaking for Steve William, unable to stay, in support of this project.

Art Lumas said lived in the Park Row area for over 10 years. He stated this project was approved by the PAC and CCDC board and approve this amendment.

Anna Faiman said lived in the downtown are for 9 years, and saw the changes that has come about with the redevelopment agency. She said we need more people to live downtown and in support of this project.

Steve Williams in favor, unable to stay.

Michael Crosier in favor, unable to stay.

Motion by Member Harvey (Kehoe abstaining) to approve
Second by Member Mathis
Vote: 8-0

Council Companion Item No. 331, City Council Resolution Number R-285620, Ordinance Number 0-18174, and Redevelopment Agency Resolution Numbers R-2512 and R-2513.

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ADJOURNMENT

The meeting adjourned at 2:40 p.m. to the next regular meeting of May 2, 1995.


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