

**REDEVELOPMENT AGENCY MINUTES**

**THE REDEVELOPMENT AGENCY MEETING  
OF  
FEBRUARY 6, 1996**

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

Roll Call

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

City Manager, Jack McGrory  
City Attorney, Hal Valderhaugh  
Secretary, Jack Fishkin

The meeting adjourned as The City Council at 10:15 a.m.

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

**CONSENT**

1. Approval of the minutes of November 21, **1995**.  
Approval of the minutes of December 5, **1995**.  
Approval of the minutes of January **9, 1996**.

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

**CONSENT - ADOPTION**

2. Approving resolution to:

The finding of benefit that allows the expenditure of Linda Vista low and moderate income set-aside funds outside of the project area to establish and fund the Linda Vista First-Time Homebuyer Program.

See Redevelopment Agency report dated January 31, **1996, RA 96-4**.

No one spoke in opposition to this item.

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

Council Companion Item No. 337.

**Redevelopment Agency Resolution Number R-2609, City Council Resolution Number R-286899.**

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**CONSENT - ADOPTION**

3. Approving resolution to:

Item A. The condemnation proceedings with a 30 day Order of Immediate Possession to acquire fee Title to all of Lots 41 through 45 and 45 through 48 in Block 74 of City Heights Map 1007 as required for the proposed Adult/Continuing Education Facility in City Heights Village Project.

Item B. Certify that the information in DEP File No. 94-0571BG has been completed in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, and the National Environmental Policy Act (NEPA)

Item C. Accept from the City of San Diego Section 108 Loan Funds an amount not to exceed \$1,000,000, for condemnation and related costs for acquisition of the properties identified above.

Item D. Amend FY 1996 Agency Budget to include an amount not to exceed \$1,000,000.

See Redevelopment Agency report dated January 9, 1996, RA 96-1.

No one spoke in opposition to these items.

Council Companion Item No. 336.

Motion by Member Warden to approve

Second by Member Kehoe

Vote: 9-0

**Redevelopment Agency Resolution Number R-2608, City Council Resolution Number R-286898.**

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**CONSENT - ADOPTION**

4. Approving resolution and documents to:

Accept the Fiscal Year **1995** Annual Report and Annual Financial Report of the Redevelopment Agency and transmitting the reports to the City Council approval.

See Redevelopment Agency report dated January 31, **1996**, RA **96-3**.

No one spoke in opposition to this item.

Council Companion Item No. **338**

Motion by Member Warden to approve

Second by Member Kehoe

Vote: **9-0**

**Redevelopment Agency Resolution Number R-2610, and Document Numbers D-2577 and D-2578; and City Council Resolution Number R-286900.**

5. Approving resolution to:

Authorize the expenditure of up to \$38,000 in matching funds to partially fund the Little Italy Tree Planting Program; and Making 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 that the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code **33490**.

See Centre City Development Corporation report dated December **12, 1995**.

No one spoke in opposition to this item.

Council Companion Item No. **339**.

Motion by Member Warden to approve

Second by Member Kehoe

Vote: **9-0**

**Redevelopment Agency Resolution Number R-2611, and City Council Resolution Number R-286901.**

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**CONSENT - ADOPTION**

6. Approving resolution to:

- Item A. Authorize the Corporation, on behalf of the Agency, to advertise and receive bids for construction of Cortez Hill Sewer Main Replacement; and
- Item B. Authorize the Executive Director to award the contract to the lowest responsible bidder; and
- Item C. Authorize the Corporation to administer said contract; and
- Item D. Make certain findings that 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 elimination of blighting conditions, and that the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490.

See Centre City Development Corporation report dated January 17, 1996.

No one spoke in opposition to these items.

Council Companion Item No. 340.

Motion by Member Warden to approve

Second by Member Kehoe

Vote: 9-0

**Redevelopment Agency Resolution Number R-2612, and City Council Resolution Number R-286902.**

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**CONSENT - ADOPTION**

7. Approving resolution to:

The Ninth Amendment to the Agreement with Geomatrix Consultants, Inc. For preparation and implementation of the Remedial Action Cleanup Plan for the Marina Hydrocarbon Plume. The proposed Ninth Amendment increases the total compensation by **\$65,000**. The total contract amount will not exceed **\$862,300**.

See Centre City Development Corporation report dated January 12, 1996.

No one spoke in opposition to this item.

Motion by Member Warden to approve

Second by Member Kehoe

Vote: 9-0

**Redevelopment Agency Resolution Number R-2613.**

8. Approving resolutions to:

Item A. Authorize transmittal of Preliminary Report to each affect taxing entity; and

Item B. Authorize submittal of Draft FONSI/Mitigated Negative Declaration to public agencies, affected taxing agencies, and the public in general.

No one spoke in opposition to these items.

Motion by Member Warden to approve

Second by Member Kehoe

Vote: 9-0

**Redevelopment Agency Resolution Numbers R-2614 and R-2615.**

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**CONSENT - ADOPTION**

9. Approving resolution to:

Item A. That the Redevelopment Agency rescind an Agreement with CDC and;

Item B. That the Redevelopment Agency approve the release of \$265,000 previously encumbered for the Southcrest Homeownership Program and utilize the funds to fund other SEDC low-and moderate-income housing projects.

See Southeastern Development Corporation report dated February 6, 1996

No one spoke in opposition to these items.

Motion by Member Warden to approve

Second by Member Kehoe

Vote: 9-0

**Redevelopment Agency Resolution Numbers R-2616.**

10. Approving resolution and document to:

The Agency Loan and Housing Department Agreement with Casas de Suenos, Ltd., with San Diego Community Housing Corp. as the general partner.

See Southeastern Development Corporation report dated February 6, 1996.

No one spoke in opposition to this item.

Motion by Member Warden to approve

Second by Member Kehoe

Vote: 9-0

**Redevelopment Agency Resolution Number R-2617, and Document Number D-2579.**

CITY OF SAN DIEGO, CALIFORNIA  
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11. CONFERENCE WITH THE PRESIDENT OF THE SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION, ACTING ON BEHALF OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO REGARDING REAL PROPERTY NEGOTIATIONS FOR PROPERTY LOCATED SOUTH OF IMPERIAL AVENUE BETWEEN 40TH AND 45TH STREETS, AND NORTH OF OCEAN VIEW BOULEVARD.

This matter is before the Redevelopment agency for purposes of taking public comment on the proposed real property acquisition. Following public comment, the Board of the Redevelopment Agency shall meet in Closed Session on February 13, 1996 at 9:00 a.m. pursuant to California Government Code Section 54956 for the purpose of authorizing the President of the Southeastern Economic Development, on behalf of the Redevelopment Agency to negotiate for the acquisition of real property located south of Imperial Avenue, between 40th, and 45th Streets, and north of Ocean View Boulevard, in the City and County of San Diego, California, with Michael J. Walton of Congress Realty, representing Middlesex, the owner of the real property.

**ADJOURNMENT**

The meeting adjourned at 10:30 a.m.



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