

REDEVELOPMENT AGENCY MINUTES

**SPECIAL REDEVELOPMENT AGENCY/CITY COUNCIL MEETING
MAY 12, 1998**

The meeting called to order as the City Council at **11:04** a.m.

Roll Call Mathis, Wear, Kehoe, Stevens, Warden, Stallings,
McCarty, Vargas and Mayor Golding

Assistant City Manager, Penelope
City Attorney, Casey Gwinn
Secretary, Jack Fishkin

The meeting adjourned as the City Council at **12:33** p.m.

The meeting reconvened as the City Council at **2:00** p.m.

The meeting adjourned as the City Council at **2:49** p.m.

The meeting reconvened as the Joint City Council/Redevelopment Agency at **2:50** p.m.

ADOPTION

1. Approving resolutions and document to:

Item A. Certify that the Mitigated Negative Declaration and Initial Study have been reviewed and considered with respect to the proposed International Gateway of the Americas project.

Item B. Authorize the Executive Director to execute the Disposition and Development Agreement for the Americas project.

Item C. Approve the Basic Concept Drawings with respect to the project.

See Redevelopment Agency staff report RA **98-4**.

Council Companion Item No. S601.

Mayor Golding stated what's before us today is the Proposed Disposition and Development Agreement for the International Gateway of the Americas Project with the LandGrant Development Company.

Patricia K. Hightman, Deputy Executive Director, Redevelopment Agency, presented the staff report, and a slide presentation. She gave a brief background of the project, fiscal impact, summary of the terms and conditions of the DDA, the Owner Participation process, the environmental review, savings, and other recommendations.

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Ms. Hightman stated the developer is advancing all of the \$192M that is needed for this project, the Agency and the City will repay him over 30 years at either 6% or 10% interest rate. But if he does not generate the sales tax or the tax increment, then the City is not obligated to make this payment.

Sam Marasco, President, LandGrant Development Company, available to answer questions.

Public Testimony - Opposition

Christine Myayotie, District Director for Senator Denise Ducheny, who represents San Ysidro in the State Assembly. She said our purpose today is to support the position of the San Ysidro Project Area Committee in its request for a delay or if there is no delay in opposition to the DDA. There are many questions that need to be answered, for example the role of the trolley and the conflicts in the recent report of the GSA. She distributed a letter to the Mayor and City Council about the project.

Jesus Torres talked about a new port of entry into San Ysidro, and the trolley to the west of I-5.

Irene Stollard Rodriguez, President of the San Ysidro Chamber of Commerce, requested that the complexity of this project that there be an extension for the community and businesses to have the opportunity to review the DDA.

Lorraine Ramirez, member of the San Ysidro Project Area Committee, said there are many questions to the DDA that need to be answered, and requested an extension.

Dwight Warden, attorney, representing Baja Mex-Insurance Agency, said there are two actions: 1) the mitigated negative declaration, and; 2) the the DDA. Mr. Warden said we submitted to you a packet with comments regarding the mitigated negative declaration, we believe that those have not been resolved. We do not believe that the mitigated negative declaration is adequate. Mr. Warden said Baja Mex-Insurance Services have been a fixture in the San Ysidro Community for a least 10 years or more. They support the project, excite about the concept of redevelopment in this area. Our client Baja Mex hopes to participate in the project, and we have been discussing that with Mr. Marasco and his staff and attorneys and hope to reach an agreement in that regard. At present, Baja Mex does not believe that it is necessary to condemn their property in order for the project to go forward. In the past, Baja Mex was subject to eminent domain actions and lost property and the opportunity to participate, and redevelopment actions in San Ysidro Community and do not want to happen again. They do not want simply to be bought out, and pushed aside. He stated on the \$6.00 per sq. ft. pricing is low, Baja Mex paid \$25.00 a sq. ft. for their property almost ten (10) years ago, and was appraised at \$37.00. Baja Mex property is right at the entry way, not blighted, got a nice smooth thriving business on it, and hope that both issues would be resolved, and we could participate in this project.

Howard Burns, assent manager, representing MacDonald, to ensure that the existing MacDonald's retain their viability. He stated that there are letters from GSA and Baja Mex. He had concerns about the CEQA checklist nos. 13 and 14. That East San Ysidro is considered and not ignored. Mr. Burns presented a letter from MacDonalds.

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Raquel had concerns about the entrance to San Ysidro.

Alesia Jimenez, resident of San Ysidro, addressed concerns to the community and businesses on the DDA.

Cecila Alessio, President of the Women Club that this project be continued, time to review the DDA.

Bertha A. Gonzalez, member of the PAC, had concerns to the DDA, need time to review.

Rhonda Smith, resident of San Ysidro, addressed the issues to the bridge and the trolley.

Public Testimony - Favor

Andrea Skorepa spoke in favor to the project.

Richard Gomez said this good for the community and in support of the project.

Michael Freedman, resident of San Ysidro, spoke in support of the proposed project.

Consuelo Rodriguez, resident of 30 years, spoke in support to the proposed project.

Rosemary Flores Gonzalez, representing the residents in her community, in support of the proposed project.

Christine Guard, spoke in support to the DDA and the proposed project.

Alice Sledo, not present, but in support of the proposed project.

Barry Simons, property owners, spoke in support to the proposed project.

Debra Marvel, spoke in support of the proposed project.

Motion by Member Vargas to adopt the recommendations, those of the Redevelopment Agency (with Stevens not present) and those that certify that the Mitigated Negative Declaration in the initial study have been reviewed and considered with respect to the proposed project; authorize the Executive Director to execute the Disposition Development Agreement for the Development of the International Gateways of the Americas Project, including the amended language stated in the letter dated May 12, 1998, from Procopio Cory Hargreaves & Savitch, submitted by Barry Simons; and approve the Basic Concept Drawings with respect to the project.

Second by Member Wear

Vote: 8-0

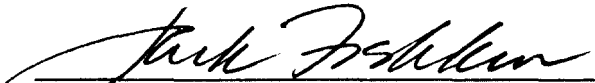
City Council Resolution numbers R-290105 and R-290106; and Redevelopment Agency Resolution numbers R-2841, R-2842 and R-2843; and Redevelopment Agency Document number D-2842.

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ADJOURNMENT

The meeting adjourned at 4:25 p.m.



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