

REDEVELOPMENT AGENCY MINUTES

SPECIAL REDEVELOPMENT AGENCY/CITY COUNCIL MEETING
JUNE 30, 1998

The meeting called to order as the City Council at 10:16 a.m.

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

City Manager, Michael T. Uberuaga
City Attorney, Leslie Devaney
Secretary, Jack Fishkin

The meeting adjourned as the City Council at 10:30 a.m.

The meeting reconvened as the Redevelopment Agency at 10:31 a.m.

CONSENT-ADOPTION

2. Approving resolutions and documents to:

Authorize the Executive Director to enter into 1) a Purchase Agreement with D.P. Partnership to purchase right of way along College Avenue and 2) a DDA with Wal-Mart Real Estate Business Trust to redevelop the College Grove Shopping Center using a portion of the tax increment revenue generated by improvements to the shopping center, not to exceed \$350,000 or 15 years for the Purchase Agreement and \$165,000 or 15 years for the DDA; and authorizing the Agency to fund the construction improvements to widen College Ave. Between College Grove Drive and Hwy. 94.

See Redevelopment Agency staff report RA 98-6.

See Council Companion Item Nos. S-601 and S602.

No one spoke in opposition to this item.

Councilmember McCarty thanked Pat Hightman, Tina Christiansen, Bob Didion and Maureen Ostrye for their outstanding work on this project. She read into the record regarding the EEOC obligations, Section 314 is clarified to provide the obligation of Walmart Trust to comply with the provisions Code 27, the regulations and the other provisions as Section 314 apply only to the two stores developed by Walmart Trust at the Grove Mall that is the improvements as such terms defined in the DDA, and these such obligations apply to the Walmart Trust in the performance of its obligations as developer pursuant to the provisions of the DDA and will not apply to the Walmart Trust as a Retailer or any other capacity, and cease such obligation to terminate upon the issuance of certificate of completion pursuant to Section 326 of the DDA, paragraph 3j. In addition, Walmart Trust agrees to refrain from discrimination against any employee or application of employment on any bases prohibited by law and all of its operating capacities by the duration of the DDA.

Motion by Member Stallings to approve

Second by Member Stevens

Vote: 9-0

City Council Resolution number R-290415 (S-601) and introduced (S-692); and Redevelopment Agency Resolution numbers R-2854, R-2855; and Redevelopment Agency

~~Document numbers D-2854 and D-2855.~~

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CONSENT - ADOPTION

3. Approving resolution and document to:

The Rehabilitation Loan Agreement with Janopaul Block S.D. No. 1, LLC, and approving the Basic Concept/Schematic Drawings implementing the agreement for the El Cortez Hotel.

See Centre City Development Corporation staff report dated June 9, 1998.

No one spoke in opposition to this item.

Motion by Member Stallings to approve

Second by Member Stevens

Vote: 9-0

Redevelopment Agency Resolution number R-2856; and Redevelopment Agency Document number D-2856.

The meeting adjourned as the Redevelopment Agency as 10:36 a.m.

The meeting reconvene as the Housing Authority at 10:37 a.m.

The meeting adjourned as the Housing Authority at 10:38 a.m.

The meeting reconvened as the City Council at 10:58 a.m.

The meeting adjourned as the City Council at 11:25 a.m.

The meeting reconvened as the City Council/Redevelopment Agency at 11:26 a.m.

ADOPTION

4. Approving resolution to:

Item A. Authorize the repayment of \$838,372 to the City of San Diego, of the monies coming from the Mt. Hope Redevelopment Area in the amount of \$730,009 and \$108,363 from the Southcrest Redevelopment Project Area, for a total of \$838,372;

Item B. Accept \$838,372 as interest-bearing loan from the City of San Diego to be used in the FY 98-99 SEDC Project Budget for implementation costs, planning and administration, redevelopment legal services, environmental finance and acquisition to augment the Dells Imperial Study Area (\$204,038), Central Imperial Redevelopment Project Area (\$563,306) and the Gateway Center West Redevelopment Project (\$71,028); and

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Item C. Direct the Auditor and Comptroller to record the \$838,372 as an interest bearing loan to the Redevelopment Agency, to be repaid as soon as practicable from tax increments or other appropriate revenues.

See Southeastern Economic Development Corporation report dated June 9, 1998.

Carolyn Smith, President, SEDC, presented the staff report.

Public Testimony - Opposition

Reynaldo Pisano spoke in opposition, and presented a letter.

James Justice, Sherman Heights resident, representing the inner business association and members, spoke in opposition to any additional funds to be used for the Dell Imperial area.

Ms. Jamie Morales, Sherman Heights resident, spoke in opposition to the CCDC and SEDC budgets.

Motion by Member Stevens to approve

Second by Member Vargas

Vote: 9-0

Redevelopment Agency Resolution number R-2857.

1. Approving resolutions and documents to:

Item A. Adopt the FY 1999 project budgets for projects and studies administered by the Centre City Development Corporation, City Redevelopment Program and Southeastern Economic Development Corporation.

Item B. Adopt the FY 1999 administrative budget for the Centre City Development Corporation.

Item C. Adopt the FY 1999 administrative budget for the Southeastern Economic Development Corporation.

See Redevelopment Agency staff report RA 98-7.

See Council Companion Item No. 336.

Motion by Member Stevens to approve

Second by Member Vargas

Vote: 9-0


City Council Resolution numbers R-290411 and R-290412; Redevelopment Agency Resolution numbers R-2850, R-2851 and R-2852; and Redevelopment Agency Document numbers D-2850, D-2851, and R-2852.

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ADJOURNMENT

The meeting adjourned at 12:05 p.m.



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