

REDEVELOPMENT AGENCY MINUTES

THE CITY COUNCIL/REDEVELOPMENT AGENCY MEETING
OF
SEPTEMBER 8, 1998

The meeting called to order as the City Council at 10:13 a.m.

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

City Manager, Michael T. Uberuaga
City Attorney, Casey Gwinn
Secretary, Charles Abdelnour

The meeting adjourned as the City Council at 10:56 a.m.

The meeting reconvened as the Joint City Council/Redevelopment Agency at 10:57 a.m.

CONSENT

1. Approval of the minutes of May 4, 1998.
Approval of the minutes of May 12, 1998.

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

CONSENT-ADOPTION

3. Approving resolution to:

Approve the Amendment to the Budget for Cortez Hill Sewer Main Replacement to provide for planned new projects.

See Centre City Development Corporation report dated August 18, 1998.

No one spoke in opposition to this item.

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

Redevelopment Agency Resolution number R-2876.

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CONSENT-ADOPTION

4. Approving resolution to:

Approve an Exclusive Negotiation Agreement with the CIM Group, LLC reflecting the proposed business terms and budget amendment for the redevelopment of the Holzwasser/Walker Scott Building at **402** Broadway and **1026** Fifth Avenue.

See Centre City Development Corporation report dated August 18, 1998.

No one spoke in opposition to this item.

Motion by Member Wear to approve

Second by Member Mathis

Vote: 9-0

Redevelopment Agency Resolution number R-2877.

7. Approving resolution to:

Approve the issuance of a Corrective Action Order for the property at **145** Market Street, San Diego for clean up of contaminated property.

See Centre City Development Corporation report dated August 7, 1998.

No one spoke in opposition to this item.

Motion by Member Wear to approve

Second by Member Mathis

Vote: 9-0

Redevelopment Agency Resolution number R-2878.

8. Approving resolution and document to:

Approve the Environmental Analysis and Action Plan for a portion of the East Village Redevelopment District and Authorizing Removal or Remedial Actions as may be required pursuant to that Plan.

See Centre City Development Corporation report dated August 13, 1998.

No one spoke in opposition to this item.

Motion by Member Wear to approve

Second by Member Mathis

Vote: 9-0

Redevelopment Agency Resolution number R-2879; and Redevelopment Agency Document number D-2879.

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CONSENT-ADOPTION

9. Approving resolution and document to:

Approve an Amendment to the Negotiation Agreement with United Enterprises, Ltd. to extend negotiations for an additional 47 days.

See Centre City Development Corporation report dated August 11, 1998.

No one spoke in opposition to this item.

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

Redevelopment Agency Resolution number R-2880; and Redevelopment Agency Document number D-2880.

10. Approving resolution and document to:

Authorize separate agreements with Roberto Salas and the Team of Jerry Dumlao, Tama Dumlao and Mary Lynn Dominguez for Artistic services to create works of art as a tribute to Martin Luther King, Jr. in King Promenade.

See Centre City Development Corporation report dated August 7, 1998.

No one spoke in opposition to this item.

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

Redevelopment Agency Resolution number R-2881; and Redevelopment Agency Document numbers D-2881a and D-2881b.

11. Approving resolution and document to:

That the Redevelopment Agency approve the Purchase and Sale Agreement with the Moore Family Trust.

See Southeastern Economic Development Corporation report no. 98-010.

No one spoke in opposition to this item.

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

Redevelopment Agency Resolution number R-2882; and Redevelopment Agency Document number D-2882.

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CONSENT-ADOPTION

12. Approving resolution and document to:

That the Redevelopment adopt a resolution approving the First Implementation Agreement to the Owner Participation Agreement with Mr. Santosh Arya for the development of an Ultramar Gasoline Station, Mini-mart and Car Wash located at 47th Street and Imperial Avenue.

See Southeastern Economic Development Corporation report no. **98-009**.

No one spoke in opposition to this item.

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

Redevelopment Agency Resolution number R-2883; and Redevelopment Agency Document number D-2883.

13. Approving resolution and document to:

That the Redevelopment Agency adopt a resolution: 1) approving the termination of the previously approval Agency Loan and Housing Development Agreement with Nogal Street, LLC for \$30,000 and; 2) transferring the previously allocated \$30,000 to the San Diego Housing Commission for administration of the Southeastern Economic Development Corporation's (SEDC) Homer Buyer Assistance Programs for the Nogal Street Housing Development.

See Southeastern Economic Development Corporation report no. **98-007**.

No one spoke in opposition to this item.

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

Redevelopment Agency Resolution number R-2884; and Redevelopment Agency Document number D-2884.

The meeting adjourned as the Joint City Council/Redevelopment Agency at **10:56** a.m.

The meeting reconvened as the City Council at **10:57** a.m.

The meeting adjourned as the City Council **12:05** p.m.

The meeting reconvened as the City Council at **2:10** p.m.

The meeting adjourned as the City Council at **2:38** p.m.

The meeting reconvened as the Redevelopment Agency at **2:39** p.m.

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ADOPTION

2. Approving resolution to:

Item A. Authorize CCDC to advertise & receive bids for construction and installation; and

Item B. Make certain findings of benefit to the Centre City Redevelopment Project Area.

See Centre City Development Corporation report dated August 19, 1998.

Council Companion Item No. 335.

No one spoke in opposition to these items.

Motion by Member Wear to approve

Second by Member Warden

Vote: 9-0

Redevelopment Agency Resolution number R-2885; and City Council Resolution number R-290689.

The meeting adjourned as the Joint City Council/Redevelopment Agency at 2:40 p.m.

The meeting reconvened as the City Council at 2:41 p.m.

The meeting adjourned as the City Council at 4:46 p.m.

The meeting reconvened as the Redevelopment Agency at 4:47 p.m.

5. CONDEMNATION OF THE PROPERTY IN THE CORE AND EAST VILLAGE REDEVELOPMENT DISTRICTS.

(RA 99-11)

Item A. Determining and Declaring that the Public Interest, Convenience and Necessity of the Agency require construction, operation, and maintenance of the Centre City Redevelopment Project and Demand the Acquisition of Fee Title for the following ownership parcel numbers: 534-194-01, 534-194-02, 534-194-03, 534-194-04, 534-194-09, 535-152-01, & 02, and 535-154-001, 02, 03 & 04; and

Item B. That an offer to acquire the properties at the appraised fair market value has been made to the owners of the subject properties and which offers have not been accepted; and

Item C. Declaring the intention of the Agency to acquire said properties under Eminent Domain proceedings; and

Item D. Directing the General Counsel of the Agency to commence an action in the Superior Court of the state of California for the purpose of condemning and acquiring said properties.

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See Centre Development Corporation report dated August 13, 1998.

On August 7, 1998, the Corporation Board of Directors heard and unanimously approved this item.

David Allsbrook, CCDC, gave a brief background of the East Village proposed project.

Janice Weinrick, CCDC, gave an overview of the implementation strategy for the East Village.

Public Testimony - Opposition

Michael Robinson, attorney, representing Steve Young, and the Allen Company, stated would like to stay in the area, no problem in relocating, and other property owners have not been contacted regarding relocation sites and offers.

Motion by Member Vargas to continue to September 14, 1998 for additional information from CCDC.

Second by Member Wear

Vote: 9-0

6. CONDEMNATION OF PROPERTY IN THE EAST VILLAGE REDEVELOPMENT PROJECT.

(RA 99-12)

Item A. Determining and declaring that the Public Interest, Convenience and Necessity of the Agency require construction, operation, and maintenance of the Centre City Redevelopment Project and Demand the Acquisition of Fee Title for the following ownership parcel numbers: 535-356-01, 535-356-02, 535-356-03, 535-356-04, 535-356-05 & 535-356-09; and

Item B. That an offer to acquire the properties at the appraised fair market value has been made to the owners of the subject properties and which offers have not been accepted; and

Item C. Declaring the intention of the Agency to acquire said properties under eminent domain proceedings; and

Item D. Directing the General Counsel of the Agency to commence an action in the Superior Court of the State of California for the purpose of condemning and acquiring said properties.

See Centre City Development Corporation report dated August 13, 1998.

On August 7, 1998, the Corporation Board of Directors heard and unanimously approved this item.

David Allsbrook, project manager, presented staff report.

Janice Weinrick, gave an overview of the Comprehensive Parking Strategy Plan.

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Public Testimony - Opposition

Sandra Brower, attorney, representing Western Bay LLC, owned by the Tom Hom family, and submitted a letter dated September 1, 1998. She stated that this parcel is included in the ballpark district.

Dorothy Hom stated this item to be continued, that this property is part of the historic Western Metal complex.

Dr. Kim said was not notified regarding about the condemnation of his property.

Willard Woods spoke in opposition to the relocation of his property and to continue to a later date

John Gleason spoke in opposition to relocation and requested a continuance of this item.

Bill Keller requested a continuance of this item.


Motion by Member Vargas to continue to September 14, 1998 for additional information from CCDC.

Second by Member Wear

Vote: 9-0

ADJOURNMENT

The meeting adjourned at 5:45 p.m.


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