

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY MEETING  
SEPTEMBER 14, 1999

The meeting called to order as the City Council at 2:07 p.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  
Secretary, Jack Fishkin

The meeting adjourned as the City Council at 3:41 p.m.

The meeting reconvened as the Redevelopment Agency at 3:42 p.m.

**CONSENT**

1. Approval of the minutes of the special meeting May 25, 1999.  
Approval of the minutes of the meeting June 1, 1999.

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

**ADOPTION**

2. Approving resolution and document to:

The adoption of the Second (New) Implementation Plan for City Heights.

See Redevelopment Agency report RA 99-5 dated June 29, 1999.

The City Heights Implementation Plan continued from the meeting of July 20, 1999.

**Public Testimony - Opposition**

Phillip Zobaich stated there are no dollar amount, when talking about redevelopment.

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

Redevelopment Agency Resolution number R-03033 and Redevelopment Agency Document number D-03033.

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**ADOPTION**

3. Approving resolution and document to:

Authorizing the Executive Director, or designee, to execute an Agreement for Consulting Services with Keyser Marston Associates, Inc. for the Naval Training Center Project.

See Redevelopment Agency report dated July 26, 1999.

**Public Testimony - Opposition**

Phillip Zobaich, talked about the opportunity cost, and use of the property.

Chair Golding, stated that Mr. Zobaich had to be specific on the item.

Mr. Zobaich, said that there should be no money on the Naval Training Center project until it has been voted on by the people.

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

**Redevelopment Agency Resolution number R-03034 and Redevelopment Agency Document number D-03034.**

4. Approving resolution and document to:

Item A. Authorizing the Executive Director or designee, to execute an Exclusive Negotiating Agreement with TRANS WEST, Housing Inc. for the development of a mixed use project in the City Heights Redevelopment Project Area.

Item B. Amending the FY 1999-2000 Agency Budget increasing City Heights Project Area Fund 98200 \$25,000 in Developer proceeds and authorizing expenditure of said funds.

See Redevelopment Agency report RA 99-8, dated September 8, 1999.

**Public Testimony - Favor**

Jack McGrory, representing Price Charities and Entities, we are here to present the next phase of the Urban Village Project, City Heights. He presented display boards and charts, gave a brief overview of the proposed project.

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Item 4 (continued)

Public Testimony - Opposition

Phillip Zobaich, said where he lives, they downzoned that area.

Motion by Member Wear to approve

Second by Member Stevens

Vote: 9-0

**Redevelopment Agency Resolution number R-03035 and Redevelopment Agency Document number D-03035.**

Chair Golding said we will adjourned as the Redevelopment Agency and reconvened as the Housing Authority.

The meeting adjourned as the Redevelopment Agency at 4:00 p.m.

The meeting reconvened as the Housing Authority at 4:01 p.m.

The meeting adjourned as the Housing Authority at 4:02 p.m.

The meeting reconvened as the Redevelopment Agency at 4:03 p.m.

Chair Golding informed Mr. Zobaich that he is opposed to Redevelopment in general, but need specific issues to each item.

**ADOPTION**

5. Approving resolution to:

Item A. Authorizing the Agency to advertise and receive bids for the demolition of all known substructures;

Item B. Authorize the Executive Director of the Agency, or her designee, to award the contract to the lowest responsible bidder, provided the bids are within the established budget (not to exceed \$400,000), and that all other requirements are met;

Item C. Authorize the Agency to administer the contract.

See Redevelopment Agency report RA 99-10, dated September 14, 1999.

Motion by Member Wear to approve

Second by Member Stevens

Vote: 9-0

**Redevelopment Agency Resolution number R-03036.**

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**ADOPTION**

6. Approving resolution to:

Approving the demolition of on-site improvements and construction of parking lots on three sites; making certain findings with respect to the payments for the improvements; and authorizing CCDC to bid and construct said improvements.

See Centre City Development Corporation report dated August 9, 1999.

Council Companion Item No. 341.

Public Testimony - Opposition

Phillip Zobaich, spoke in opposition to parking lots, take away housing and businesses.

Motion by Member Wear to approve

Second by Member Stevens

Vote: 9-0

**Redevelopment Agency Resolution number R-03037, and Redevelopment Agency Document number D-03037; and City Council Resolution number R-292184.**

7. Approving resolutions to:

Authorizing the submittal of the Proposed Hotel Amendment to the Centre City Redevelopment Plan to the Project Area Committee and Planning Commission; and consenting to a joint public hearing and authorizing publication and mailing of such joint public hearing.

See Centre City Development Corporation report dated August 16, 1999.

Council Companion Item No. 340.

No one spoke in opposition to this item.

Motion by Member Wear to approve

Second by Member Stevens

Vote: 9-0

**Redevelopment Agency Resolution numbers R-03038, R-03039, and R-03040; and City Council Resolution number R-292183.**

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**ADOPTION**

8. Approving resolutions to:

Amending the Annual Program Budget previously adopted for Fiscal Year 1999-2000 by increasing the Marina Sub Area budget \$2 million; increasing the Horton Plaza City Loan Repayment budget by \$830,000; and decreasing the Area Wide Public Improvements by \$400,000.

See Centre City Development Corporation report dated August 6, 1999.

Public Testimony - Opposition

Phillip Zobiach, said taking money from each community, property taxes

Motion by Member Wear to approve

Second by Member Stevens

Vote: 9-0

**Redevelopment Agency Resolution number R-03041.**

9. Approving resolution and document to:

Amending the Disposition and Development Agreement for Parcel A-2 of the Little Italy neighborhood Development with Barone Galasso & Associates (Third Implementation Agreement to DDA).

See Centre City Development staff report dated August 16, 1999.

Council Companion Item No. 701.

No one spoke in opposition to this item.

Motion by Member Wear to approve

Second by Member Stevens

Vote: 9-0

**Redevelopment Agency Resolution number R-03042, and Redevelopment Agency Document number D-03042; and City Council Resolution number R-292186.**

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**ADOPTION**

11. Approving resolution and document to:

That the Redevelopment Agency adopts a resolution (1) approving the Second Amendment to the Agency Loan and Housing Development Agreement with Boston Avenue LLC for the Boston Village housing development to provide \$12,000 for the construction of additional improvements and increase the purchase price of 6 units from \$155,000 to \$160,000, and (2) making certain findings to benefit for the use of housing set-aside funds within the Southcrest Redevelopment

See Southeastern Economic Development Corporation report 99-015, dated August 3, 1999.

Council Companion Item No. 339.

Motion by Member Wear to approve

Second by Member Stevens

Vote: 9-0

**Redevelopment Agency Resolution number R-03045, and Redevelopment Agency document number D-03045; and City Council Resolution number R-292184.**

12. Approving resolution and document to:

That the Redevelopment Agency of the City of San Diego approve the Purchase and Sale Agreement and Joint Escrow Instructions for the acquisition of the Philippine Independent Catholic Church property.

See Southeastern Economic Development Corporation report 99-016.

Public Testimony - Opposition

Phillip Zobaich asked why the Redevelopment Agency purchasing a Catholic Church? Redevelopment is buying land, the debt is getting out of hand, and not going before the voters.

Motion by Member Wear to approve

Second by Member Stevens

Vote: 9-0

**Redevelopment Agency Resolution number R-03046, and Redevelopment Agency Document number D-03046.**

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**ADOPTION**

Chair Golding stated there is someone in opposition to item 10.

10. Approving resolutions to:

Certifying the MEIR for the Centre City Redevelopment Project; Secondary Study with respect to the Marina Development Permit 99-0476 (BOSA) Development; and making certain finding and determination regarding environmental impacts; adopting a resolution granting or denying Marina Development Permit 99-0476.

See Centre City Development staff report, dated August 16, 1999.

Council Companion Item No. 702.

Public Testimony - Opposition


Paul Cane, said this project is overbuilt, and to look at the impact it will have on the rest of the area.

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

Redevelopment Agency Resolution numbers R-03043 and R-03044; and City Council Resolution numbers R-292187 and R-292188 .

**ADJOURNMENT**

The meeting adjourned at 4:10 p.m.

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