

**REDEVELOPMENT AGENCY MINUTES**

**REDEVELOPMENT AGENCY MEETING  
JANUARY 23, 2001**

The meeting called to order as the City Council at 10:06 a.m. by Mayor Murphy.

Roll Call    Peters, Wear, Atkins, Stevens, Maienschein  
                 Stallings, Madaffer, District 8-vacant, Mayor Murphy

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

The meeting adjourned as the City Council at 11:55 a.m.

The meeting reconvened as the Redevelopment Agency at 11:55 a.m.

Non-Agenda Comment:

Daniel Beeman addressed issues relating to PAC elections and tax increments.

**ADOPTION**

**1. Approval of Redevelopment Agency Minutes for the meetings of:**

November 21, 2000, Special Joint Meeting  
December 5, 2000, Adjourned  
December 12, 2000

Motion by Member Stevens to approve (with District 8-vacant)  
Second by Member Wear  
Vote: 8-0

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**Consent-Adoption**

**2. Amendment to Redevelopment Agency Fiscal Year 2001 Budget.**

((RA 2001-96)

Amend the Fiscal Year 2001 Redevelopment Agency Budget to: a) accept the reloan of CDBG funds to the Agency in the amount of \$251,042, including \$140,388 for the Barrio Logan Redevelopment Project Area (Fund 98900) and \$110,654 for the City Heights Redevelopment Project Area (Fund 98200), b) appropriate \$140,388 for project and staff costs for the Barrio Logan Redevelopment Project Area, c) appropriate \$110,654 for the City Heights Urban Village Section 108 loan payment from the City Heights Redevelopment Project Area (Fund 98200), d) appropriate \$10,000 developer deposit for Agency expenses as allowed by the approved Exclusive Negotiating Agreement Garcia/Collins, Inc. within the Barrio Logan Redevelopment Project Area (Fund 98900), and e) appropriate additional accrued interest of \$7,771 for the loan repayment from the Market Street Industrial Park Redevelopment Project Area (Fund 98601).

See Redevelopment Agency report dated January 5, 2001.

Council Companion Item No. 332 .

Auditor Certificate Number: AC 2100765

Motion by Member Stevens to return this item at the request of the Executive Director to reconcile how the funds will be disposed of (with District 8 vacant).

Second by Member Wear

Vote: 8-0

**3. Joint Powers Agreement Between The Redevelopment Agency and Port District Regarding Remediation of Campbell Shipyard Site.**

(RA 2001-95)

Authorizing Executive Director to enter into an Agreement for the Joint Exercise of Powers with The San Diego Unified Port District regarding environmental remediation of the former Campbell Shipyard site.

See City Attorney report dated January 5, 2001.

Motion by Member Wear to approve (with Stallings abstaining, and District 8-vacant)

Second by Member Madaffer

Vote: 7-0

**Redevelopment Agency Resolution and Document number R-03287 and D-03287.**

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**Consent-Adoption**

**4. Resurfacing and Refurbishing of Parcel 5 (One America Plaza Hotel Site).**

(RA 2001-94)

Authorizing the Resurfacing and Refurbishing of Parcel 5 (One America Plaza Hotel Site), amending the Annual Program Budget previously adopted for FY 2000-01, and making certain findings with respect to payment for the improvements.

See Centre City Development Corporation staff report dated December 1, 2000.

Council Companion Item No. 334.

Auditor Certificate Number: AC 2100708

Motion by Member Wear to approve (District 8-vacant)

Second by Member Stevens

Vote: 8-0

**Redevelopment Agency Resolution number R-03288, and City Council Resolution number R-294477.**

**6. Approval of the First Amendment to the Agreement with Pacific 17.**

(RA 2001-92 )

That the Redevelopment Agency adopts a resolution: (1) approving the First Amendment to the Agreement with Pacific 17 in an amount not to exceed Two Hundred Twenty-Four Thousand Five Hundred Fifty-Eight Dollars (\$224,558); (2) directing the Auditor to amend the FY 00/01 Project Budget in the Central Imperial Redevelopment Project in the amount of \$224,558 for Fund No. 98779 (Valencia Business Park for \$57,294) and Fund No. 98780 (Imperial Marketplace for \$167,264); authorizing the repayment of \$224,558 previously loaned to the Agency from the City of San Diego for the Mt. Hope Redevelopment Project Area; and (4) authorizing acceptance of \$224,558 from the City as an interest bearing loan to be used in the approved FY 00/01 SEDC Project Budget for the Central Imperial Redevelopment Project Area and to be repaid as soon as practicable from tax increment or other appropriate and available revenue.

See Southeastern Economic Development Corporation report no. 01-002, dated January 10, 2001.

Council Companion Item No. 333.

Auditor Certificate Numbers: AC 2100749 and AC 2100750

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Item No. 6 (continued)

Motion by Member Stevens to approve (District 8-vacant)  
Second by Member Wear  
Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03289 and D-03289, and City Council Resolution number R-294476.**

**7. Approval of the Fourth Amendment to the Agreement with RBF Consulting (Formerly Robert Bein, William Frost and Associates).**

(RA 2001-90)

That the Redevelopment Agency adopt a resolution approving the Fourth Amendment to the Agreement with RBF Consulting the amount of Four Hundred Fifty-Four Thousand Dollars (\$454,000).

See Southeastern Economic Development Corporation report no. 01-001, dated December 22, 2000.

Auditor Certificate Number: AC 2100705.

Motion by Member Stevens to approve (District 8-vacant)  
Second by Member Wear  
Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03290 and D-03290.**

**5. Exclusive Negotiation Agreement with Museum of Contemporary Art, San Diego.**

(RA 2001-90)

Approving an Exclusive Negotiation Agreement with the Museum of Contemporary Art, San Diego for the use of the Baggage Building at the Santa Fe Depot.

See Centre City Development Corporation staff report dated November 30, 2000.

Pam Hamilton, Centre City Development Corporation, project manager, gave a brief background of the proposed project.

Public testimony in opposition by Marianne Gerdes, Ann McVeagh (not present), Seth Miller (not present), Randy Houk, Jack O'Lexey, Dr. Reena Deutsch, Gillian Lancaster.

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**Item No. 5 (Continued) Adoption**

Public testimony in favor by Charles Castle, Dr. Huga Davies, Charles Cochrane, Judith Harris, Lynn Berberion, Ken Loch, Bill Scott.

The meeting adjourned as the Redevelopment Agency at 11:52 a.m. and trailed to 2:00 p.m. Chair Murphy addressed an concern about conveyance with the proposed project.

The meeting reconvened as the City Council at 2:04 p.m. by Mayor Murphy.

The meeting adjourned as the City Council at 2:12 p.m.

The meeting reconvened as the Redevelopment Agency at 2:12 p.m.

Pam Hamilton distributed a handout, said this new language that would be incorporated into the proposed Exclusive Negotiation Agreement with the Museum of Contemporary Art with the addition of a new paragraph 6 to Section 201, Development Concept and Essential Terms and Conditions, which reads as follows: "Notwithstanding anything in this Negotiation Agreement to the contrary, Agency and Developer agree that, in lieu of a conveyance of the Baggage Building by Catellus to Developer, Agency shall lease the Baggage Building to Developer on terms to be negotiated".

Motion by Member Stevens to approve as amended (District 8-vacant) the proposed Exclusive Negotiation Agreement with the Museum of Contemporary Art with the addition of a new paragraph 6 to Section 201, Development Concept and Essential Terms and Conditions, which reads as follows: "Notwithstanding anything in this Negotiation Agreement to the contrary, Agency and Developer agree that, in lieu of a conveyance of the Baggage Building by Catellus to Developer, Agency shall lease the Baggage Building to Developer on terms to be negotiated".

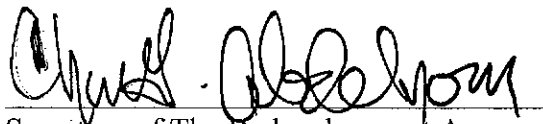
Second by Member Stallings

Vote: 8-0

**Redevelopment Agency Resolution and Document umbers R-03291 and D-03291.**

**Adjournment**

The meeting as the Redevelopment Agency at 2:25 p.m.

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