

REDEVELOPMENT AGENCY MEETING
MARCH 19, 2002

The meeting called to order as the City Council at 10:11 a.m. by Mayor Murphy.

Roll Call Peters, Wear, Atkins, Stevens, Maienschein,
Fyre, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager
Casey Gwinn, City Attorney
Leslie Devaney, City Attorney
Charles Abdelnour, City Clerk
Jack Fishkin, City Clerk

Excused Madaffer

The meeting adjourned as the City Council at 12:02 p.m.

The meeting reconvened as the City Council at 2:07 p.m.

The meeting adjourned as the City Council at 3:39 p.m.

The meeting reconvened as the Special Joint Redevelopment Agency with City Council at 4:03 p.m.

The meeting adjourned as the Special Joint Redevelopment Agency with City Council at 4:06 p.m.

The meeting reconvened as the Redevelopment Agency at 4:06 p.m.

1. **Approval of the minutes of:**

February 26, 2002

Motion by Member Stevens to approve (with Madaffer not present)

Second by Member Wear

Vote: 8-0

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3. **Additional Funding - Vietnam Veterans Project - 4141 Pacific Highway. (District 2)**

(RA 2002-94)

Authorizing the expenditure of \$208,500 from the Horton Plaza Redevelopment Low and Moderate Income Housing Funds for the acquisition of property located at 4141 Pacific Highway - Vietnam Veterans Project.

Centre City Development Corporation dated, February 20, 2002.

Staff: Frank Alessi 533-7130

Atty: Douglas Humphreys

Auditor Certificate Number: AC 2200903

Motion by Member Wear to return to Executive Director (with Madaffer not present)

Second by Member Peters

Vote: 8-0

2. **Site Improvement Assistance Agreement with the YMCA of San Diego County (Peninsula Branch). (District 2).**

(RA 2002-93)

1. Authorize the expenditure of \$575,000 of North Bay Redevelopment Project Tax Allocation Bond Proceeds, Series 2000, or other available funds for site improvement assistance to the YMCA of San Diego County (Peninsula Branch).
2. Enter into an Agreement with the YMCA of San Diego County (Peninsula Branch) to provide site improvement assistance.

Cathy Mahmud, project manager, Redevelopment Agency, presented staff report.

Public testimony in opposition by Jarvis Ross, Kathleen Blavatt (distributed a handout of pictures), and Bert Decker.

Public testimony in favor by John Burnham, Chris Vertrees, Alfredo Velasco, David Crowford, Whitney Skala. The following did not speak or not present but in favor: Susan Baker, Elise Streicher Rogerson, Carlita Duran, Scott Wilson, Brian Cramer and Steve Wimmers.

Auditor Certificate Number: AC 2200888

REDEVELOPMENT AGENCY MINUTES MARCH 19, 2002

Adoption

2. Site Improvement Assistance Agreement with the YMCA of San Diego County (Peninsula Branch). (District 2). - Continued

Motion by Member Wear to approve (with Fyre voting nay, and Madaffer not present)
Second by Member Peters
Vote: 7-1

Redevelopment Agency Resolution and Document numbers R-03441 and D-03441.

4. Transfer of Redevelopment Agency Low and Moderate Income Housing Funds to the City of San Diego Housing Commission. (District 2).

(RA 2002-103)

Approving the transfer of \$168,000 from Horton Plaza Redevelopment Project Low/moderate Income Housing Set-aside Funds to San Diego Housing Commission to provide for Leasing costs for the Transitional Housing Program for displace senior.

(RA 2002-102)

Making certain findings with respect to the use of funds.

Centre City Development Corporation dated, February 22, 2002.

Council Companion Item No. 340.

No one spoke in opposition to these items.

Auditor Certificate Number: AC 2200894

Motion by Member Wear to approve (with Madaffer not present)
Second by Member Peters
Vote: 8-0

Redevelopment Agency Resolution numbers R-03442 and R-03443; and City Council Resolution number R-296213.

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Adoption

5. First Implementation Agreement to Disposition and Development Agreement with Broadway Tower 655, LLC & Supplement to Environmental Secondary Study. (District 2).

(RA 2002-92)

Approving the First Implementation Agreement to the Disposition & Development Agreement with Broadway Tower 655, LLC, providing for an Extension of the Schedule of Performance.

(RA 2002-91)

Certifying the MEIR, SEIR, and Environmental Secondary Study for Proposed Broadway @ Kettner Office Building date 7/9/01; Environmental Secondary Study dated 9/26/01; and Environmental Secondary Study dated 2/7/02.

Centre City Development Corporation report dated February 14, 2002.

Council Companion Item No. 338

No one spoke in opposition to these items.

Redevelopment Agency Resolution and Document numbers, R-03444 and D-03444, R-03445; and City Council Resolution number R-296211.

6. Proposed Downtown First-Time Homebuyer Program. (District 2).

(RA 2002-108)

Approving the Proposed Downtown First-Time Homebuyer Program; entering into a Proposed Cooperation Agreement with the San Diego Housing Commission; authorizing the executive director or designee, to sign all documents necessary to approve individual loan agreements between the agency and eligible buyers.

(RA 2002-101)

Making certain findings determining that the use of Horton Plaza Redevelopment Project Funds are of benefit to the Centre City Redevelopment Project.

Centre City Development Corporation report dated February 27, 2002.

Council Companion Item No. 339.

Housing Authority Companion Item No. 2.

REDEVELOPMENT AGENCY MINUTES MARCH 19, 2002

Adoption

6. **Proposed Downtown First-Time Homebuyer Program. (District 2).** - Continued

Dale Royal, project manager, Centre City Development Corporation, presented staff report.

Motion by Member Wear to approve (with Atkins, and Inzunza voting nay, and Madaffer not present) as amended to direct that the City Manager and CCDC work with the Housing Commission, and return to the Land Use and Housing Committee with two programs. First, some form of a Housing Assistance Program for Public Employees, such as Police Officers, Fire Fighters, and Teachers, for the City of San Diego; Second, that program be formulated which would involve more than just downtown, to include areas around downtown and that this should be a matter of policy discussion. In addition, that the City Manager work with staff to undertake a survey for all City Employees with might be interested in the First Time Homebuyer Program. Accept Mayor Murphy's request that a report be provided in one year to determine the success of this program and how effective it is and, in the meantime, look at other First-Time Homebuyer programs that may be structured differently as to location and population target.

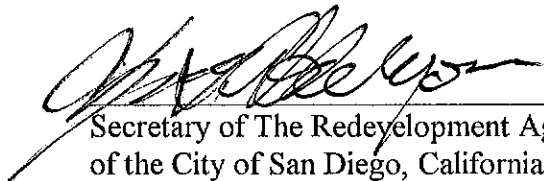
Second by Member Peters

Vote: 6-2

Redevelopment Agency Resolution numbers R-03446 and R-03447; City Council Resolution number R-296212, and Housing Authority Resolution number R-1147.

Adjournment

The meeting adjourned as the Redevelopment Agency at 5:35 p.m.


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