

REDEVELOPMENT AGENCY MEETING

JULY 9, 2002

The meeting called to order as the City Council at 10:07 a.m. by Mayor Murphy

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

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

The meeting adjourned as the City Council at 11:12 a.m.

The meeting reconvened as the Redevelopment Agency at 11:12 a.m.

Adoption

1. **Authorization to Accept the transfer of City Owned Property in Barrio Logan to the Redevelopment Agency. (District 8)**

(RA 2003-3)

Authorizing the Executive Director to accept the transfer of City-owned property in Barrio Logan, and assume the value of \$1,199, 000 as debt to the City, to be paid from tax increment, property sales funds, or other appropriate funds within the Barrio Logan Redevelopment Project Area.

See Redevelopment Agency Report no. RA-02-14, and CMR 02-151, dated July 3, 2002

Council Companion Item No. 334.

No one spoke in opposition to this item.

Motion by Member Inzunza to approve

Second by Member Stevens

Vote: 9-0

Redevelopment Agency Resolution number R-03493, and City Council Resolution number R-296781.

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Adoption

3. **Proposed Second Implementation Agreement with Broadway Tower 655, LLC. (District 2).**

(RA 2003-2)

Approving the Proposed Second Implementation Agreement with Broadway Tower 655, LLC.

See Centre City Development Corporation report dated June 6, 2002.

Auditor Certificate Number: AC 2300009

No one spoke in opposition to this item.

Motion by Member Wear to approve

Second by Member Stevens

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03494 and D-03494.

4. **Condemnation of Property Interests to Public Easements of Charlotte Raymond Lowell, et. al., as successors, heirs and devisees of Alonzo E. Horton, deceased, and their successors, heirs and devisees. (District 2).**

(RA 2003-1)

Finding and determining the Public Interest and Necessity for acquiring and authorizing the condemnation of certain real property interest within the Centre City Redevelopment Project Area.

See Centre City Development Corporation report dated June 4, 2002.

Auditor Certificate Number: AC 2201199

Dave Allsbrook, project manager, Centre City Development Corporation presented staff report.

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Adoption

4. **Condemnation of Property Interests to Public Easements of Charlotte Raymond Lowell, et. al., as successors, heirs and devisees of Alonzo E. Horton, deceased, and their successors, heirs and devisees. (District 2).** (Continued)

Chair Murphy opened and closed hearing.

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-03495.

6. **Approval of the Second Amendment to the Second Amendment and Restated Disposition and Development Agreement with Route 252 Joint Venture. (District 8).**

(RA 2003-10)

That the Redevelopment Agency of the City of San Diego (Agency) adopt a resolution approving the Second Amendment to the Second Amended Restated Disposition and Development Agreement (Amended DDA) between the Redevelopment Agency of the City of San Diego (Agency) and Route 252 Joint Venture.

See Southeastern Economic Development Corporation report no. 02-008, dated May 29, 2002.

No one spoke in opposition to this item.

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

Redevelopment Agency Resolution and Document numbers R-03496 and D-03496.

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Adoption

5. **Owner Participation Agreement with Catholic Charities and Approval of Design Concept/Schematic Drawings. (District 2).**

(RA 2003-4)

Approving the Proposed Owner Participation Agreement with Catholic Charities.

(RA 2003-5)

Approving Basic Concept/Schematic Drawings

(RA 2003-6)

Certifying the Agency has reviewed and considered information contained in the Master Environmental Impact Report for the Centre City Redevelopment Project, the subsequent environmental report to the MEIR for the proposed ballpark and ancillary development projects, and associated plan amendments, and the secondary study with the respect to the Proposed Owner Participation Agreement between the Agency and Catholic Charities, a California non-profit corporation, and making certain findings and determination regarding environmental impacts of the development pursuant thereto.

See Centre City Development Corporation report dated June 18, 2002.

Auditor Certificate Number: AC 2300013

Eli Sanchez, project manager, Centre City Development Corporation, presented staff report.

Public testimony in opposition by Sister Raymond Duvall, Mike Colarusso, and John Thelen.

Motion by Member Wear to approve

Second by Member Atkins

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03498 and D-03498, R-03499, and R-03500.

The meeting adjourned as the Redevelopment Agency at 11:30 a.m.

The meeting reconvened as the Housing Authority, the Redevelopment Agency with City Council at 11:30 a.m.

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Adoption

2. Metro Villas Project and Metro Career Center. (District 3).

(RA 2003-12)

Certifying that the information in LDR No. 41-1089 have been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and the National Environmental Policy Act (NEPA), and that said report reflects the independent judgment of the City of San Diego as Lead Agency. Stating for the record that the final Finding of No Significant Impact/Mitigated Negative Declaration has been reviewed and considered prior to approving the project. Adopting the Mitigation, Monitoring and Reporting Program.

(RA 2003-18)

Approve the Basic Concept Drawings.

(RA 2003-13)

Authorize the Executive Director or designee to accept the City conveyance of property located at the northwest corner of University Avenue and 40th Street and within the vacated right of way of 40th Street between University Avenue and Polk Avenue and to sell the property at the fair market price of \$870,700 plus interest, to San Diego Revitalization Corporation for the Metro Career Center and Metro Villas Projects.

(RA 2003-16 and RA 2003-17)

Amend the Redevelopment Agency budget for the City Heights Project Area and authorize the Executive Director or designee to accept and expend funds for the Metro Center Residential Project as follows: \$2,595,495 loan from San Diego Revitalization Corporation and a \$2,000,000 contribution from the Centre City Development Corporation low and moderate income housing set aside fund as Agency residual receipts loan contributions to the project, \$2,460,000 loan from San Diego Revitalization Corporation for Agency acquisition and relocation costs and \$60,000 developer advance payment from City Heights Community Development Corporation. And a \$2,104,505 land payment from CHCDC.

(RA 2003-13)

Record \$870,700 as Agency debt to the City which will be paid as soon as is practicable from tax increment or other appropriate and available funds from the City Heights Redevelopment Project.

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Adoption

2. **Metro Villas Project and Metro Career Center. (District 3). (Continued)**

(RA 2003-16)

Authorize the Executive Director to execute a Disposition and Development Agreement with City Heights Community Development Corporation for the Metro Center Residential Project.

(RA 2003-14 and RA 2003-15)

Authorize the Executive Director to execute the following agreements with San Diego Revitalization Corporation: 1. Sale Agreement for the Metro Career Center Project, and 2. a) Gap Loan Agreement; b) Acquisition and Relocation Loan Agreement, and ; c) Purchase and Sale Agreement for th Metro Villas Project.

(RA 2003-16)

Authorize the Executive Director to make contingent offers for acquisition of properties for the Metro Villas Project.

(RA 2003-16)

Approve the findings of benefit for the Horton Plaza Redevelopment Project.

See Redevelopment Agency Report no. RA-02-16, and CMR 02-150,dated July 3, 2002.

Council Companion Item No. 335.

Housing Authority Item No. 1.

Auditor Certificate Number: AC 2300022

Jim LoBue, project manager, Redevelopment Agency presented staff report.

Public testimony in opposition by Michael Sprague.

Public testimony in favor by Jeff Ott, and Ben Prado.

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Adoption

2. Metro Villas Project and Metro Career Center. (District 3). (Continued)

Motion by Member Atkins to approve

Second by Member Stevens

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03501, R-03502 and D-03502, R-03503, R-03504 and D-03504, R-03505, R-03506 and D-03506a, D-03506b, and D-03506c; R-03507 and D-03507; Housing Authority Resolution number HAR-1166; City Council Resolution numbers R-296782, R-296783 and R-296784.

Adjournment

The meeting adjourned and the Redevelopment Agency, Housing Authority with City Council at 11:58 a.m.



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