

**REDEVELOPMENT AGENCY MEETING  
SEPTEMBER 2, 2003**

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

Roll Call Peters, Zucchet, Atkins, Lewis, Maienschein,  
Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager  
Casey Gwinn, City Attorney  
Leslie Girard, City Attorney  
Charles Abdelnour, City Clerk  
Joyce Lane, City Clerk

The meeting adjourned as the City Council at 11:11 a.m. for the purpose of a break.

The meeting reconvened as the City Council at 11:22 a.m. by Mayor Murphy and all Council Members present.

The meeting adjourned as the City Council at 11:23 a.m.

The meeting reconvened as the Joint Redevelopment Agency with City Council at 11:23 a.m.

**Joint Public Hearing**

**5. Veterans Village Project. (District 2)**

(RA 2004-23)

Subitem A. Authorize the Executive Director, or designee, to execute a Disposition and Development Agreement with the Vietnam Veterans of San Diego for the Veterans Village Project.

(RA 2004-25)

Subitem B. Authorize acceptance of title to the property at 4141 Pacific Highway and the adjacent vacated Frontage Road from the City with Grant Deed provisions stating that title to the property will revert to the City should the property cease to be used to provide transitional housing for, and treatment of homeless veterans, or if the property is offered for sale to another entity for a use other than to provide transitional housing for, and treatment of homeless veterans.

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**Joint Public Hearing**

**5. Veterans Village Project. (District 2)**

(Continued)

(RA 2004-25)

Subitem C. Authorize the transfer of title to the property at 4141 Pacific Highway and the adjacent vacated Frontage Road from the Agency to the Vietnam Veterans of San Diego with Grant Deed provisions that the property will revert to the Agency and then to the City should the property cease to be used to provide transitional housing for, and treatment of homeless veterans, of if the property is offered for sale to another entity for a use other than to provide transitional housing for, and treatment of homeless veterans.

(RA 2004-25)

Subitem D. Authorize the City's Auditor and Comptroller to record as a debt of the North Bay Project Area to the City an amount equal to the total amount of the Community Development Block Grant funds used to repay the HUD 108 loan that was obtained to partially fund the acquisition of the property at 4141 Pacific Highway for the Vietnam Veterans of San Diego.

(RA 2004-26 and RA 2004-24)

Subitem E. Make certain findings that the project is of benefit to the North Bay Project Area; and make a finding of no significant impact/mitigated negative declaration.

(RA 2004-22)

Subitem F. Authorize the expenditure of \$1,000,000 from the Horton Plaza Redevelopment Project Low and Moderate Income Housing Set-Aside Fund for the development of the Veteran's Village project.

(RA 2004-22)

Subitem G. Make certain findings that the project is of benefit to the Horton Plaza Redevelopment Project.

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**Joint Public Hearing**

5. **Veterans Village Project. (District 2)**

(Continued)

(RA 2004-26)

Subitem H. Authorize acceptance of title to the approved vacated portions of the Public Right-of-Way at Pacific Highway (the Frontage Road) and Kurtz Street, between Coutts Street and Witherby Street, and portions of Witherby Street between Pacific Highway (the Frontage Road) and Kurtz Street from the City with Grant Deed provisions stating that title to the property will revert to the City should the property cease to be used to provide transitional housing for, and treatment of homeless veterans, or if the property is offered for sale to another entity for a use other than to provide transitional housing for, and treatment of homeless veterans.

(RA 2004-25)

Subitem I. Authorize the transfer of title to the approved vacated portion of the Public Right-of-Way at Pacific Highway (the Frontage Road) and Kurtz Street, between Coutts Street and Witherby Street, and portions of Witherby Street between Pacific Highway (the Frontage Road) and Kurtz Street from the Agency to the Vitenam Veterans of San Diego with Grant Deed provisions that the property will revert to the Agency and then to the City should the property case to be used to provide transitional housing for, and treatment of homeless veterans, or if the property is offered for sale to another entity for a use other than to provide transitional housing for, and treatment of homeless veterans.

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**Joint Public Hearing**

5. **Veterans Village Project. (District 2)**

(Continued)

(RA 2004-25)

Subitem J. Authorize the City's Auditor and Comptroller to record as a debt of the North Bay Project Area to the City an amount equal to the appraised value of the vacated portions of the Public Right-of-Way at Pacific Highway (the Frontage Road) and Kurtz Street, between Coats Street and Witherby Street, and portions of Witherby Street between Pacific Highway (the Frontage Road) and Kurtz Street.

See Redevelopment Agency Report no. RA-03-27 and City Manager Report no. CMR-03-175, dated August 27, 2003.

Council Companion Item no. S-503.

Auditor Certificate Number: Ac 2400222

Maureen Ostrye, project manager, presented staff report and slide presentation.

Public testimony in favor by Al Pavich, Bruce Boland, Mike Madigan, Will Hays, Phil Landis, Kent Trimble, Michael Charter, Vicki Nenner, and Richard Rogers.

Motion by Member Zucchet to approve as amended by Member Atkins to reduce the interest rate from six percent (6%) to zero percent (0%), that authorizes the expenditure of one million dollars from the Horton Plaza Redevelopment Project Low Moderate Income Housing Set Aside Funds, and as related to the Disposition and Development Agreement between the parties.

Second by Member Atkins

Vote: 9-0

**Redevelopment Agency Resolution and Document numbers R-03669 and D-03669, R-03670, R-03671, R-03672, and R-03673; and City Council Resolution numbers R-298336, R-298337, R-298338, R-398339, R-298340, R-298341, R-298342 and R-298343.**

**REDEVELOPMENT AGENCY MINUTES**

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The meeting adjourned as the Joint Redevelopment Agency with City Council at 12:01 p.m. and to reconvene at 2:00 p.m.

The meeting reconvened at 2:07 p.m. by Mayor Murphy with all Council Members present.

The meeting adjourned as the adjourned as the City Council at 2:08 p.m.

The meeting reconvened as the Redevelopment Agency at 2:08 p.m.

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

June 17, 2003

June 23, 2003, special

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

Second by Member Lewis

Vote: 8-0

**Adoption**

2. **First Amendment to Agreement with Kane, Ballmer & Berkman.  
(Districts)**

(RA 2004-18)

Authorizing the Executive Director (or designee) to negotiate and execute a First Amendment to the Agreement with Kane, Ballmer & Berkman, Special Counsel for the Redevelopment Agency, for the purposes of increasing the compensation by \$452,860, to a total of \$1,952,860, on an as-needed basis, provided that the City Auditor first furnishes a certificate that funds are, or will be, on deposit in the City Treasury.

See Redevelopment Agency report no. RA-03-28, dated August 27, 2003.

Auditor Certificate Number: AC2400195

Motion by Member Atkins to approve (with Fyre in opposition)

Second by Member Peters

Vote: 8-1

**Redevelopment Agency Resolution and Document numbers R-03674 and D-03674.**

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**Adoption**

3. **Office Space Lease Agreement-Redevelopment Agency-4305 University Avenue. (District 3)**

(Continued from meeting of July 15, 2003 and August 5, 2003)

(RA 2004-4)

Authorize the Executive Director to execute a lease agreement between the City's Redevelopment Agency and Urban Village Commercial, LLC, the landlord, for office space located at 4305 University Avenue. The Redevelopment Agency will be leasing approximately 1, 441 square feet with a monthly rental rate starting at \$1.85 per square foot. The lease term will be approximately 10 years with two 5-year options to extend. The target commencement date is September 1, 2003.

Real Estate Assets.

Motion by Member Atkins to approve (with Member Fyre in opposition)

Second by Member Peters

Vote: 8-1

**Redevelopment Agency Resolution and Document numbers R-03675 and D-03675.**

4. **Fourth Amendment to the Central Imperial Redevelopment Plan. (District 4)**

(RA 2004-21)

Subitem A. Receiving the Draft Fourth Amendment to the Central Imperial Redevelopment Plan; and authorizing transmittal of the Fourth Amendment to the Central Imperial Redevelopment Project Area to the San Diego Planning Commission and affected taxing entities.

See Southeastern Economic Development Corporation report no. SEDC-03-05, dated September 2, 2003.

Motion by Member Lewis to approve (with Fyre in opposition)

Second by Member Madaffer

Vote: 8-1

**Redevelopment Agency Resolution number R-03676.**

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**Adjournment**

The meeting adjourned as the Special Redevelopment Agency at 2:21 p.m.

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