

**COUNTY OF SAN DIEGO
COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD**

**REGULAR MEETING
July 18 2024, 10:00 A.M.
AT 1600 PACIFIC HIGHWAY, SAN DIEGO, ROOM 402A
MINUTES**

Attendance by Virtual Meeting made available.

[Zoom Link](#)

Phone Option: 1-669-900-9128; Webinar ID: 827 1364 5735

- A. Call to Order at 10:01 a.m.
- B. Roll Call/Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) pursuant to Assembly Bill 2449 by an Oversight Board Member (*if necessary and applicable*)

PRESENT: Board Members: Brian Hagerty, Patrick Sanchez, Rebecca Jones, Corinne Wilson, Samuel Merrill and Daniel Troy

ABSENT: Scott Buxbaum

Other Attendees: Max Endoso, Principal Admin Analyst, Palmer Hilton, Attorney at Law, Michael Wong, Program Manager, City of San Diego Economic Development Department, Jeff Zinner, Senior Project Manager, Civic Communities and Betty Migliaccio, Assistant Property and Project Manager, Civic Communities

Introduction of New Board Member:

Chair Hagerty introduced Dan Troy, the new board member, providing a detailed overview of his professional background and experience. The board welcomed Dan Troy.

- C. Pledge of Allegiance
- D. Approval of Statement of Proceedings / Minutes of March 21, 2024

On motion of Member Sanchez and seconded by Member Wilson, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD approved the minutes of the March 21, 2024, meeting. Oversight Board staff did a roll call vote of each OB member to indicate approval or non-approval. Motion passed.

AYES: Hagerty, Sanchez, Jones, Merrill, Troy and Wilson

Supporting documentation and attachments for items listed on this agenda can be viewed online at <http://www.sdcounty.ca.gov/community/san-diego-county-oversight-board.html> or in the Health & Human Services Agency's Financial & Support Services Division, 1255 Imperial Avenue, 6th Floor, San Diego, CA 92101.

ASSISTANCE FOR THE DISABLED:

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- E.** Formation of Consent Calendar – Under this item, the Oversight Board may place action items under Section H on the consent calendar to be voted on in one motion. **No items were placed on the consent calendar.**
- F.** Public Communication Speakers: Members of the public may address the Oversight Board on subject matters within the Board’s jurisdiction, but not an item on this agenda. Comments on items on the agenda will be taken as each item comes up. Each speaker is limited to three minutes. *No comments were received by the Board or were presented at the meeting*
- G.** Discussion Item(s)
1. APPROVAL OF A LEASE BETWEEN THE CITY OF SAN DIEGO, SOLELY IN ITS CAPACITY AS THE DESIGNATED SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO, AND BRAD AND MARILYN LEVY, INDIVIDUALS DOING BUSINESS AS ALLEN’S FLOWERS AND PLANTS, LLC, FOR RETAIL SPACE LOCATED AT 620 MARKET STREET IN THE EAST VILLAGE NEIGHBORHOOD OF THE DOWNTOWN COMMUNITY PLAN AREA.

Presentation: Jeff Zinner, Civic Communities

Key Points Discussed:

Background Information: Allen’s Flowers has been a tenant in the retail space since 2009. The property is located in the parking on Market garage, which is part of the long-range property management plan and is in the future development category.

Lease Terms: The proposed lease is for three years, with a monthly rent of approximately \$5900. The lease includes annual increases and a security deposit equal to one month’s rent. Additionally, there is a provision for early termination if necessary.

Property Transfer: The parking on Market garage is currently owned by the successor agency due to bond covenants that require the property to be held until the bonds are retired in September 2025. Upon bond retirement, the property will transfer to the City of San

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Diego, and the lease will also be assigned to the city, removing the successor agency from further responsibilities.

Lease Renewal Process: The renewal process includes state Department of Finance (DOF) review. The property transfer, bond retirement, and lease assignment are all factors considered in the lease renewal.

Board Discussion:

Chair Hagerty: Inquired about the bond payoff timeline, which is set for September 2025.

Member Merrill: Asked who conducted the market analysis for the lease. Jeff Zinner confirmed it was done by City of San Diego staff, using relevant data from recent similar processes.

2. Long Range Property Management Plan (LRPMP) Status Update for each Successor Agency

Presentation: The update was provided by county staff, with a summary presented by Chair Hagerty.

Key Points Discussed:

-Overview of Responsibilities: The Oversight Board's role is to ensure that successor agencies are following through on their long-range property management plans (LRPMPs) approved by the State Department of Finance over a decade ago. The board's task is to monitor and report on the progress of these plans, although they do not have the authority to enforce actions.

-Summary of Properties:

- The presentation included a high-level overview of 235 properties managed by various successor agencies.
- Approximately 80% of these properties have completed their planned actions, such as transferring the properties to government entities, selling them, or other intended uses.
- 34 properties remain incomplete in their intended use.

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- Detailed Breakdown:

- The presentation included detailed tables showing the status of properties based on their intended use (e.g., enforceable obligation, future development, governmental use, other, and sale).

- The tables also provided a breakdown by successor agency, indicating which cities still have outstanding issues with their properties.

Specific Properties and Issues:

- City of San Diego:

- Several properties, including Skate World and adjacent property, are under review due to past public controversy and changes in the Surplus Land Act, which affects how these properties can be disposed of.

- The City is working on issuing new requests for proposals (RFPs) or notices of availability for these properties.

- Challenges Faced:

- The presentation highlighted specific challenges, such as the COVID-19 pandemic's impact on development projects and the complexities of meeting Surplus Land Act requirements.

- An example was provided about a property on University Avenue, where a compensation agreement was reached, but the development project fell through, requiring a new process to be initiated.

Board Discussion:

- Member Wilson: Inquired about the properties adjacent to Skate World and the anticipated process for addressing past public outcry and compliance with the Surplus Land Act.

- Jeff Zinner explained the complexities of the site, including political issues, historic designations, and surplus land regulations.

- Michael Wong added that they are working through these challenges and focusing on disposing of other properties first before addressing the Skate World site.

- Chair Hagerty: Provided historical context on the role of the Oversight Board and the need for successor agencies to fulfill their LRPMP obligations. He emphasized the

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importance of cooperation between the agencies and the board in resolving outstanding property issues.

Outcome:

No vote was required for this item as it was purely informational. The board acknowledged the update and the ongoing efforts to manage and dispose of the properties in accordance with the LRPMPs. The discussion underscored the importance of continuous monitoring and collaboration to ensure compliance and the effective winding down of successor agency activities.

H. Action Item(s)

1. Adopt a resolution entitled, A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING A LEASE BETWEEN THE CITY OF SAN DIEGO, SOLELY IN ITS CAPACITY AS THE DESIGNATED SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO, AND BRAD AND MARILYN LEVY INDIVIDUALS, DOING BUSINESS AS ALLEN'S FLOWERS AND PLANTS, LLC, FOR RETAIL SPACE LOCATED AT 620 MARKET STREET IN THE EAST VILLAGE NEIGHBORHOOD OF THE DOWNTOWN COMMUNITY PLAN AREA.

On motion of Member Jones and seconded by Member Troy, THE COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD approved A RESOLUTION OF THE SAN DIEGO COUNTYWIDE REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING A LEASE BETWEEN THE CITY OF SAN DIEGO, SOLELY IN ITS CAPACITY AS THE DESIGNATED SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO, AND BRAD AND MARILYN LEVY INDIVIDUALS, DOING BUSINESS AS ALLEN'S FLOWERS AND PLANTS, LLC, FOR RETAIL SPACE LOCATED AT 620 MARKET STREET IN THE EAST VILLAGE NEIGHBORHOOD OF THE DOWNTOWN COMMUNITY PLAN AREA. Oversight Board staff did a roll call vote of each OB member to indicate approval or non-approval. Motion passed.

AYES: Hagerty, Sanchez, Jones, Merrill, Troy and Wilson

2. There is no action item for the Long Range Property Management Plan (LRPMP) Status Update for each Successor Agency.

I. Communications Received: None.

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J. Future Agenda Item(s): Special Liability Insurance Program

K. Set Future Meeting Date(s): August 15, 2024, 10 a.m., September 19, 2024, 10:00 a.m., October 17, 2024 10:00 a.m., November 21, 2024, 10:00 a.m.

L. Adjournment at 10:34 a.m.

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