



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
APRIL 17, 2020
TELECONFERENCE PURSUANT TO
CALIFORNIA GOVERNOR GAVIN NEWSOM'S
EXECUTIVE ORDER N-29-20**

ATTENDANCE

Present:

Chair Stefanie Benvenuto
Vice Chair Ryan Clumpner
Commissioner Dion Akers
Commissioner Margaret Davis
Commissioner Kellee Hubbard
Commissioner Eugene "Mitch" Mitchell
President & CEO Richard C. Gentry
General Counsel Charles Christensen
General Counsel Walter Spath

Absent:

Commissioner Johanna Hester

CLOSED SESSION

The San Diego Housing Commission convened on Friday, April 17, 2020, at 10:05 a.m. with the following agenda:

- I. **Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act.**
- II. **Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda.**
There were no public comments.
- III. **Commissioner comments, if any.**
There were no Commissioner comments.
- IV. **Commission convened in Closed Session at 10:09 a.m. to consider the following agenda:**
 - A. **CONFERENCE WITH LEGAL COUNSEL :**



Special Meeting Minutes of April 17, 2020

**Conference with Real Property Negotiations (§ 54956.8)
Properties 1 through 10 below:**

Property 1: 819 University Avenue, San Diego, CA 92103; APN 452-093-44-00

Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker; Charles B. Christensen; Walter Spath III

Negotiating Parties: Aki Ito, Vantaggio Suites Hillcrest LLC

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

Property 2: 828-830 6th Avenue, San Diego, CA 92101; APN 533-575-08-00

Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker; Charles B. Christensen; Walter Spath III

Negotiating Parties: St. James Hotel LLC

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

Property 3: 5343 Adobe Falls Road, San Diego, CA 92120; APN 462-440-07-00

Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker; Charles B. Christensen; Walter Spath III

Negotiating Parties: Mandira Investments LLC

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

Property 4: 3878 Dalbergia Court, San Diego, CA 92113; APN 550-760-14-00

Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker; Charles B. Christensen; Walter Spath III

Negotiating Parties: Krishna Hospitality LP

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

Property 5: 4747 Pacific Highway, San Diego, CA 92110; APN 760-216-19-00

Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker; Charles B. Christensen; Walter Spath III

Negotiating Parties: E-Z 8 MOTEL

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.



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Property 6: 3737 Midway Drive, San Diego, CA 92110; APN 441-250-22-00

Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker; Charles B. Christensen; Walter Spath III

Negotiating Parties: K & A Motels & Anjali Enterprise LLC

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

Property 7: 3350 Rosecrans Street, San Diego, CA 92110; APN 450-802-13-00

Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker; Charles B. Christensen; Walter Spath III

Negotiating Parties: Pacifica Rosecrans LP & Partnership LF Kelly Investments

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

Property 8: 3330 Gains Street, San Diego, CA 92110; APN 450-802-16-00

Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker; Charles B. Christensen; Walter Spath III

Negotiating Parties: Pacifica Rosecrans LP & Partnership LF Kelly Investments

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

Property 9: 5399 Adobe Falls Road, San Diego, CA 92120; APN 462-440-20-00

Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker; Charles B. Christensen; Walter Spath III

Negotiating Parties: Palm Tree Hospitality Corp.

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

Property 10: 2901 Nimitz Blvd, San Diego, CA 92106; APN 530-761-03-00

Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker; Charles B. Christensen; Walter Spath III

Negotiating Parties: Nobel Family Trust (02-18-98)

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

V. Announcement of Actions Taken in Closed Session.



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The San Diego Housing Commission Board of Commissioners, voted by a vote of 6-0, with Commissioner Johanna Hester absent, to give instructions to the real estate negotiators concerning the potential acquisition of the properties listed as properties one through 10 on the Closed Session Agenda.

VI. **Adjournment.**

Chair Benvenuto adjourned the meeting at 11:37 a.m.

Respectfully submitted,

Scott Marshall

Scott Marshall
Vice President
Communications and Government Relations
San Diego Housing Commission

Approved by,

Richard C. Gentry

Richard C. Gentry
President & Chief Executive Officer
San Diego Housing Commission