

REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO CALIFORNIA

AGENDA FOR:

SPECIAL CITY COUNCIL/
REDEVELOPMENT AGENCY MEETING
TUESDAY, MARCH 23, 1999, AT 11:00 A.M.
Council Chambers
202 C Street, 12th Floor

Roll Call

PUBLIC COMMENT: Members of the public may address the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Requests to speak should be submitted in writing to the Chair or City Clerk at the time of the meeting. Pursuant to the Brown Act, no discussion or action shall be taken by the Agency.

- 1. Approval of the minutes of November 24, 1998,
Approval of the minutes of December 1 and 8, 1998.
Approval of the minutes of January 11, 1999.
Approval of the minutes of February 2, 1999.

ADOPTION

- 2. AMENDMENT TO THE AGREEMENT FOR COOPERATION BETWEEN THE COUNTY OF SAN DIEGO AND THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO FOR THE CITY HEIGHTS REDEVELOPMENT PROJECT AREA.

(RA 99-99)

Approve the Amendment to the Agreement for Cooperation between the County of San Diego and the Redevelopment Agency of the City of San Diego for the City Heights Redevelopment Project Area.

See Redevelopment Agency report dated March 2, 1999.

- 3. REQUEST TO BID THE INDIA STREET IMPROVEMENT PROJECT.

(RA 99-91)

Item A. Approving the construction of public improvements on India Street from Beech to Grape Streets, and

Item B. Making certain findings with respect to payments; and

Item C. Authorizing CCDC to bid and construct said improvements.

See Centre City Development Corporation report dated February 4, 1999.

Council Companion Item No. 345.

- 4. REQUEST TO BID CONSTRUCTION IMPROVEMENTS FOR MARKET STREET MEDIANS.

(RA 99-90)

Item A. Approving construction of the Market Street Medians; and

Item B. Making certain findings with respect to payments for the improvements; and

Item C. Authorizing the Corporation to bid and construct said improvements.

See Centre City Development Corporation report dated February 3, 1999.

Council Companion Item No. 344.

5. **BUDGET AMENDMENT FOR CENTRE CITY REDEVELOPMENT PROJECT.**

(RA 99-93)

Amending the Annual Program Budget previously adopted for FY 1998-99.

See Centre City Development Corporation report dated March 4, 1999. On March 12, 1999, the Corporation Board heard and unanimously approved this item.

6. **EXPIRATION OF NEGOTIATION AGREEMENT WITH LEGACY PARTNERS & NEGOTIATION AGREEMENT WITH MICHAEL MC KINNON.**

(RA 99-88)

Approving the Exclusive Negotiation Agreement with McKinnon Broadcasting Company (Site 7 of the Marina RFQ/P).

See Centre City Development Corporation report dated January 29, 1999. On January 29, 1999, the CCDC Board of Directors heard and unanimously approved this item.

7. **FOURTH AMENDMENT TO THE AGREEMENT FOR SPECIAL LEGAL COUNSEL SERVICES - McKENNA & CUENO.**

(RA 99-92)

Approving the Fourth Amendment to Agreement with McKenna & Cueno in the amount of \$450,000 for environmental hazardous materials legal services. The maximum compensation will not exceed \$700,000..

See Centre City Development Corporation report dated February 5, 1999.

8. **PROPOSED THIRD IMPLEMENTATION AGREEMENT - 900 F STREET RESIDENTIAL PROJECT.**

(RA 99-66)

Approving the Third Implementation Agreement to the DDA with 900 F Street Partners, L.P.

See Centre City Development Corporation report dated February 5, 1999. On February 19, 1999 the Corporation Board of Directors heard and unanimously approved this item.

9. **APPROVAL OF THE THIRD IMPLEMENTATION AGREEMENT WITH LINCOLN PARK ASSOCIATION.**

(RA 99-98)

That the Redevelopment Agency approve the Third Implementation Agreement providing for the Subordination of the Agency's right of re-entry/repossession as set forth in Section 512 of the Disposition and Development Agreement as amended by the First Amendment (collectively the DDA) and Paragraph 5 of the Agency Grant Deed to the construction financing lien rights of San Diego

National Bank, the construction lender of Phases 2, 3 and 4 of the Evergreen Village Lincoln Park residential project.

See Southeastern Economic Development Corporation report no. 99-002.

JOINT PUBLIC HEARING

10. **APPROVAL OF A DISPOSITION AND DEVELOPMENT AGREEMENT WITH PACIFIC DEVELOPMENT PARTNERS FOR THE DEVELOPMENT OF THE IMPERIAL MARKET PLACE PROJECT.**

(RA 99-70)

That the Redevelopment Agency adopt a resolution: (1) Approving the sale of real property and a Disposition and Development Agreement with Pacific Development Partners for the development of the Imperial Market Place Project; and (2) Certifying the Environmental Secondary Study for the proposed sale of real property.

See Southeastern Economic Development Corporation report no. 99-001.

Council Companion Item No.

This item continued to the Special Meeting of Tuesday, March 30, ... 1999.

11. **SECOND IMPLEMENTATION AGREEMENT WITH BARONE GALASSO - PARCEL A-2 LIND PROJECT.**

(RA 99-70)

Approving the Second Implementation Agreement with Barone Galasso and Associates for the Development of Parcel A-2 of the Lind Project.

See Centre City Development Corporation report dated January 25, 1999. On January 20, 1999,

Council Companion Item No. 601.