

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA**

**AGENDA FOR:**

**REDEVELOPMENT AGENCY  
TUESDAY, APRIL 11, 2000, AT 11:00 A.M.  
Council Chambers  
202 C Street, 12th Floor**

**NOTE: The public portion of the Redevelopment Agency meeting will begin at 11:00 a.m. The Redevelopment Agency will meet in Closed Session this morning from 9:00 a.m. to 11:00 a.m. Copies of the Closed Session agenda are available in the Office of the City Clerk.**

Roll Call

Public Comment: Members of the public may address the Agency on items of interest within 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.

**ADOPTION**

**1. City Heights Urban Village Library Park and Police Substation Projects - Budget Amendments.**

(RA 2000-104)

Transfer the proceeds from the sale of the Old City Heights Library site plus interest earnings of approximately \$352,000 to the City of San Diego from the City Heights Redevelopment Area; accept \$65,429 from the City of San Diego to be used for the final costs related to the Mid-City Police Substation; increase the City Heights Redevelopment Project Area budget by \$65,429 to fund the additional costs of the Mid-City Police Substation.

See Redevelopment Agency staff report no. RA 00-07, dated April 5, 2000.

Council Companion Item No. 342.

Staff: Patricia K. Hightman 236-6207.

**ADOPTION**

2. **Budget Amendment/Request to Bid for the Off-site Improvements of the Martin Luther King Jr. Promenade in Front of Harbor Club.**

(RA 2000-122)

Amending the Annual Program Budget for FY 1999-2000 and authorizing the expenditure of \$250,000 to repair portions of the Martin Luther King Jr. Promenade.

See Centre City Development Corporation report dated March 17, 2000.

Council Companion Item No. 343.

Staff: David Allsbrook 533-7112

3. **Budget Amendment to the Off-site Improvement Budget for the Martin Luther King Jr. Promenade Adjacent to Bridgeworks.**

(RA 2000-121)

Approving an amendment to the budget for construction and installation of improvements for the Martin Luther King Jr. Promenade adjacent to the Bridgetworks project.

See Centre City Development Corporation report dated March 9, 2000.

Staff: David Allsbrook 533-7112.

4. **Condemnation of Horton Heirs' and Horton Successor Heirs' Interests in a Portion of Streets.**

(RA 2000-119)

Finding and determining the Public Interest and Necessity for acquiring and authorizing the condemnation of certain real property interests - Horton Heirs' and Horton Successor Heirs' interests in a portion of streets.

See Centre City Development Corporation report dated March 6, 2000.

Staff: David Allsbrook 533-7112.

5. **Condemnation of Property - Parcels 535-116-03 thru 07.**

(RA 2000-116 Cor. Copy 4/6/00) Revised 4/7/00

Approving initiating condemnation proceedings to acquire Parcels 535-116-03, 04, 05, 06, and 07.

See Centre City Development Corporation report dated March 24, 2000.

Staff: David Allsbrook 533-7112.

ADOPTION

6. **Ninth Amendment to the Remediation Agreement and Tenth Amendment to the Trust Agreement for the Marina Hydrocarbon Plume.**

(RA 2000-117)

Approving the Ninth Amendment to the Remediation Agreement and Tenth Amendment to the Trust Agreement for the Marina Hydrocarbon Plume in the amount of \$28,000.

See Centre City Development Corporation report dated March 6, 2000.

Staff: David Allsbrook 533-7112.

7. **Fourteen Amendment to Agreement with Geomatrix Consultants, Inc. for Preparation & Implementation of the Remedial Action Cleanup Plan - Marina Hydrocarbon Plume.**

(RA 2000-118)

Approving the Fourteen Amendment to Agreement with Geomatrix Consultants, Inc. for preparation and implementation of the Remedial Action Clean Up Plan for the Marina Hydrocarbon Plume.

See Centre City Development Corporation report dated March 7, 2000.

Staff: David Allsbrook 533-7112.

8. **Proposed 1<sup>st</sup> Implementation Agreement to First Amended and Restated DDA - Bridgeworks.**

(RA 2000-120)

Approving the First Implementation Agreement providing for revisions to the Grant Deed and Payment Agreement.

See Centre City Development Corporation report dated March 24, 2000.

Staff: Pam Hamilton 533-7114.

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ADOPTION

9. **Approval of the Proposed Bond Financing for FY 99/00.**

**(Continued from the meeting of March 14, 2000 at the request of Councilmember McCarty)**

(RA 2000-75 Cor. Copy 4/5/00) Revised 4/7/00

A resolution of the Redevelopment Agency of the City of San Diego authorizing the issuance of not to exceed \$4,000,000 aggregate principal amount of the Agency's Central Imperial Redevelopment Project Tax Allocation Bonds, the execution and delivery of a Master Trust Agreement, a First Supplemental Trust Agreement, a Bond Purchase Agreement, an Preliminary Official Statement and approving certain other matters in connection therewith.

(RA 2000-76 Cor. Copy 4/5/00) Revised 4/7/00

A resolution of the Redevelopment Agency of the City of San Diego authorizing the issuance of not to exceed \$2,000,000 aggregate principle amount of the Agency's Southcrest Redevelopment Project Tax Allocation Bonds, the execution and delivery of a Second Supplemental Trust Agreement, a Bond Purchase Agreement, an Official Statement and approving certain other matters in connection therewith.

(RA 2000-113)

A resolution of the Redevelopment Agency declaring its official intent to reimburse itself with the proceeds of a future tax-exempt borrowing for certain capital expenditures to be undertaken by the Agency; identifying said capital expenditures and the funds to be used for such payment; and providing certain other matters in connection therewith.

(RA 2000-114)

That the Redevelopment Agency approve an amendment to the FY 99/00 Project Budget to include \$3,735,080 in the Central Imperial Redevelopment Project Area and \$1,815,669 in the Southcrest Redevelopment Project Area of net proceeds from the 2000 Tax Allocation Bonds as follows:

Project/Expense. Cost

Central Imperial

Repayment of Imperial Developer Loan to the Agency \$ 935,000

Public Improvement. 1,000,000

Affordable Housing Projects 1,800,080

..... Total \$3,735,080

Southcrest

43<sup>rd</sup> Street Realignment. \$2,000,000

Site Acquisition for Affordable Housing Projects 815,669

..... Total \$1,815,669

The funds will be used to augment project implementation costs, payment of loan, planning and administration, redevelopment legal services, environmental finance and acquisition in the Central Imperial and Southcrest Redevelopment Project areas; that the executive director of the agency, or designee, is authorized to expend \$5,550,749 for the aforementioned purposes.

See Southeastern Economic Development Corporation report no. 00-005, dated February 15, 2000.

Council Companion Item No. 340.

Staff: Dante Dayacap 527-7345

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**ADOPTION**

10. **Approval of a First Implementation to the Disposition and Development Agreement with Pacific Development Partners.**

**(Continued from the meeting of March 14, 2000 at the request of Councilmember McCarty)**  
(RA 2000-106)

That the Redevelopment Agency adopt a resolution approving the First amendment to the Disposition and Development Agreement with Pacific Development Partners.

See Southeastern Economic Development Corporation report no. 00-011, dated February 25, 2000.

Staff: Carolyn Smith 527-7345.

11. **Approval of FY 99/00 Budget Actions.**

(RA 2000-123)

Adopt a resolution to amend the FY 99/00 Central Imperial Project Area Budget and authorize the repayment of \$693,100 to the City of San Diego, from Mt. Hope Redevelopment Project Area (\$493,100), Gateway Center West Redevelopment Project Area (\$100,000) and Southcrest Redevelopment Project Area (\$100,000) for the amount aforementioned; accept \$693,100 as an interest-bearing loan from the City of San Diego to be used in the FY 99/00 SEDC Project Budget to augment the Central Imperial Redevelopment Project Area.

(RA 2000-124)

Adopt a resolution to redirect the source of funding in the amount of \$502,042 approved by Resolution No. R-03010 dated June 29, 1999 to be from Fund No. 983501, Dept. 97206 (Gateway Center West Redevelopment Project Area).

(RA 2000-125)

Direct the Auditor and Comptroller to record the \$693,100 as an interest-bearing loan to the Redevelopment Agency, to be paid as soon as practicable from tax increments or other appropriate revenues; adopt a resolution to: a) reprogram the balances of CDBG fund numbers: 18532, 18533, 18534 and 18535 an estimated amount of \$1,291,010.99 from Council District Four for acquisition of property in the Central Imperial Redevelopment Project Area; b) record the balances of above funds as interest bearing loan from the City of San Diego to be used in the FY 99/00 SEDC Project Budget for acquisition and project implementation of the Central Imperial Redevelopment Project Area; and c) direct the Auditor and Comptroller to record the balances of above funds as interest bearing loan to the Redevelopment Agency, to be paid as soon as practicable from tax increments on other appropriate revenues. Action item (5)(a) is contingent upon City Manager designated staff determining that the use of the land is CDBG eligible; d) amend the FY 99/00 Budget for \$1,291,010.99 in the Central Imperial Project Area.

See Southeastern Economic Development Corporation report no. 00-012, dated March 17, 2000.

Council Companion Item No. 341.

Staff: Dante Dayacap 527-7345.

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**ADOPTION**

12. **Approval of the Revised Cooperation Agreement between the Redevelopment Agency and the City of San Diego.**

(RA 2000-128)

That the Redevelopment Agency adopt a resolution: (1) approving the amended Cooperation Agreement between the Redevelopment Agency and the City of San Diego for development of the Father Brockhaus Park on the western end of the 252 Corridor; (2) Transferring \$500,000 of the

estimated development costs to facilitate the improvements of the Father Brockhaus Park concurrently with the close of escrow and an additional \$44,500 not later than FY 2002; and (3) Agreeing to Deed to the City of San Diego the Father Brockhaus Park site; (4) The agency will provide any contingency funds left on the construction of the public improvements associated with Phase II of the residential units. Stating for the record that the Final Secondary Study has been reviewed and considered prior to approving the project.

See Southeastern Economic Development Corporation report no. 00-013, dated March 24, 2000.

Council Companion Item No. 344.

Staff: Christina Willis 527-7345.

13. **Approval of the Third Amendment to the Agency Loan and Housing Agreement with Carter Reese (Village at Euclid).**

(RA 2000-126)

That the Redevelopment Agency approve the Third Amendment to the Agency Loan and Housing Development Agreement with Carter Reese LLC #4 for the Village at Euclid housing development.

See Southeastern Economic Development Corporation report no. 00-013, dated March 17, 2000.

Staff: Christina J. Willis 527-7345.

14. **Approval of an Exclusive Negotiating Agreement with 7 Palms LLC for the Development of Lots 2-7 in Valencia Palms Business Park.**

(RA 2000-107)

That the Redevelopment Agency adopt a resolution approving an Exclusive Negotiating Agreement with 7 Palms LLC for the development of Lots 2-7 in the Valencia Palms Business Park.

See Southeastern Economic Development Corporation report no. 00-011, dated March 17, 2000.

Staff: Carolyn Smith 527-7345.