

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

AGENDA FOR:

**REDEVELOPMENT AGENCY/
CITY COUNCIL MEETING
TUESDAY, NOVEMBER 14, 2000, AT 10:30 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 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 Town Homes and Office Center Project.

(RA 2001-71)

1) Authorizing condemnation proceedings with a 90-day order of immediate possession to acquire fee title to all property and business interest in Bock 47 of City Heights, as required for the Disposition and Development Agreement with San Diego Revitalization Corporation for the City Heights Urban Village Town Homes and Office Center Project; provided that the Auditor first furnished a certificate demonstrating that the funds necessary for expenditure are, or will be, on deposit in the City Treasury; and; 2) stating for the record that the City of San Diego as Lead Agency under CEQA has completed a Mitigated Negative Declaration, LDR Fil No. 96-0135BG, dated March 11, 1996, covering this activity, which was adopted on March 2, 1996 by Resolution No. R-288149 and that the Mitigated Negative Declaration has been reviewed and considered prior to authorizing condemnation proceedings for this project.

See Redevelopment Agency report no. RA 00-20, dated November 8, 2000.

Staff: MacKenzie 236-6050

Wiggins 236-6733

Atty: Lisa D. O’Neal

ADOPTION

2. **Acquisition and Rehabilitation Loan Agreement - Episcopal Community Services.**

(RA 2001-53)

Approving the Acquisition and Rehabilitation Loan Agreement with Episcopal Community Services; authorizing the deputy executive director or designee, to execute said agreement and related documents and make certain findings that the project is of benefit to Horton Plaza Redevelopment Project.

See Centre City Development Corporation staff report dated September 29, 2000.

Council Companion Item No. 339.

Staff: Jeff Zinner 533-7122.

Atty: Douglas Humphreys

3. **Acquisition & Rehabilitation Agreement - San Diego Youth and Community Services (SDYCS).**

(RA 2001-54)

Approving the Acquisition and Rehabilitation Loan Agreement with San Diego Youth and Community Services; authorizing the deputy executive director, or designee, to execute said agreement and related documents, and make certain finding that project is of benefit to Horton Plaza Redevelopment Project.

See Centre City Development Corporation report dated September 25, 2000.

Council Companion Item No. 340.

Staff: Jeff Zinner 527-7122

Atty: Elisa A. Cusato

4. **First Implementation Agreement to DDA with JMI Realty, Inc. - Westin Hotel.**

Continued from meeting of October 24, 2000.

(RA 2001-58)

Approving the First Implementation Agreement with JMI Realty, Inc. for the Westin Hotel at 6th Avenue & L Street.

See Centre City Development Corporation report dated September 26, 2000.

Staff: Pam Hamilton 533-7114.

Atty: Douglas Humphreys

Meeting of November 14, 2000

ADOPTION

5. **Design Review of Proposed Pedestrian Bridge - Westin Park Place Hotel.**

(RA 2001-69)

Approving the Design of the Proposed Westin Park Place Hotel Pedestrian Bridge.

See Centre City Development Corporation report dated October 16, 2000.

Staff: Brad Richter 533-7115

Atty: Douglas Humphreys

6. **Amendment to Agreement for Environmental (“Toxic) Consulting Services with Ogden Environmental & Energy Services.**

(RA 2001-66)

Approving the Second Amendment to the Agreement with Ogden Environmental and Energy Services to add \$334,600 to the compensation; maximum compensation will not exceed \$369,745.

See Centre City Development Corporation report dated October 3, 2000.

Staff: David Allsbrook 533-7112

Atty: Elisa Cusato

7. **Negotiation Agreement - AvalonBay Communities**

(RA 2001-68)

Approving the Proposed Negotiation Agreement with AvalonBay Communities for the development of the East Village block bounded by 11th and 12th Avenues, and Market and G Streets.

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

Staff: Joel Hyatt 533-7124

Atty: Douglas Humphreys

8. **Exclusive Negotiation Agreement - American National Investments/Watt Commercial.**

(RA 2001-67)

Approving the Exclusive Negotiation Agreement with American National Investments/Watt Commercial Properties for the Rehabilitation and Adaptive Reuse of the First National Bank Building located at the Northeast corner of Fifth Avenue and Broadway.

See Centre City Development Corporation report dated October 19, 2000.

Staff: Jeff Zinner 533-7122

Atty: Carrie Gleeson

Meeting of November 14, 2000

ADOPTION

9. **Approval of the First Amendment to the Second Implementation Plan for the Central Imperial Redevelopment Project.**

Continued from meeting of October 24, 2000.

(RA 2001-42)

That the Redevelopment Agency adopts a resolution approving the First Amendment to the Second Implementation Plan for the Central Imperial Redevelopment Project.

See Southeastern Economic Development Corporation report no. 00-030 dated September 7, 2000.

Staff: Carolyn Smith 527-7345.

Atty: Douglas Humphreys

10. Approval of an Owner Participation Agreement with Market Creek Partners, LLC.

(RA 2001-43)

That the Redevelopment Agency adopts a resolution approving an Owner Participation Agreement with Market Creek Partners, LLC.

See Southeastern Economic Development Corporation report no. 00-029 dated September 7, 2000.

Council Companion Item No. 341.

Staff: Carolyn Smith 527-7345.

Atty: Elisa Cusato

11. Approval of Memorandum of Understanding between the Southeastern Economic Development Corporation and the City of San Diego for Future Roadway Improvements.

(RA 2001-84)

That the Redevelopment Agency adopts a resolution authorizing the Southeastern Economic Development Corporation to enter into Memorandum of Understanding with the City of San Diego for future roadway improvements for the Imperial Marketplace project in the amount not to exceed Four Million Nine Hundred Ninety Thousand Seven Hundred Seventy-Nine Dollars (\$4,990,779.00).

See Southeastern Economic Development Corporation report no. 00-036, dated October 26, 2000.

Staff: Leisa Lukes 527-7345

Atty: Carrie Gleeson

Meeting of November 14, 2000

Joint Public Hearing

12. Market Street Industrial Park Redevelopment Plan.

(RA 2001-65)

Joint Public Hearing with the City Council on proposed termination of the effectiveness of the Market Street Industrial Park Redevelopment Plan Project.

See Redevelopment Agency staff report no. RA 00-18, dated November 8, 2000.

Council Companion Item No. S601.

Staff: Ples Felix 236-7245

Atty: Elisa Cusato