

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

AGENDA FOR:

**SPECIAL REDEVELOPMENT AGENCY MEETING
TUESDAY, MAY 1, 2001, AT 10:00 A.M.
Council Chambers
202 C Street, 12th Floor**

NOTE: The public portion of the Redevelopment Agency meeting will begin at 10:00 a.m. The Redevelopment Agency will meet in Closed Session this morning from 9:00 a.m. to 10:00 a.m. Copies of the Closed Session agenda are available in the Office of the City Clerk.

Roll Call

Non-Agenda 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.

Request 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 Redevelopment Agency Minutes.

February 27, 2001, Special Meeting

ADOPTION

2. Exclusive Negotiating Agreement with Mark Kassab for the Redevelopment and Expansion of Murphy’s Market.

(RA 2001-138)

Authorizing the Executive Director, or designee, to execute an Exclusive Negotiating Agreement (ENA) with Mark Kassab for the redevelopment and expansion of Murphy’s Market with the City Heights Redevelopment Project Area; and amend the FY 2000-01 Agency Budget increasing the City Heights Project Area Fund 98216 in Development proceeds and authorizing expenditure of said funds.

See Redevelopment Agency Report RA-01-06, date April 25, 2001.

Staff: Jim LoBue 236-6012
Krissy Toft 236-6925

Atty: Carrie Gleason

Auditor Certificate Number: AC 2101094

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ADOPTION

3. **Amendment to Exclusive Negotiation Agreement with Lennar Communities, Inc. and Bright Properties West, Inc.**

(RA 2001-136)

Approving the Proposed Amendment to Exclusive Negotiation Agreement with Lennar Communities, Inc. and Bright Properties West, Inc.

See Centre City Development Corporation report dated March 23, 2001.

Staff: Pam Hamilton

Atty: Elisa Cusato

4. **Third Amendment to Agreement for Environmental Consulting Services - AMEC Earth & Environmental Inc.**

(RA 2001-133) Corr. Copy 4/19/01

Authorizing CCDC to enter into a Third Amendment to the Agreement with AMEC Earth & Environmental, Inc. for Environmental (“Toxic”) Consulting Services, and ratifying and approving the Consultant and Contractor Policy for Polanco Redevelopment Act matters.

See Center City Development Corporation report dated March 26, 2001.

Staff: David Allsbrook 533-7112

Atty: Douglas Humphreys

Auditor Certificate Number: AC 2100456 rev.

5. **Sixth Amendment to Agreement for Special Legal Counsel Services - McKenna & Cuneo.**

(RA 2001-134)

Approving the Sixth Amendment to Agreement with McKenna & Cuneo for Environmental/Hazardous Materials Legal Services to increase the compensation by \$35,000.

See Center City Development Corporation report dated March 23, 2001.

Staff: David Allsbrook 533-7112

Atty: Elisa Cusato

Auditor Certificate Number: AC 2101085

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ADOPTION

6. **Seventh Amendment to the Agreement for Legal Counsel Consulting Services - McKenna & Cuneo.**

(RA 2001-135)

Approving the Seventh Amendment to Agreement with McKenna & Cuneo for Environmental/Hazardous Materials Legal Services to increase the compensation by \$140,000.

See Center City Development Corporation report dated March 23, 2001.

Staff: David Allsbrook 533-7112

Atty: Elisa Cusato

Auditor Certificate Number: AC 2101088

7. **Fiscal Year 2000-01 Budget Amendment.**

(RA 2001-132)

Adopting a resolution approving an amendment to the Fiscal Year 2001 Project Budget increasing the Ballpark Project by \$16 million.

See Centre City Development Corporation report dated March 26, 2001.

Staff: Frank Alessi 533-7130

Atty: Douglas K. Humphreys

Auditor Certificate Number: AC 2101089

JOINT PUBLIC HEARING

8. **First Amendment to the Ballpark Cooperation Agreement between the Redevelopment Agency and the City of San Diego.**

(RA 2001-131)

Approving the additional payment by the Agency toward the cost of the Land for and/or the installation and construction of the Baseball Park and related improvements; approving the First Amendment to Ballpark Cooperation Agreement pertaining thereto; and making certain findings with respect to such payment for the Baseball Park and related improvements.

See Centre City Development Corporation report dated March 26, 2001.

Council Companion Item No. S-601

Staff: Frank Alessi 533-7130

Atty: Douglas K. Humphreys

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CONSENT AGENDA, DISCUSSION, HEARINGS

9. **Conference with Real Property Negotiator, pursuant to California Government Code section 549568:**

- Property: APN Nos.: Portion of 535-550-04; Portions of 535-550-09; and Portion of other properties bounded by L Street, Sixth Avenue, Seventh Avenue and Parcel No. 535-550-08.

Agency Negotiator: Executive Director; Peter Hall, President of CCDC; Leslie J. Girard, Assistant General Counsel to the Redevelopment Agency, Bruce Ballmer, Special Counsel to the Redevelopment Agency.

Negotiating Party: JMI Realty.

Under Negotiation: Terms of Disposition and Development Agreement (Sixth and L Street Hotel).

Prior to Agency discussion in Closed Session and in compliance with the Brown Act (California Government Code section 54956.8), this issue is listed on the docket only for public testimony.

There is no Agency discussion of this item. The Agency's actions are:

- 1) Open the Public hearing and accept testimony from any members of the public wishing to address the agency on this subject.
- 2) Conclude and close the Public Hearing; and
- 3) Refer the matter to Closed Session following the open session of May 1, 2001.

NOTE: Members of the public wishing to address the Agency on this item should speak "in favor:" or "in opposition" to the subject.