

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

AGENDA FOR:

**SPECIAL REDEVELOPMENT AGENCY MEETING
MONDAY, DECEMBER 3, 2001, AT 2:00 P.M.
Council Chambers
202 C Street, 12th Floor**

Roll Call

Non-Agenda Comment: Non-agenda Public Comment is taken on Regular Tuesday Meetings.

1. Approval of the minutes of:

October 9, 2001
October 16, 2001, special
October 23, 2001
October 29, 2001, special
October 30, 2001, special
November 6, 2001
November 13, 2001, special

Adoption

**2. Approval of Legal Services with Kane, Ballmer & Berkman, Special Counsel for the
Redevelopment Agency.**

(RA 2002-66)

1. Authorizing the Executive Director to negotiate and execute a three-year agreement with Kane, Ballmer & Berkman, Special Counsel for the provision of legal services to the Redevelopment Agency of the City of San Diego.
2. Authorizing the expenditure of funds in an amount not to exceed \$1.5 million, on an as-needed basis for legal services, with \$525,000 committed for the first year, and funds for the second and third year contingent on the City Auditor first furnishing a certificate that funds are, or will be, on deposit in the City Treasury.

See Redevelopment Agency Report no. RA-01-18, dated November 28, 2001.

Staff: Todd Hooks 533-5433

Atty: Elisa Cusato

Auditor Certificate Number: AC 2200563

Adoption

3. Agency Budget Amendment for San Diego Regional Revolving Loan Fund.

(RA 2002-68)

1. Amend the Fiscal Year 2002 Redevelopment Agency budget to amend appropriations between Redevelopment Agency Project Funds and respective City Loan Repayment Funds (or to increase the appropriation of) the City Loan Repayment Funds up to \$1.5 million, to the extent funds are available, to allow for loan repayment from the Redevelopment Agency to provide City matching funds for the San Diego Regional Revolving Loan Fund, as follows:

<u>Fund/Dept.</u>	<u>Repay Fund</u>	<u>.....Project Area... ..</u>	<u>Amount</u>
98300/98304	98307	North Park.....	up to \$450,000
98504/97153	98501	Linda Vista.....	up to \$450,000
98570/98570	98574	San Ysidro.....	up to \$450,000
98070/98074	98077	North Bay.....	up to \$450,000

2. Increase the appropriations of the Market Street Industrial Park City Debt Payment Fund (98601) as necessary, to up to \$279,000.00, to allow for the final payment of all outstanding indebtedness to the City.

See City Manager’s report no. 01-263, dated, November 28, 2001.

Council Companion Item No. 202

Staff: Todd Hooks 533-5433

Atty: Douglas Humphreys

Auditor Certificate Number: AC 2200567

4. Budget Amendment for the Columbia Sub Area.

(RA 2002-70)

Amending the Annual Program Budget previously adopted for Fiscal Year 2001-2002, and authorizing an increase in the Columbia Sub Area Budget.

See Centre City Development Corporation report dated, November , 2001.

Staff: Frank Alessi 533-7130

Atty: Douglas Humphreys

Special Meeting December 3, 2001

Adoption

5. Agreement for Civil Engineering Consultant Services with Project Design Consultants.

(RA 2002-57)

Approving an Agreement with Project Design Consultants for Civil Engineering Services for an amount not to exceed \$112,800.

See Centre City Development Corporation report dated, October 18, 2001.

Staff: David Allsbrook 533-7112

Atty: Elisa Cusato

Auditor Certificate Number: AC 2200490

6. Proposed Second Amendment to Exclusive Negotiation Agreement with Lennar Communities, Inc. And Bright Properties, West, Inc.

(RA 2002-56)

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

See Centre City Development Corporation report dated, October 22, 2001.

Staff: Pam Hamilton 533-7112

Atty: Elisa Cusato

7. Second Implementation Agreement to Amendment & Restated Disposition and Development Agreement - Chelsea Investment Corporation.

(RA 2002-69)

Approving the Second Implementation Agreement to the Amendment and Restated Disposition and Development Agreement with Chelsea Investment Corporation for the Market Square Manor to facilitate the transfer of the property through a non-profit entity.

See Centre City Development Corporation report dated, November 9, 2001.

Staff: Eli Sanchez 533-7121

Atty: Deborah Engel

Special Meeting December 3, 2001

Adoption

8. Ninth Amendment to Agreement with Environmental Business Solutions.

(RA 2002-55)

Approving the Ninth Amendment to Agreement with Environmental Business Solutions for Environmental (Toxic) Consulting Services to add \$655,000 to the compensation; maximum compensation will not exceed \$2,635,614.

See Centre City Development Corporation report dated, October 12, 2001.

Staff: David Allsbrook 533-7112

Atty: Douglas Humphreys

Auditor Certificate Number: AC 2200524

9. Request to Bid Construction of Certain Improvements - Market Street/Fifth Avenue Intersection.

(RA 2002-65)

Authorizing CCDC to bid and award a contract for the construction of certain public improvement at the Market Street/Fifth Avenue Intersection; making certain findings that the construction of the proposed improvements are of benefit to the Centre City Redevelopment Project Area; that no other reasonable mean of financing are available; and that payments of such funds will assist in the elimination of blight; and that the proposed improvements are consistent with the Implementation Plan adopted pursuant to Health & Safety Code 33490.

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

Staff: Robert Saucedo 533-7138

Atty: Deborah Engel

Auditor Certificate Number: AC 2200555