

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

**AGENDA FOR:  
REDEVELOPMENT AGENCY/  
CITY COUNCIL MEETING  
TUESDAY, JUNE 3, 2003, AT 10:00 A.M.  
Council Chambers  
202 C Street, San Diego, CA**

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.

**Internet Access:** [www.sandiego.gov/redevelopment-agency](http://www.sandiego.gov/redevelopment-agency)

1. **Approval of the minutes:**

March 25, special meeting  
April 1, 2003  
April 8, 2003, special meeting

**Adoption**

2. **Naval Training Center Redevelopment Project. (District 2).**

(Continued from meeting of May 6, 2003)

(RA 2003-150)  
Authorize the Executive Director, or his designee, to execute the Third Implementation Agreement to the Naval Training Center Disposition and Development Agreement.

(RA 2003-148) (Adopted May 6, 2003 as amended, R-03626 Cor. 5/30/03)  
Authorize the Executive Director, or his designee, to execute the Rehabilitation Grant Agreement between the Agency and the NTC Foundation.

(RA 2003-149) (Adopted May 6, 2003, R-03627 Cor. 5/30/03)  
Authorize the Executive Director to encumber specific buildings in the Civic, Art and Cultural Center by issuing a deed of trust in HUD's favor.

**Adoption**

2. **Naval Training Center Redevelopment Project. (District 2).**

(Continued from meeting of May 6, 2003)

(RA 2003-147) (Adopted May 6, 2003, R-03628 Cor. 5/30/03)

Authorize the Executive Director, or his designee, as the Agency's authorized representative to vote for the formation of the Liberty Station Maintenance Assessment District.

See Redevelopment Agency Report No. RA-03-12 and City Manager Report No. CMR-03-088, dated April 30, 2003.

See Council Companion Item No. 332

Staff: Maureen Ostrye 533-5428

Atty: Elisa Cusato

3. **Exclusive Negotiation Agreement with San Diego Convention Center Corporation, Balboa Theatre. (District 2).**

(RA 2003-161)

Approving an Exclusive Negotiation Agreement with San Diego Convention Center Corporation for the Historic Rehabilitation of the Balboa Theatre.

See Centre City Development Corporation Report No. CCDC-03-21, dated May 28, 2003.

Staff: Eli Sanchez 533-7121

Atty: Douglas Humphreys

4. **Second Amendment to Agreement with Nasland Engineering – Civil & Rail Engineering Services. (District 2).**

(RA 2003-165)

Approving a Second Amendment to the Agreement with Nasland Engineering for Civil & Rail Engineering Consultant Services in the amount of \$114,479; maximum compensation will not exceed \$793,771.

See Centre City Development Corporation Report No. CCDC-03-19, dated May 28, 2003.

Staff: Gerard Selby 533-7136

Atty: Sung Phillips

Auditor Certificate Number: AC 2301085

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**Adoption**

5. **Request to Bid Demolition – Smart Corner Block. (District 2).**

(RA 2003-154)

Approving the demolition of onsite improvements on the Smart Corner site; make certain findings with respect to the payments for demolition of on-site improvements and construction of a temporary park lot (demolition and development) on the Smart Corner site; state for the record that the Final Master Environmental Impact Report (MEIR) has been reviewed and considered prior to approving the demolition and development; direct the secretary of the agency to file a notice of determination.

See Centre City Development Corporation Report No. CCDC-03-04 and Council Report No. CCDC-03-03, dated May 28, 2003.

Council Companion Item No. 331

Staff: Jerry Selby 533-7136

Atty: Sung Phillips

Auditor Certificate Number: AC 2301155

**Public Hearing**

6. **Horton Plaza Tax Allocation Bonds, Series 2003. (District 2).**

(RA 2003-157)

Approving the Horton Plaza Redevelopment Project Subordinate Tax Allocation Bonds, Series 2003A and Junior Lien Tax Allocation Bonds, Series 2003B.

(RA 2003-156)

Approving the Horton Plaza Redevelopment Project Tax Allocation Housing Bonds, Series 2003C in a total amount not to exceed \$20 million and authorizing certain other matters pertaining to the proposed sale of bonds.

See Centre City Development Corporation Report No. CCDC-03-12, dated May 28, 2003.

Council Companion Item No. 335

Staff: Frank Alessi 533-71306

Atty: Douglas Humphreys