

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

**AGENDA FOR:
REDEVELOPMENT AGENCY
TUESDAY, SEPTEMBER 2, 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.san.diego.gov/redevelopment-agency

1. Approval of the minutes of:

June 17, 2003
June 23, 2003, special

Adoption

**2. First Amendment to Agreement with Kane, Ballmer & Berkman
(Districts)**

(RA 2004-18)

Authorizing the Executive Director (or designee) to negotiate and execute a First Amendment to the Agreement with Kane, Ballmer & Berkman, Special Counsel for the Redevelopment Agency, for the purposes of increasing the compensation by \$452,860, to a total of \$1,952,860, on an as-needed basis, provided that the City Auditor first furnishes a certificate that funds are, or will be, on deposit in the City Treasury.

See Redevelopment Agency report no. RA-03-28, dated August 27, 2003.

Staff: Todd Hooks 533-5433
Elaine DuVal 533-5429
Atty: Elisa Cusato
Auditor Certificate Number: AC2400195

Adoption

3. **Office Space Lease Agreement-Redevelopment Agency-4305 University Avenue. (District 3)**

(Continued from meeting of July 15, 2003 and August 5, 2003)

(RA 2004-4)

Authorize the Executive Director to execute a lease agreement between the City's Redevelopment Agency and Urban Village Commercial, LLC, the landlord, for office space located at 4305 University Avenue. The Redevelopment Agency will be leasing approximately 1, 441 square feet with a monthly rental rate starting at \$1.85 per square foot. The lease term will be approximately 10 years with two 5-year options to extend. The target commencement date is September 1, 2003.

Real Estate Assets.

Staff: Gibson 236-6727

Diana Monaco 236-6081

Atty: Carrie Gleeson

4. **Fourth Amendment to the Central Imperial Redevelopment Plan. (District 4)**

(RA 2004-21)

Subitem A. Receiving the Draft Fourth Amendment to the Central Imperial Redevelopment Plan; and authorizing transmittal of the Fourth Amendment to the Central Imperial Redevelopment Project Area to the San Diego Planning Commission and affected taxing entities.

See Southeastern Economic Development Corporation report no. SEDC-03-05, dated September 2, 2003.

Staff: Carolyn Smith 527-7345

Atty: Elisa Cusato

Joint Public Hearing

5. Veterans Village Project. (District 2)

(RA 2004-23)

Subitem A. Authorize the Executive Director, or designee, to execute a Disposition and Development Agreement with the Vietnam Veterans of San Diego for the Veterans Village Project.

(RA 2004-25)

Subitem B. Authorize acceptance of title to the property at 4141 Pacific Highway and the adjacent vacated Frontage Road from the City with Grant Deed provisions stating that title to the property will revert to the City should the property cease to be used to provide transitional housing for, and treatment of homeless veterans, or if the property is offered for sale to another entity for a use other than to provide transitional housing for, and treatment of homeless veterans.

(RA 2004-25)

Subitem C. Authorize the transfer of title to the property at 4141 Pacific Highway and the adjacent vacated Frontage Road from the Agency to the Vietnam Veterans of San Diego with Grant Deed provisions that the property will revert to the Agency and then to the City should the property cease to be used to provide transitional housing for, and treatment of homeless veterans, of if the property is offered for sale to another entity for a use other than to provide transitional housing for, and treatment of homeless veterans.

(RA 2004-25)

Subitem D. Authorize the City's Auditor and Comptroller to record as a debt of the North Bay Project Area to the City an amount equal to the total amount of the Community Development Block Grant funds used to repay the HUD 108 loan that was obtained to partially fund the acquisition of the property at 4141 Pacific Highway for the Vietnam Veterans of San Diego.

(RA 2004-26 and RA 2004-24)

Subitem E. Make certain findings that the project is of benefit to the North Bay Project Area; and make a finding of no significant impact/mitigated negative declaration.

(RA 2004-22)

Subitem F. Authorize the expenditure of \$1,000,000 from the Horton Plaza Redevelopment Project Low and Moderate Income Housing Set-Aside Fund for the development of the Veteran's Village project.

(RA 2004-22)

Subitem G. Make certain findings that the project is of benefit to the Horton Plaza Redevelopment Project.

Joint Public Hearing

5. Veterans Village Project. (District 2)

(Continued)

(RA 2004-26)

Subitem H. Authorize acceptance of title to the approved vacated portions of the Public Right-of-Way at Pacific Highway (the Frontage Road) and Kurtz Street, between Coutts Street and Witherby Street, and portions of Witherby Street between Pacific Highway (the Frontage Road) and Kurtz Street from the City with Grant Deed provisions stating that title to the property will revert to the City should the property cease to be used to provide transitional housing for, and treatment of homeless veterans, or if the property is offered for sale to another entity for a use other than to provide transitional housing for, and treatment of homeless veterans.

(RA 2004-25)

Subitem I. Authorize the transfer of title to the approved vacated portion of the Public Right-of-Way at Pacific Highway (the Frontage Road) and Kurtz Street, between Coutts Street and Witherby Street, and portions of Witherby Street between Pacific Highway (the Frontage Road) and Kurtz Street from the Agency to the Vitenam Veterans of San Diego with Grant Deed provisions that the property will revert to the Agency and then to the City should the property case to be used to provide transitional housing for, and treatment of homeless veterans, or if the property is offered for sale to another entity for a use other than to provide transitional housing for, and treatment of homeless veterans.

(RA 2004-25)

Subitem J. Authorize the City's Auditor and Comptroller to record as a debt of the North Bay Project Area to the City an amount equal to the appraised value of the vacated portions of the Public Right-of-Way at Pacific Highway (the Frontage Road) and Kurtz Street, between Coutts Street and Witherby Street, and portions of Witherby Street between Pacific Highway (the Frontage Road) and Kurtz Street.

See Redevelopment Agency Report no. RA-03-27 and City Manager Report no. CMR-03-175, dated August 27, 2003.

See Council Supplemental Docket, of September 2, 2003 for a companion item.

Staff: Maureen Ostrye 533-5430

Atty: Douglas Humphreys

Auditor Certificate Number: Ac 2400222