

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

**AGENDA FOR:
REDEVELOPMENT AGENCY MEETING
TUESDAY, SEPTEMBER 14, 2004, AT 10:00 A.M.
Council Chambers
202 C Street, San Diego, CA 92101**

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.

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. To order information or request an agenda in an alternative format, or to request a sign language or oral interpreter for the meeting, please call the City Clerk's Office at least five working days prior to the meeting at 533-4000 (voice) or 236-7012 (TT) to ensure availability. Assistive Listening Devices (ALDs) are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting. A closed caption monitor is available, upon request.

Internet Access: www.sandiego.gov/redevelopment-agency

Adoption

1. **First Implementation Agreement to Disposition and Development Agreement with Roseau Development Company No. 2, LLC (District 4).**

(RA 2005-31)

That the Redevelopment Agency adopts a resolution approving the First Implementation Agreement to the Disposition and Development Agreement by and between the Redevelopment Agency and Roseau Development Company No. 2, LLC.

See Southeastern Economic Development Corporation Report no. SEDC 04-007 dated, September 8, 2004.

Staff: Sherry Brooks 527-7345

Atty: Sung Phillips

Adoption

2. **Approval of a First Amendment to the Agreement for Consulting Services with Rick Engineering Company. (Districts 4 and 8).**

(RA 2005-39)

Subitem A. Approving the First Amendment to the Agreement for Consulting Services with Rick Engineering Company in an amount not to exceed \$140,000.

Subitem B. Amending the SEDC FY 2005 Program Budget in the amount of \$50,000 to augment the Central Imperial Redevelopment Project Area for project implementation costs.

See Southeastern Economic Development Corporation Report no. SEDC 04-004, dated, September 8, 2004.

Staff: Sherry Brooks 527-7345

Atty: Sung Phillips

Auditor Certificate Number: AC 2500187

3. **Approving the Second Implementation Agreement to the Disposition and Development Agreement by and between the Redevelopment Agency and TayRad, LLC. (District 4)**

(RA-2005-37)

That the Redevelopment Agency adopts a resolution approving the Second Implementation Agreement to the Disposition and Development Agreement by and between the Redevelopment Agency of the City of San Diego and TayRad, LLC.

See Southeastern Economic Development Corporation Report no. SEDC 04-008, dated, September 8, 2004.

Staff: Laura Roman 527-7345

Atty: Sung Phillips

Adoption

4. **Approval of the Second Amendment to the Agreement for Legal Services between the Redevelopment Agency and Kane, Ballmer, and Berkman (District 4).**

(RA 2005-36)

That the Redevelopment Agency of the City of San Diego (Agency) adopts a resolution approving the Second Amendment to the Agreement for Legal Services by and between the Agency and Kane, Ballmer and Berkman, Special Agency Counsel for an amount not to exceed \$160,000, bringing the total amount of the Agreement to \$2,112,860.

See Southeastern Economic Development Corporation Report no. SEDC 04-010, dated September 8, 2004.

Staff: Carolyn Smith 527-7345

Atty: Sung Phillips

Auditor Certificate Number: AC 2500214

5 **Approval of the Sixth Amendment to the Agreement with BRG Consulting, Inc. (District 4).**

(RA 2005-30)

That the Redevelopment Agency adopts a resolution approving the Sixth Amendment to the Agreement with BRG Consulting Inc., to provide services in the amount not to exceed \$14,800,00.

See Southeastern Economic Development Corporation Report no. SEDC 04-005, dated, September 8, 2004.

Staff: Laura Roman 527-7345

Atty: Sung Phillips

Auditor Certification Number: AC 2500186

Joint Public Hearing

6. **Joint Public Hearing Request for the First Amendment for the Southcrest Redevelopment Plan.** (District 4).

(RA 2005-26)

That the Redevelopment Agency adopts a resolution as follows:

Subitem A. Consent to a Joint Public hearing with the Redevelopment Agency on the proposed First amendment to the Redevelopment for the Southcrest Redevelopment project Area.

Subitem B. Authorize the establishment of a date, time and place thereof as November 9, 2004.

Subitem C. Authorize publication and mailing notice of such Joint Public Hearing.

See Southeastern Economic Development Corporation Report no. SEDC-04-009, dated, September 8, 2004.

Council Companion Item no. 333.

Staff: Laura Roman 527-7345

Atty: Sung Phillips

Adoption

7. **First Implementation Agreement to the Talmadge Senior Village Project.
(District 3).**

(RA 2005-27)

- Subitem A. Authorize the Executive Director to execute the First Implementation Agreement for the Talmadge Senior Village Project.
- Subitem B. Amend the city Height Project Area budget to authorize the appropriation and expenditure of \$300,000 of low and moderate income housing funds (Fund 98204) for the Talmadge Senior Village Project.
- Subitem C. Authorize the Executive Director to expend \$1,490,576 in the form of a residual receipts loan for the Talmadge Senior Village Project.

(RA 2005-29)

Approve findings of benefit for expending Centre City housing setaside funds outside of the Centre City Project Area.

See Redevelopment Agency Report no. RA-04-33 and City Manager Report no. CMR-04-194, dated, September 8, 2004.

Council Companion Item no. 331.

Staff: Jim LoBue 533-5263

Atty: Sung Phillips

Joint Public Hearing

8. Island Market Centre Project-Owner Participation Agreement, Disposition and Development Agreement, Design Review-East Village Redevelopment District. (District 2).

(RA 2005-33)

Certifying that Agency has reviewed and considered the information contained in MEIR, the Final SEIR to the MEIR and the Final Supplement to the MEIR and Environmental Impact Secondary Study, with respect to the Disposition and Development Agreement and Owner Participation Agreement with Oak Shelter Systems, LLC have been considered and reviewed.

(RA 2005-35)

Approve the Disposition and Development Agreement between the Agency and Developer to develop a mixed-use condominium/retail project ("North Block") on the Northern 40,000 square feet of the subject block and authorize the executive director or designee, to sign all documents necessary and appropriate to carry out and implement the agreement to administer the Agency's obligations, responsibilities and duties to be performed under said agreement.

(RA 2005-32)

Approve the Owner Participation Agreement with developer to develop a mixed use apartment/church project ("South Block") on the Southern 20,000 square feet of the subject block and authorize executive director or designee, to sign all documents necessary and appropriate to carry out and implement the agreement and to administer the agency's obligations, responsibilities and duties to be performed under said agreement.

(RA 2005-34)

Grant design review approval of the basic concept/schematic drawings for both projects, subject to the conditions contained in the scope of development, attached to the Owner Participation Agreement and Disposition and Development Agreement.

(RA 2005-38)

Authorizing the appropriation and expenditure of Centre City Low and Moderate Income Housing Funds for up to \$3.6 million dollars for the Island Market Centre North Block Project.

See Centre City Development Corporation Report no. CCDC-04-33 and City Manager Report no. CCDC-04-18, dated, September 8, 2004.

Council Companion Item no. 334.

Staff: Dale Royal 533-7108

Atty: Douglas Humphreys

Auditor Certification Number: AC 2500211