

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA
FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, NOVEMBER 30, 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

1. **Approval of the minutes of:**

October 4, 2004, special
October 11, 2004, special
October 12, 2004 and supplemental

Adoption

2. **Approval of an 11th Amendment to the Agreement for Special Legal Counsel Services with the Law Offices of Daley & Heft. (District 4).**

(RA 2005-67)

That the Redevelopment Agency of the City of San Diego approves the 11th Amendment to the Agreement for Special Legal Counsel Services by and between the Agency and Daley & Heft in an amount not to exceed One Hundred Thousand Dollars (\$100,000) for a total compensation not to exceed Six Million Six Hundred Sixty-One Thousand One Hundred Dollars (\$6,661,100).

See Southeastern Economic Development Corporation report no. SEDC-04-013, dated, November 24, 2004.

Staff: Carolyn Smith 527-7345

Atty: Rachel Witt

Auditor Certificate Number: AC 2500491

Adoption

3. Approval of the Explorer Elementary Charter School and High Tech High Communities, Inc. Partnership as the designated institution to receive Fee Title to Building 83 according to the terms of the Naval Training Center Disposition and Development Agreement. (District 2).

(RA 2005-75)

Approve the Explorer Elementary Charter School and High Tech High Communities, Inc. partnership as the Designated Institution to receive fee title to Building 83 according to the Terms of the Naval Training Center Disposition and Development Agreement.

See Redevelopment Agency Report no. RA-04-44, dated, November 23, 2004.

Staff: Libby Day 533-5372

Atty: Elisa Cusato

4. Resolution to Authorize the Agency to Exercise it's Rights Under the Polanco Redevelopment Act. (Districts 2, 3, 4, 5, 6, 7 and 8).

(RA 2005-74)

Authorizing the Executive Director, or designee, to: take any and all actions necessary as authorized by the Polanco Redevelopment Act and other supportive statutes; obtain and review information about properties; perform environmental investigations on properties, as provided by the Polanco Act and other statutes; identify responsible parties and issue 60-day notices to them to perform the required environmental remediation; and initiate legal actions under the Polanco Act.

See Redevelopment Agency Action, dated November 15, 2004.

Staff: Alex Greenwood 533-5458

Atty: Douglas Humphreys

Adoption

5. Two Public Hearings to Evaluate the Progress of the Five-Year Implementation Plans for the NTC and North Park Project Areas. (Districts 2 and 3).

(RA 2005-77)

Subitem A. Conduct a Public Hearing to evaluate the progress of the Redevelopment Plan and corresponding Implementation Plan for the Naval Training Center Redevelopment Project Area.

(RA 2005-78)

Subitem B. Conduct a Public Hearing to evaluate the progress of the Redevelopment Plan and corresponding Implementation Plan for the North Park Redevelopment Project Area.

See Redevelopment Agency Report no. RA-04-43, dated, November 23, 2004.

Staff: Tom Romstad 533-5284

Libby Day 533-5372

Atty: Rachel Witt

6. Housing Rehabilitation Loan Program in the City Heights Redevelopment Project Area. (Districts 3, 4 and 7).

(RA 2005- 73)

Authorize the appropriation and expenditure of up to \$550,000 in the City Heights housing set-aside bond proceeds (\$285,223) and tax increment housing set aside funds (\$264,777) for the administration of the program and to fund rehabilitation loans to owner-occupants in the City Heights Redevelopment Project Area.

See Deputy Executive Director Action dated, November 2, 2004.

Staff: Bob Kennedy 533-4276

Atty: Sung Phillips

Auditor Action Number: AC 2500512

Adoption

7. **Chollas Parkway Business Park – Crossroads Redevelopment Project.
(District 3).**

(RA 2005-76)

Subitem A. Authorize the Executive Director or designee to utilize approximately \$118,500 of tax increment revenues generated by the Crossroads Redevelopment Project for annual repayment of the HUD 108 loan over the remaining term.

Subitem B. Accept the transfer of up to \$1.35 million in proceeds from the City of San Diego for the development of the Chollas Parkway Business Park, if said loan is approved and funded.

See Redevelopment Agency report no. RA-04-42 and City Manager report no. CMR-04-237 262 dated, November 23, 2004. **(Rev. 11/24/04)**

Council Companion Item no. 331

Staff: Tracy Reed 533-7519

Michele St. Bernard 533-4218.

Atty: Rachel Witt

8. **Smart Corner Project-Agreement with San Diego Landfill Systems (Allied Waste)-Core Redevelopment District of the Centre City Redevelopment District. (District 2).**

(RA 2005-70)

Approving the agreement with San Diego Landfill Systems (Allied Waste) for Landfill Fees at the Smart Corner, in the amount of \$657,000; the maximum compensation will not exceed \$657,000.

See Centre City Development Corporation Report no. CCDC-04-44, dated, November 24, 2004.

Staff: John Anderson 533-7140

David Allsbrook 533-7112

Atty: Sung Phillips

Auditor Certificate Number: AC 2500483

Joint Public Hearing

9. **Ballpark Project: East Village Square-“Right Field” Development (Diamondview Tower)-Disposition & Development Agreement with East Village Square, LLC & Design Review-East Village Redevelopment District. (District 2).**

(RA-2005-41)

Subitem A. Approving the Disposition and Development Agreement (“DDA”) with East Village Square LLC, and authorizing the Executive Director to execute the DDA and related documents necessary to implement the DDA.

Subitem B. Approving the sale of certain property by the Agency and making certain findings pertaining thereto.

(RA 2005-42)

Subitem A. Granting design review approval of the Basic Concept/Schematic Drawings.

See Centre City Development Corporation Report no. CCDC-04-36 and City Manager Report no. CCDC-04-22, dated, November 24, 2004.

Council Companion Item no. 333

Staff: Pamela Hamilton 533-7114

Atty: Douglas Humphreys