

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA
FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, MARCH 1, 2005, 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. Homebuyer Assistance Program in the City Heights Redevelopment Project Area-Home in the Heights (HIH). (Districts 3, 4 & 7).

(RA 2005-100)

Authorize expenditure of up to \$321,768 in City Heights tax increment housing set-aside funds for individual second mortgage loans to first time home buyers in the City Heights Redevelopment Project Area.

Redevelopment Agency.

Staff: Bob Kennedy 533-4276

Kim Gerhard 533-5369

Atty: Sung Phillips

Auditor Certificate Number: AC 2500744

Adoption

2. **Housing Replacement Plan for the Auburn Park Apartment Project. (District 7).**

(RA 2005-96)

Authorizing the Agency to approve the Housing Replacement Plan for the Auburn Park Apartment project.

Redevelopment Agency.

Staff: Bob Kennedy 533-4276

Atty: Rachel H. Witt

3. **Housing Replacement Plan for the City Heights Square Senior Housing Project. (District 3).**

(RA 2005-86)

Authorizing the Agency to approve the Housing Replacement Plan for the City Heights Square Senior Housing project.

Redevelopment Agency.

Staff: Bob Kennedy 533-4276

Atty: Sharon Matthews

4. **Grantville Redevelopment Project. (District 7).**

(RA 2005-92)

Set a Joint Public Hearing with the City Council on the proposed Grantville Redevelopment Plan, and authorizing the City Clerk to set the time, date and place thereof as April 19, 2005.

Redevelopment Agency.

Council Companion Item no. 331

Staff: Tracy Reed 533-7519

Michele St. Bernard

Atty: Sharon Matthews

Adoption

5. **Relocation Plan-The Paseo & Religious Centers Projects in the College Community Redevelopment Project Area. Replacement Housing Plan-The Paseo & Religious Centers Projects in the College Community Redevelopment Project Area. (District 7).**

(RA 2005-93)

Authorize the Agency to approve the Relocation Plan for the Paseo & Religious Centers Projects.

(RA 2005-94)

Authorize the Agency to approve the Replacement Housing Plan for the Paseo & Religious Centers Projects.

See Redevelopment Agency report no. RA-05-05, dated, February 23, 2005.

Staff: Mike Fortney 533-5403

Atty: Sung L. Phillips

6. **Agreements related to the purchase of property in the College Community Redevelopment Project Area. (District 7).**

(RA 2005-97)

Subitem A. Authorize the Executive Director to enter into a Cash Depository Agreement with San Diego State University Foundation to receive funds in the amount of \$5.1 million for the purchase of the Sanctuary Suites & Retail property.

Subitem B. The Redevelopment Agency approve the Settlement Agreement with Renovation & Restoration, LLC to purchase the Sanctuary Suites & Retail property for \$5.1 million, provided that the City Auditor first furnishes a certificate that funds are, or will be, on Deposit in the City Treasury.

Subitem C. Approve an amendment to the Fiscal Year 2005 Redevelopment Agency budget to authorize receipt of, and increase appropriations and authorize expenditures in the amount of \$5.1 million for the College Community project area (Fund 98107).

See Redevelopment Agency report no. RA-05-04, dated, February 23, 2005.

Staff: Mike Fortney 533-5403

Atty: Sung L. Phillips

Adoption

7. **Lofts @722 Market-Exclusive Negotiation Agreement with Oliver McMillan – East Village Redevelopment District. (District 2).**

(RA-2005-95)

Approving the Proposed Exclusive Negotiation Agreement with Oliver McMillan.

See Centre City Development Corporation Report no. CCDC-05-03, dated, February 23, 2005.

Staff: Eli Sanchez 533-7121

Atty: Sharon Matthews

8. **Balboa Theatre-Selective Demolition & Abatement Phase-Horton Plaza Redevelopment Project. (District 2).**

(RA 2005-84)

Subitem A. Authorizing the Corporation on behalf of the Agency, to receive bids for the selective demolition and abatement phase for the Rehabilitation of the Historic Balboa Theatre.

Subitem B. Authorizing the Executive Director of the Redevelopment Agency or his designee, to award the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met.

Subitem C. Authorizing the Corporation on behalf of the Agency, to administer said contract.

(RA-2005-98)

Making certain findings that the proposed improvements are of benefit to the Horton Plaza Redevelopment Project or the immediate neighborhood in which the project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the Horton Plaza Redevelopment Project Area; and that the proposed improvements are consistent with the implementation plan adopted for the Horton Plaza Redevelopment Project pursuant to Health and Safety Code 33490.

Council Companion Item no. 332.

See Centre City Development Corporation Report no. CCDC-05-02 and City Manager Report no. CCDC-05-03, dated, February 23, 2005

Staff: Gary Bosse 533-7163

Atty: Rachel H. Witt

Auditor Certificate Number: AC 2500672