

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, SEPTEMBER 6, 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

Closed Session Notices, Disclosure, and Public Comment:

In accordance with the San Diego City Council Permanent Rule for Noticing and Conduct of Closed Session Meeting, adopted on February 28, 2005, this portion of the agenda is reserved for Agency Counsel comment, public comment, and Redevelopment Agency discussion of the content of the **Closed Session Agenda for Tuesday, September 6, 2005 scheduled to commence immediately following the conclusion of the regular open session meeting today.**

The Redevelopment Agency Closed Session Agenda is separately available in the Office of the City Clerk and also posted at the same locations as the Open Session Agenda, including the City and Redevelopment Agency Internet address.

NOTE: Members of the public wishing to address the Redevelopment Agency on any item on the Closed Session Agenda should reference the closed session item number from the Closed Session Docket on the speaker slip. Speakers may speak "in favor" or in opposition" to the subject.

Information Item-No Action Required-The Redevelopment Agency Shall:

1) Consider any oral report from the Agency Counsel or City negotiators; 2) Accept Testimony from any member of the public wishing to address the Redevelopment Agency on any item appearing on the Closed Session Agenda; 3) Questions and discussion by Agency Members, limited to the facts as disclosed by the Agency Counsel or City negotiators and the basis of justification for consideration of the matter in closed session; 4) Refer matters discussed to closed session.

Conference with Legal Counsel - existing litigation, pursuant to California Government Code section 54956.9(a):

CS-1 *Reichbart v. Redevelopment Agency*
San Diego Superior Court No. GIC816792

DCA assigned: R. Witt

This matter pertains to a long term lease of the Yale Hotel property in downtown San Diego. The Agency leased the Yale Hotel from the Reichbarts and then sub-leased the property to the Cuatro Corporation for a redevelopment project. In closed session the City Attorney will seek Council approval of a possible settlement.

Conference with Legal Counsel - anticipated litigation - initiation of litigation, pursuant to California Government Code section 54956.9(c):

CS-2 California State University Board of Trustees

ACA assigned: Heumann

This matter involves the SDSU Campus Master Plan Environmental Impact Report [EIR]. The City of San Diego and the Redevelopment Agency of the City of San Diego City are both responsible agencies for purposes of CEQA. The Agencies reviewed the EIR and provided comments on the draft EIR which addressed deficiencies in the EIR. In closed session, the City Attorney will brief the Council on the status of the matter and seek direction from the City Council and Redevelopment Agency.

Special Order of Business

1. Approval of the minutes of:

June 6, 2005, special
June 7, 2005
June 14, 2005, special and supplemental
June 21, 2005
June 28, 2005, special
July 19, 2005
July 25, 2005, special

Adoption

2. Homebuyer Assistance Program in the City Heights Redevelopment Project Area-Home in the Heights (HIH) (Districts 3, 4, & 7).

(RA 2006-11)

Subitem A. Authorize expenditure of \$720,000 in the City Heights tax Increment housing set-aside funds for individual second mortgage to first time home buyers in the City Heights Redevelopment Project Area and authorize the additional Expenditure of \$54,000 in the City Heights tax increment Housing set-aside funds for loan fees and administration of the Home in the Heights Program.

Subitem B. Approve the Agreement with Community Housing Works to extend the time of performance to end June 30, 2006.

Redevelopment Agency

Staff: Bob Kennedy 533-4276

Kimberly Gerhard 533-5369

Atty: Rachel Witt

Auditor Certificate Number: AC 2600147

3. Fifth Amendment to Agreement with Gradient Engineers, Inc. for Environmental Consulting Services at the "Smart Corner: Project-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(RA 2006-12)

Authorize the Fifth Amendment to the Agreement with Gradient Engineers, Ind. For Environmental Consulting Services at the "Smart Corner," in the amount of \$204,100-the maximum compensation will not exceed \$511,587.

See Centre City Development Corporation Report no.CCDC-05-33, dated, August 31, 2005.

Staff: John Anderson 533-7140

Atty: Rachel Witt

Auditor Certificate Number: AC 2600160