

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, SEPTEMBER 20, 2005, AT 10:00 A.M.
Council Chambers
202 C Street, San Diego, CA 92101**

NOTE: The public portion of the Redevelopment Agency meeting will begin on Monday, September 19, 2005 at 2:00 p.m. The Redevelopment Agency will be meeting in Closed Session on Tuesday morning from 9:00 a.m. to 10:00 a.m. Copies of the Closed Session Agenda are available in the Office of the City Clerk.

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 20, 2005 scheduled to commence at 9:00n a.m.**

Closed Session Notices, Disclosure, and Public Comment:

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 Agency approval of a possible settlement.

Conference with Real Property Negotiator, pursuant to California Government Code section 54956.8:

CS-2 Property: That surface parking lot commonly known as “ Tailgate Park” bounded by 12th Street, 14th Street, Imperial Avenue, and K Street
Agency Negotiator: Peter Hall, President, Centre City Development Corporation
Leslie J. Girard, Assistant City Attorney
Negotiating Parties: Redevelopment Agency of the City of San Diego and San Diego Ballpark Funding LLC
Under Negotiation: Terms of lease for operation of parking lot

This matter concerns the parking lot commonly known as Tailgate Park near Petco Park. The agreement to transfer the lot to the San Diego Unified Port District has been terminated, and pursuant to the Fourth Ballpark Implementation Agreement the City is obligated to enter into a lease with the Padres for the operation of the Tailgate Park on the same terms as had been negotiated with the Port District. The Agency holds title to the property; however, direction is needed from the Agency with respect to certain terms of a proposed lease. In closed session, the City Attorney and the President of Centre City Development Corporation will report on the status of the transaction and seek appropriate direction.

Adoption

1. Fiscal Year 2006 Budget Amendment – Centre City Redevelopment Project (Districts 2 and 8)

(RA 2006-13)

Approve an amendment to the Fiscal Year 2006 Budget increasing the line item Land Acquisition by \$8.6 million, decreasing the provision for remediation, fee waivers, EIR mitigation relating to the ballpark by \$4 million, decreasing quality of Life Project by \$3.6 million and decreasing the provision for payments to taxing entities by \$1 million.

See Centre City Development Corporation Report no. CCDC-05-34, dated September 14, 2005.

Staff: Frank Alessi 533-7130
Atty: Rachel Witt
Auditor Certificate number: AC 2600176

Adoption

2. Murphy's Supermercado Sidewalk Project and Azalea Park Neighborhood Identification Project (District 3).

(RA 2006-14)

Subitem 1. Make the necessary findings that the contribution of \$25,000 from the City Heights Redevelopment Project Area to the Murphy's Supermercado Sidewalk Improvement Project and \$156,000 to the Azalea Park Neighborhood Identification Project are necessary and of benefit to the City Heights Redevelopment Project Area.

Subitem 2. Authorize the transfer of funds to the City in the amount of \$181,000 from the City Heights Redevelopment Tax Increment Fund No. 98200, Dept. 9823, org. 4001, JO 010259, in order to allocate \$25,000 to the Murphy's Market Sidewalk Improvement Project and \$156,000 to the Azalea Park Neighborhood Identification Project.

Redevelopment Agency.

Council Companion Item no. 334

Staff: Bob Kennedy 533-4276

Atty: Rachel Witt

Auditor Certificate Number: AC 2600124

3. Negotiations for a Sixth Implementation Agreement to the DDA – Las Americas Project (District 8).

(RA 2005-15)

Resolution authorizing the Executive Director, or designee, to enter into negotiations with International Gateway East, LLC for the development of a Sixth Implementation Agreement to the DDA and related documents, all for Purposes of implementing the Residences at Las Americas and River Pedestrian Bridge.

See Redevelopment Agency Report no.RA-05-29 and City Manager Report no. CMR-05-173, dated September 14, 2005.

Council Companion Item no. 335

Staff: Robert Chavez 533-5368

Atty: Rachel Witt

Adoption

4. Repeal of Debt Incurrence Time Limit-Mount Hope Redevelopment Project Area (District 4)

(RA 2006-18)

That the Redevelopment Agency adopts a resolution:

Subitem 1. Recommending approval of an Ordinance to eliminate debt incurrence time limit in the Redevelopment Plan for the Mount Hope Redevelopment Project Area.

Subitem 2. Approving the statutory pass through payments triggered by the SB 211 election to the taxing entities.

See Southeastern Economic Development Corporation Report no. SEDC-05-012 dated September 14, 2005.

Council Companion Item no. 330

Staff: Dante Dayacap 527-7345

Atty: Rachel Witt

Auditor Certificate Number: AC 2600192