

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
AGENDA FOR  
REDEVELOPMENT AGENCY MEETING  
TUESDAY, NOVEMBER 15, 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](http://www.sandiego.gov/redevelopment-agency)

**Special Order of Business:**

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

September 19, 2005, special  
September 20, 2005  
September 20, 2005, Closed  
September 20, 2005, Supplemental

**Adoption**

2. **Housing Rehabilitation Loan Program in the City Heights Redevelopment Project Area (Districts 3, 4 & 7)**

(RA 2006-26)

Subitem 1. Authorize the appropriation and expenditure of up to \$250,000 in City Heights tax increment housing set aside funds for the administration of the program and to fund rehabilitation loans to owner-occupants in the City Heights Redevelopment Project Area.

Subitem 2. Amend Agreement with respect to the Program Guidelines for the City Heights Redevelopment Project Housing Rehabilitation Assistance Program.

Redevelopment Agency.

Staff: Bob Kennedy 533-4276

Atty: Carol A. Leone

Auditor Certificate number: AC 2600242

3. **Amendment to Redevelopment Bylaws (Districts 1, 2, 3, 4, 5, 6, 7 & 8)**

(RA 2006-44)

Approve the Amendment to the Bylaws of the Redevelopment Agency.

Redevelopment Agency.

Staff: Maureen Ostrye 533-5428

Atty: Susan Cola

4. **Approval of the Fifth Amendment to the Agreement for Legal Services between the Redevelopment Agency of the City of San Diego and Kane, Ballmer & Berkman-Centre City Redevelopment Project (Districts 2, 4 & 8)**

(RA 2006-38)

Approve the Fifth Amendment to the Agreement for legal services by and between the Agency and Kane, Ballmer & Berkman, Special Agency Counsel for \$200,000 for the Southeastern Economic Development Corporation related work and \$250,000 for Centre City Development Corporation related work for a total Agency contract amount not to exceed \$2,972,860.

See Centre City Development Corporation report no. CCDC-05-40, dated October 19, 2005

Staff: David Allsbrook 533-7112

Atty: Susan Y. Cola

Auditor Certificate Number: AC 2600270

**Adoption**

5. **Approval Agreement with the City of San Diego for Payment into the Habitat Acquisition Fund to Mitigate Impacts to Upland Habitat (District 4)**

(RA 2006-39)

That the Redevelopment Agency approves an Agreement with the City of San Diego for payment into the Habitat Acquisition Fund, in the amount of \$195,375,00, to mitigate impacts to Upland Habitat in the Valencia Business Park.

See Southeastern Economic Development Corporation report no. SEDC-05-014, dated November 9, 2005.

Staff: Laura Roman 527-7345

Atty: Carol A. Leone

Auditor Certificate Number: AC 2600350

6. **Broadway Square-Revised Second Implementation Agreement-Broadway & 9<sup>th</sup>, LP (Bud Fischer)-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project-Public Hearing (District 2)**

(RA 2006-42)

Approve the proposed Second Implementation Agreement to the Owner Participation Agreement between Broadway & 9<sup>th</sup>, LP and the Redevelopment Agency of the City of San Diego for the Broadway Square affordable housing project located at the southeast corner of Broadway and Ninth Avenue.

See Centre City Development Corporation report no.CCDC-05-37 dated November 9, 2005

Staff: Dale Royal 533-7108

Atty: Susan Y. Cola

Auditor Certificate Number: AC 2600388

**Adoption**

**7. Approval of Actions Necessary for NTC Foundation to Apply for New Market and Historic Tax Credits (District 2)**

RA-2006-47

- Subitem 1. Approve an assignment of the NTC Foundation's rights and obligations, under the NTC Disposition and Development Agreement, to NTC Liberty Station, Inc. as to specific buildings in the NTC Civic, Arts and Cultural Center.
- Subitem 2. Consent to the proposed assignment and assumption of the lease to Buildings 177 and 200 from NTC Foundation to NTC Liberty Station, Inc. and the proposed subleases to NTC Tenant, L.P.
- Subitem 3. Authorize the Redevelopment Agency to enter into ground leases with NTC Liberty Station, Inc. for Buildings 175, 176, 201 and 202 and the proposed subleases to NTC Tenant, L.P.
- Subitem 4. Authorize the Executive Director or designee to subordinate the Agency's leasehold deed of trust relating to the Rehabilitation Grant Agreement to Clearinghouse NMTC (Sub 8), LLC, a California Limited Liability Company as a qualified lender under the DDA, and a permitted leasehold mortgagee; and assignment of the Rehabilitation Grant Agreement to Wells Fargo Community Development Corporation, a Nevada corporation as security for the Bridge Loan; and execute such Consent, Estoppel, Assignments and Subordination Agreements including the Assignment of Rehabilitation Grant Agreement, Subordination and Consent Agreement, and the Subordination Intercreditor Agreement relating to the NTC Foundation's proposed financing as attached in substantial form as the Executive Director or designee may deem necessary or appropriate.

See Redevelopment Agency report no. RA-05-34, dated November 9, 2005

Staff: Libby Day 533-5372

Atty: Rachel Witt