REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO, CALIFORNIA AGENDA FOR SPECIAL REDEVELOPMENT AGENCY MEETING TUESDAY, MARCH 27, 2007 AT 2:00 P.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 Persons with Disabilities: 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 (TTY) 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 Minutes:

February 6, 2007 February 27, 2007

Adoption

2. Agreement with Kane Ballmer & Berkman, Special Counsel for the Redevelopment Agency (Districts 1, 2, 3, 4, 5, 6, 7 & 8)

(RA-2007-84)

- Item 1. Authorizing the Executive Director to execute a three-year agreement with Kane Ballmer & Berkman, Special Counsel, for the provision of legal services for the Redevelopment Agency of the City of San Diego.
- Item 2. Authorizing the expenditure of funds in the amount not to exceed \$1.89 million, on an as-need basis for legal services, with \$500,000 committed for the first year, and funds for the second and third years contingent on the City Auditor first furnishing a certificate that funds are, or will be, on deposit in the City Treasury.

This activity is not a "project" and is therefore not subject to CEQA pursuant to State CEQA Guideline Section 15060 (c)(3)

Redevelopment Agency staff report RA-07-10, dated March 21, 2007.

Staff: James Davies, (619) 533-5373 Melissa Garcia, (619) 533-5265 Agency Counsel: Huston Carlyle

Auditor Certificate Number: AC 2700594

3. Agreements for Economic Consulting Services with Bay Area Economics, Economics Research Associates, Keyser Marston Associates, and Seifel Consulting Inc. for the Redevelopment Agency for the City of San Diego Project (Districts 1, 2, 3, 4, 5, 6, 7 & 8)

(RA-2007-83)

- Item 1. Authorize the Executive Director to negotiate and execute three-year Agreements for economic consultant services to the Redevelopment Agency of the City of San Diego with a pool of four (4) financial consultant firms (Keyser Marston Associates, Economic Research Associates, Bay Area Economics and Seifel Consulting, Inc.)
- Item 2. Authorize the expenditure of funds in an amount not to exceed \$1.8 million, on an as-needed basis for economic consultant services, with \$600,000 committed for the first year, and funds for the second and third years contingent on the City Auditor and first furnishing a certificate that funds are, or will be, on deposit in the City Treasury.

This activity is not a project and therefore exempt from CEQA pursuant to CEQA guidelines, Section 15060 (c)(3).

See Redevelopment Agency Report no. RA-07-08, dated, March 21, 2007.

Staff: Michele St. Bernard, (619) 533-4218 Agency Counsel: Carol Leone
James Davies, (619) 533-5373 Auditor Certificate Number: AC 2700593

Adoption

4. Approval of an Agreement for Consulting Services with Keyser Marston Associates, Inc. (Districts 4 & 8)

(RA-2007-81)

That the Redevelopment Agency adopts a resolution:

- Item 1. Approving the Agreement for Consulting Services with Keyser Marston Associates, Inc. in an amount not to exceed Three Hundred Sixty Thousand Dollars (\$360,000).
- Item 2. Authorizing the expenditure of funds not to exceed \$360,000 on an asneeded basis for economic and real estate consulting services with One Eighty Thousand Dollars (\$180,000) committed for the first year and funds for the remaining year contingent on the City Auditor first furnishing a certificate that funds are, will be available.

This activity is not a project and therefore exempt from CEQA pursuant to State Guidelines Section 15060 (c)(3).

See Southeastern Economic Development Corporation Report no SEDC-07-003, dated, March 21, 2007.

Staff: Sherry A. Brooks, (619) 527-7345

Agency Counsel: Huston Carlyle

Auditor Certificate Number: AC 2700579

5. Approval of a Second Amendment to the Agreement for the Consulting Services with Rick Engineering Company (District 4 & 8)

(RA-2007-80)

That the Redevelopment Agency adopts a resolution:

- Item 1. Approving the Second Amendment to the Agreement (Agreement) for Consulting Services with Rick Engineering Company in an additional amount not to exceed \$100,000.00.
- Item 2. Approving the expenditure of \$100,000 to fund the Agreement; for a total Agreement amount not to exceed \$561,200.00.

This activity is not a project and therefore exempt from CEQA pursuant to State Guidelines Section 15060 (c)(3).

See Southeastern Economic Development Corporation Report no SEDC-07-002, dated, March 20, 2007.

Staff: Sherry A. Brooks, (619) 527-7345

Agency Counsel: Huston Carlyle

Auditor Certificate Number: AC 2700601

Adoption

6. Ninth & F Street Lofts-Second Implementation Agreement to Owner
Participation Agreement with Catholic Charities and F Street Apartments
LP, a California limited partnership-East Village Redevelopment District of the
Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(RA 2007-85)

- Item 1. Adopt a resolution approving the proposed Second Implementation Agreement to the Owner Participation Agreement ("OPA") with Catholic Charities for the Ninth & F Street Apartments project to revise the Method of Financing.
- Item 2. Authorize the Executive Director, or designee, to sign all documents necessary and appropriate to carry out an implement the OPA as amended by the Second Implementation Agreement and to administer the Agency's obligations, responsibilities and duties to be performed under said OPA.

The Agency certified, on July 9, 2002, by Resolution No. 03500, that the Agency had reviewed and considered information in the Master Environmental Impact Report (MEIR) for the Centre City Redevelopment Project, the Subsequent Environmental Impact Report (SEIR) for the Proposed Ballpark and Ancillary Development Projects and the Environmental Secondary Study for the Catholic Charities Mixed Use Development Project. No further environmental review is required.

Housing Authority Companion Item no. 2

See Centre City Development Corporation Report no. CCDC-07-08, dated March 21, 2007.

Staff: Eli Sanchez, (619) 533-7121 Agency Counsel: Huston Carlyle