

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, APRIL 15, 2008 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 the minutes:

January 28, 2008, special
January 29, 2008

Adoption

2. Redevelopment Agency Organization and Structure (Districts 2, 3, 4, 6, 7, & 8)

There is no formal action to be taken by the Agency for this item. Staff is recommending the Agency to direct staff as follows:

To prepare necessary documents for Agency consideration to:

- 1) implement the “Agency-Employee Model” organizational structure outlined in this report; and
- 2) establish that the Mayor and the Agency appoint the Agency Executive Director; the Executive Director report to the Mayor on an operational basis; and that the Executive Director could be removed by the Mayor or a 2/3 majority vote of the Agency Board;
- 3) establish that the Mayor or the Mayor’s designee, serve in an “Ex-Officio” capacity on the Agency Board providing policy recommendations and input as part of the Board discussion and/or provide reports for Agency review and consideration; and
- 4) establish that the City provide a technical review committee to the Agency.

(Note: The FY 2009 Agency Budget is currently being developed based upon the existing “City Division” structure. It is understood FY 2009 Agency Budget will require an amendment in concert with the implementation of this recommendation.)

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

Redevelopment Agency Report no. RA-08-07 dated April 9, 2008.

Staff: Janice Weinrick, (619) 236-6250

3. First Amendment to Second Rehabilitation Grant Agreement with NTC Foundation District 2)

(RA-2008-94)

- 1) Authorize the Executive Director or designee to execute the First Amendment to the Second Rehabilitation Grant Agreement between the Agency and NTC Foundation.

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

Redevelopment Agency.

Staff: Maureen Ostrye, (619) 236-6270

Libby Day, (619) 236-6272

Agency Counsel: Huston Carlyle

Adoption

4. Second Implementation Agreement to Disposition and Development Agreement (DDA) for CentrePoint LLC CentrePoint Project within the Crossroads Redevelopment Project Area (District 7)

(RA-2008-97)

Authorize the Executive Director or Designee to enter into a Second Implementation Agreement to the Disposition and Development Agreement with CentrePoint LLC for the Centre Point Project.

This project is covered under the CentrePoint Mitigated Negative Declaration Number 74816. The Project is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Therefore, the DDA would not be considered a separate project for purposes of CEQA review pursuant to State CEQA Guidelines Section 15060 (c)(3).

Redevelopment Agency Report no. RA-08-09 dated April 9, 2008.

Staff: Tracy Reed, (619) 236-6543
James Davies, (619) 236-6540
Agency Counsel: Kendall Berkey

5. Approval of an Agreement with Old Globe for Payment of Additional Purchase Price for 5335 Market Street (District 4)

(RA-2008-91)

Item 1. That the Redevelopment Agency adopts a resolution approving the Payment Agreement with the Old Globe Theatre for Payment of Additional Purchase Price for 5335 Market Street.

Item 2. Authorize the Executive Director of the Agency, or his designee, to execute, for and on behalf of the Agency, the Payment Agreement between the Agency and Old Globe Theatre for the additional purchase price of \$257,059.

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

Southeastern Economic Development Corporation Report No. SEDC-08-002.

Staff: Carolyn Smith, (619) 527-7345
Agency Counsel: Huston Carlyle

Adoption

**6. Volunteers of America Building Rehabilitation – Loan Agreement – East Village
Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment
Project (District 2)**

(RA-2008-95)

Item 1. That the Redevelopment Agency of the City of San Diego (“Agency”) approve the proposed loan agreement between the Agency and the Volunteers of America in the amount of \$277,500 and as outlined in this report.

Item 2. The Executive Director of the Agency, or his designee, is authorized to take any action and execute any and all documents necessary to implement this resolution.

This activity is not a project under the definition set forth in the California Environmental Quality Act (“CEQA”) Guidelines Section 15378. Therefore, pursuant to CEQA Guidelines Section 15060 (c)(3), the activity is not subject to CEQA.

Centre City Development Corporation Report no. CCDC-08-11 dated April 9, 2008.

Staff: John Collum, (619) 533-7124

Agency Counsel: Carol Leone

Auditor Certificate Number: AC 2800685

**7. Fiscal Year 2007 Audited Financial Statements Pertaining to the Operations of the
Corporation – General (Districts 2 and 8)**

(RA-2008-92)

That the Redevelopment Agency receive and file the Fiscal Year 2007 Audited Financial Statements of the Centre City Development Corporation.

This activity is not a project, and therefore not subject to the California Environmental Quality Act (“CEQA”) per CEQA Guidelines Section 15060 (c)(3).

Centre City Development Corporation.

Staff: Frank Alessi, (619) 533-7130

Margarita Garcia, (619) 533-7131

Agency Counsel: Huston Carlyle

Adoption

8. Centre City Redevelopment Project Tax Allocation Housing Bonds, Series 2008A - Centre City Redevelopment Project (Districts 2 and 8)

(RA-2008-96)

That the Redevelopment Agency (“Agency”) approve the issuance of Centre City Redevelopment Project Tax Allocation Housing Bond, Series 2008A (“Housing Bonds”) in an amount not to exceed \$69 million producing net proceeds of approximately \$60 million for low and moderate income housing activities and that the City Council approve the financing of Housing Bonds by the Agency.

This activity is not a project, and therefore not subject to the California Environmental Quality Act (“CEQA”) per CEQA Guidelines Section 15060 (c)(3).

Centre City Development Corporation Report no. CCDC-08-07 and CCDC-08-04 dated April 9, 2008.

Council Companion Item no. 333

Staff: Frank Alessi, (619) 533-7130

Agency Counsel: Mark Blake