

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, MAY 27, 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 (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

Adoption

1. Appointment to the Public Facilities Financing Authority Board of Commissioners (District 1)

(RA-2008-137)

Ratify nomination as submitted/Approve the resolution. Appointments to the Public Facilities Financing Authority Board of Commissioners require confirmation by City Council and the Redevelopment Agency. Henry Roy's appointment to the Public Facilities Financing Authority Board of Commissioners was confirmed by City Council on 5/13/08.

Mayor Sanders' April 8, 2008 nominating memorandum.

Staff: Lisa Gordon (619) 236-7740
Ed Plank, (619) 236-6433
Agency Counsel: Lourdes Epley

Adoption

2. **Approval of Real Estate Purchase and Sale Agreement with the Rufino Gallegos Lara (District 4)**

That the Redevelopment Agency adopts a resolution:

(RA-2008-111)

Item 1. Approving a Purchase and Sale Agreement between the Agency and Rufino Gallegos Lara.

Item 2. Authorizing the expenditure of up to \$565,000 as approved in the FY 07/08 budget (approved by the City Council May 15, 2007).

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-08-006, dated May 21, 2008.

Staff: Sherry Brooks, (619) 527-7345
Agency Counsel: Huston Carlyle
Auditor Certificate Number: AC 2800728

3. **Approval of a Third Amendment to the Rick Engineering Agreement (District 4)**

(RA-2008-131)

That the Redevelopment Agency adopts a resolution approving the Third Amendment to the Agreement (Agreement) for the Consulting Services with Rick Engineering in an additional amount not to exceed \$160,000 for a total agreement not to exceed \$721,200.

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

Southeastern Economic Development Corporation Report no. SEDC-08-005, dated May 21, 2008.

Staff: Genevieve DePerio, (619) 527-7345
Agency Counsel: Huston Carlyle
Auditor Certificate Number: AC 2800747

Adoption

4. **Streetscape Improvements on the Imperial Avenue Corridor-Central Imperial Redevelopment Project Area (District 4)**

That the Redevelopment Agency:

(RA-2008-134)

- Item 1. Makes the necessary findings to utilize tax increment funds for the construction of the streetscape improvements along Imperial Avenue from 45th Street to Euclid Avenue within the Central Imperial Redevelopment Project Area pursuant to California Health and Safety Code Section 33445.
- Item 2. Authorizing the Southeastern Economic Development Corporation (SEDC), on behalf of the Agency, to advertise and receive bids for such improvements.
- Item 3. Authorizing SEDC, on behalf of the Agency, to award and administer the contracts to the lowest responsible bidders, provided that bids are within the established budget, an amount which shall not exceed \$435,000, and other requirements are met.
- Item 4. Authorizing the Agency expenditure of up to \$435,000 for construction of the streetscape concepts along the Imperial Avenue Corridor.
- Item 5. Decrease appropriation in Fund No. 98775 by \$435,000 and increase appropriation in Fund No. 98793 by \$435,000.

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (c) (existing facilities) and Section 15304 (minor alterations to land).

Southeastern Economic Development Corporation Report no. SEDC-08-009, dated May 21, 2008.

Council Companion Item no. 337

Staff: Sherry Brooks, (619) 527-7345
Agency Counsel: Huston Carlyle
Auditor Certificate Number: AC 2800783

Adoption

**5. Installation of Streetlights along Imperial Avenue-Central Imperial
Redevelopment Project Area (District 4)**

That the Agency:

(RA-2008-107)

Item 1. Makes the necessary findings to authorize the Agency's contribution payment to the City's installation of streetlights along Imperial Avenue from 61st to 69th Streets within the Central Imperial Redevelopment Project Area.

Item 2. Authorizes the Agency expenditures and transfer of funds in the amount of \$210,000 to the City from the Central Imperial FY 2007 Series B Tax Allocation Bonds, Imperial Avenue 61st to 69th Streets, Fund No. 98789 to CIP No. 61-203.1, Installation of Streetlights-Imperial Avenue from 61st to 69th Streets (Fund 10239 CI-RDA contribute to CIP).

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (c) (minor alterations to land) and Section 15304 (f) (minor trenching).

Southeastern Economic Development Corporation Report no. SEDC-08-004 dated May 21, 2008.

Council Companion Item no. 338

Staff: Sherry Brooks, (619) 527-7345

Agency Counsel: Huston Carlyle

Auditor Certificate Number: AC 2800716

Adoption

6. Approval of the Issuance of a Bid, Contractor Selection and Expenditure of Funds for the Public Improvements along Market Street in the Mt. Hope Redevelopment Project Area (District 4)

That the Redevelopment Agency adopts a resolution:

(RA-2008-130)

- Item 1. Authorize and receive bids for the construction of the Market Street Median and Street Light Project within the Mt. Hope Redevelopment Project Area.
- Item 2. Authorize awarding the contract to the contract to the lowest responsible bidder, provided bids are in an amount not to exceed \$523,000 within the established budget and all other requirements are met.
- Item 3. Authorize for SEDC on behalf of the Agency to administer the said contract.
- Item 4. Making the findings that the proposed improvements benefit the Mt. Hope Redevelopment Project Area pursuant to Health and Safety Code 33445.
- Item 5. Amending the FY 2007-08 Budget Mount Hope Fund 983618 to include an additional \$214,000 which is necessary to complete the project

This activity is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (c).

Southeastern Economic Development Corporation Report no. SEDC-08-007 dated May 21, 2008.

Council Companion Item no. 339

Staff: Genevieve DePerio, (619) 527-7345
Agency Counsel: Huston Carlyle
Auditor Certificate Number: AC 2800787

Adoption

7. **Third Amendment to Agreement for Economic Consulting Services with Keyser Marston Associates-Centre City and Horton Plaza Redevelopment Project (District 2)**

(RA-2008-132)

That the Redevelopment Agency of the City of San Diego approve the Third Amendment to the Agreement with Keyser Marston Associates for economic consulting services for \$300,000

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060 (c)(3).

Centre City Development Corporation Report no. CCDC-08-17, dated May 21, 2008.

Staff: David Allsbrook, (619) 533-7112
Agency Counsel: Huston Carlyle
Auditor Certificate Number: AC 2800772

8. **Request to Bid for Installation of Cortez Streetlights-Phase 1-Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

That the Redevelopment Agency of the City of San Diego (Agency):

(RA-2008-135)

Item 1. Authorize the Centre City Development Corporation (Corporation), on behalf of the Agency, to advertise and receive bids for the construction of the Cortez Streetlights-Phase 1 (Project).

Item 2. Authorize the Executive Director of the Agency, or designee, to award the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met.

Item 3. Authorize the Corporation, on behalf of the Agency, to administer said contract.

Item 4. Make certain findings that the proposed improvements benefit the Centre City Project Area (Project Area) or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment for funds of such improvements will assist in the elimination of blighting conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plans adopted for the Project Area pursuant to Health and Safety Code 334990.

Tuesday, May 27, 2008

Adoption

8. Request to Bid for Installation of Cortez Streetlights-Phase 1-Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(Continued)

That the City Council of the City of San Diego does hereby determine that the Project is categorically exempt from review under the California Environmental Quality Act (“CEQA”), pursuant to state CEQA Guidelines 15301 (Existing Facilities-Class 1), 15302 (Replacement or Reconstruction-Class 2) and/or 15303 (New Construction or Conversion of Small structures-Class 3)

Centre City Development Corporation Report no. CCDC-08-18 and CCDC-08-09 dated May 21, 2008

Council Companion Item no. 340

Staff: Susan Diekman, (619) 533-7142
Agency Counsel: Alex Sachs
Auditor Certificate Number: AC 2800781

9. Agreement with Burgener-Clark, LLC for the Construction and Maintenance of the Clairemont Drive Median (District 6)

(RA-2008-133)

- Item 1. Authorize the Executive Director, or designee, to execute an Agreement with Burgener-Clark, LLC for the construction of the Clairemont Drive Median.
- Item 2. Authorize the expenditure of \$215,000 of North Bay tax increment for the construction of the Clairemont Drive Median.
- Item 3. Make necessary findings and authorize the use of North Bay tax increment to finance the construction of the Clairemont Drive Median.

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (c)(3).

Redevelopment Agency.

Council Companion Item no. 341

Staff: Lydia Goularte-Ruiz, (619) 236-6539
Robert Chavez, (619) 236-6263
Agency Counsel: Carol Leone
Auditor Certificate Number: AC 2800786