

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
REVISED SUPPLEMENTAL AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, MARCH 29, 2011, AT 2:00 P.M.
Council Chambers
202 C Street, San Diego, CA 92101**

Roll Call

Adoption Agenda, Consent Items

The Consent items listed beginning on the next page are considered to be routine, and the appropriate Environmental Impact Reports have been considered. These items are indicated on the docket by a preceding asterisk (*). Because these items may be handled quickly, if you wish to be heard submit your Request to Speak form prior to the start of the meeting.

Non-Agenda Public Comment: This portion of the agenda provides an opportunity for members of the public to address the Agency on items of interest within the Agency's jurisdiction of the Agency. (Comments relating to items on today's docket are to be taken at the time the item is heard.)

To Address Redevelopment Agency on an Agenda Item: Speaker forms are available in the Council Chambers prior to each meeting. Fill out a speaker slip "In Favor" or "In Opposition" to the Recommendation listed first on the Docket for the subject item, and submit the form to the City Clerk. Speakers will be called by name to address the Redevelopment Agency when the item is heard. Time allotted to each speaker is determined by the Chair and, in general, is limited to three (3) minutes; moreover, collective testimony by those who support or oppose an item shall be limited to no more than fifteen (15 minutes to per side).

Members of the public wishing to address the Agency must submit a "Request to Speak" form to the City Clerk **prior** to the agenda item being called. Please note that "Request to Speak" forms will **not** be accepted once the item is called. Speaker slip on any item should be submitted at the **beginning** of each Agency meeting.

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.

Reports and Attachments: See the links below in the agenda for these documents.

Joint Public Hearing-Adoption-Discussion

S40. Monarch School Project (west side of Newton Avenue between 16th Street and Sigbee Street)-Proposed First Amendment to Amended and Restated Disposition and Development Agreement with Ground Lease with Option to Purchase Acquisition Agreement and Leaseback East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 and 8)

(Continued from the Redevelopment Agency Meeting, March 22, 2011, RA Item no. 7 and Council Companion Item no. 333)

That the Redevelopment Agency of the City of San Diego (“Agency”) adopts a resolution:
(RA-2011-113)(Cor.Copy)(3/25/2011)

- Item 1. Approving the Summary Report prepared in accordance with Section 33433 of the California Community Redevelopment Law in order to inform the Agency and the public about the Amended and Restated Disposition and Development Agreement (ARDDA) and proposed First Amendment;
- Item 2. Finding and determining that the consideration to be received by the Agency under the terms of the ARDDA and proposed First Amendment is not less than the estimated fair re-use value of the 1625 Newton Avenue property ("Newton Property") at the use and with the covenants and conditions and development costs authorized by the ARDDA and proposed First Amendment;
- Item 3. Finding and determining that the ground leasing and rehabilitation of the building and improvements of the Newton Property and the acquisition and leaseback of the 808 West Cedar Street property ("Cedar Property") in accordance with the ARDDA and proposed First Amendment will assist in the elimination of blight in the Centre City Redevelopment Project Area, and is consistent with the Fourth Implementation Plan for the Horton Plaza and Centre City Redevelopment Projects ("Implementation Plan") adopted pursuant to California Health and Safety Code Section 33490;
- Item 4. Approving the proposed First Amendment which changes the terms for the real property transactions between the Agency and Monarch School Project and several other ARDDA conditions; and
- Item 5. Authorizing the Agency Executive Director or designee to execute the First Amendment and any further instruments required by the ARDDA, as amended by the First Amendment.

Joint Public Hearing-Adoption-Discussion

S40. **Monarch School Project (west side of Newton Avenue between 16th Street and Sigbee Street)-Proposed First Amendment to Amended and Restated Disposition and Development Agreement with Ground Lease with Option to Purchase Acquisition Agreement and Leaseback East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 and 8)**

(Continued from the Redevelopment Agency Meeting, March 22, 2011, RA Item no. 7 and Council Companion Item no. 333)

(Continued)

This project is covered under the Final Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan certified by the Agency on March 14, 2006 (Resolution R-04001), and subsequent addenda to the FEIR certified by the Agency on August 3, 2007 (Agency Resolution R-04193), April 21, 2010 (Agency Resolutions R-04508 and R-04510), and August 3, 2010 (Agency Resolution R-04544), in compliance with CEQA. The FEIR is a "Program EIR" prepared in compliance with State CEQA Guidelines Section 15168. An Environmental Secondary Study (ESS) dated October 2010 was prepared in accordance with CEQA and State and local guidelines. Based on the ESS, the Agency passed Resolution R-04585 on November 30, 2010 stating that (i) the environmental impacts of the proposed project were adequately addressed in the FEIR, (ii) the proposed project is within the scope of the development program described in the FEIR, and (iii) no further environmental documentation is required under CEQA. The terms of the proposed First Amendment are consistent with the project reviewed within the ESS.

Centre City Development Corporation Report nos. [CCDC-11-20 \(Revised\)](#) and [CCDC-11-12 \(Revised\)](#), dated, March 16, 2011.

[Item Summary \(Revised\)](#)

[Attachment A Cedar Property Map](#)

[Attachment B Newton Property Map](#)

[Attachment C November 30, 2010 Agency/Council Staff Report \(without attachments\)](#)

[Attachment D First Amendment to the ARRDDA \(Revised\)](#)

[Attachment E 33433 Summary Report \(dated February 2011\)](#)

[Notice of Public Hearing](#)

Council Companion Item no. S500

Staff: John Collum, 533-7124

James F. Barwick, 236-6144

Agency Counsel: Charles Jagolinzer

Comptroller Certificate Number [CC3000004043](#)

Adoption-Discussion

S41. Cooperation Agreement for Reimbursement of Annual Debt Service Costs Associated with the Outstanding Convention Center Expansion Financing Authority Lease Revenue Bonds, Series 1998A (“Outstanding-Series 1998A”)-General (District 2)

[\(RA-2011-119\)](#)

That the Redevelopment Agency ("Agency") and City Council ("Council") approve the Cooperation Agreement and make certain findings that:

The Convention Center Expansion Phase II (“Convention Center”), which was completed in 2001, is of benefit to the Centre City Redevelopment Project (“Project Area”) and the immediate neighborhood in which the Project Area is located;

No other reasonable means of financing the associated costs for debt service payments associated with the on the Convention Center Expansion Financing Authority Lease Revenue Bonds, Series 1998A (“Series 1998A”) are available to the community;

The reimbursement of funds for debt service on the outstanding Series 1998A to finance the cost of the Convention Center will assist in the elimination of one or more blighting conditions inside the Project Area; and

The payment associated with the cost of the Convention Center is consistent with the Implementation Plan for the Project Area adopted pursuant to Section 33490 of the California Community Redevelopment Law.

This activity is not a “project” under the definition set forth in 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 nos. [CCDC-11-23](#) and [CCDC-11-15](#), dated, March 23, 2011.

[Item Summary](#)

[Attachment A Summary Pertaining Use of Tax Increment](#)

[Attachment B Cooperation Agreement](#)

[Attachment C Five Year Forecast Full Payment](#)

[Attachment D Five Year Forecast Stepped up Payment](#)

[Letter from the Port dated March 24, 2011](#)

Council Companion Item no. 501

Staff: Frank Alessi, 533-7130

Jay Goldstone

Agency Counsel: Kevin Reisch