

**REDEVELOPMENT AGENCY MEETING
NOVEMBER 30, 2004**

The meeting called to order as the City Council at 10.08 a.m. by Mayor Murphy with District 4 vacant.

Mayor Murphy announced that today was City Attorney, Casey Gwinn's last City Council Meeting and he recognize Mr. Gwinn for his eight years of working for one of the largest law firms, and for his exemplary service as City Attorney for the City of San Diego.

Council Member Maienschein, Council Member Inzunza, Council Member Peters, Council member Zucchet, Deputy Mayor Atkins, Council Member Fyre, Council Member Madaffer, City Manager P. Lamont Ewell, and Assistant City clerk Joyce Lane each expressed their appreciation and praise Mr. Gwinn for his hard work, and dedication as a public servant for the City of San Diego.

Mr. Gwinn thanked the Mayor, Council Members, City Manager, and City Clerk for the opportunity to serve them for the last eight years. Mr. Gwinn wished to recognize Executive Assistant City Attorney Leslie Devaney, Assistant city Attorney Rick Duvernay, who has accepted a position in Redding, California as City Attorney, Deputy David James, Assistant City Attorney Leslie Girard, and Confidential Secretary Jean Emmons for their tremendous service, expertise and hard work.

Roll Call Peters, Zucchet, Atkins, District 4 vacant, Maienschein, Fyre, Madaffer, Inzunza, and Mayor Murphy

P. Lamont Ewell, City Manager
Casey Gwinn, City Attorney
Leslie J. Girard, City Attorney
Richard Duvernay, City Attorney
Joyce Lane, City Clerk
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 11:30 .m.

The meeting reconvened as the Redevelopment Agency at 11:30 a.m. by Chair Murphy with all Agency Members present and District 4 vacant.

REDEVELOPMENT AGENCY MEETING MINUTES – NOVEMBER 30, 2004

Adoption

**7. Chollas Parkway Business Park – Crossroads Redevelopment Project.
(District 7).**

(RA 2005-76)

Subitem A. Authorize the Executive Director or designee to utilize approximately \$118,500 of tax increment revenues generated by the Crossroads Redevelopment Project for annual repayment of the HUD 108 loan over the remaining term.

Subitem B. Accept the transfer of up to \$1.35 million in proceeds from the City of San Diego for the development of the Chollas Parkway Business Park, if said loan is approved and funded.

See Redevelopment Agency report no. RA-04-42 and City Manager report no. CMR-04-237, 262, dated, November 23, 2004. (Rev. 11/24/04)

Council Companion Item no. 331

No one spoke in opposition to these items.

Motion by Member Madaffer to approve (with District 4 vacant)

Second by Member Peters

Vote: 8-0

Redevelopment Agency Resolution number R-03850; and City Council Resolution number R-299912.

REDEVELOPMENT AGENCY MEETING MINUTES – NOVEMBER 30, 2004

Adoption

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

(RA 2005- 73)

Authorize the appropriation and expenditure of up to \$550,000 in the City Heights housing set-aside bond proceeds (\$285,223) and tax increment housing set aside funds (\$264,777) for the administration of the program and to fund rehabilitation loans to owner-occupants in the City Heights Redevelopment Project Area.

See Deputy Executive Director Action dated, November 2, 2004.

Auditor Action Number: AC 2500512

No one spoke in opposition to this item.

Motion by Member Atkins to approve (with District 4 vacant)

Second by Member Madaffer

Vote: 8-0

Redevelopment Agency Resolution number R-03851.

8. **Smart Corner Project-Agreement with San Diego Landfill Systems (Allied Waste)-Core Redevelopment District of the Centre City Redevelopment District. (District 2).**

(RA 2005-70)

Approving the agreement with San Diego Landfill Systems (Allied Waste) for Landfill Fees at the Smart Corner, in the amount of \$657,000; the maximum compensation will not exceed \$657,000.

See Centre City Development Corporation Report no. CCDC-04-44, dated, November 24, 2004.

Auditor Certificate Number: AC 2500483

No one spoke in opposition to this item.

Motion by Member Zucchet to approve (with District 4 vacant)

Second by Member Madaffer

Vote: 8-0

Redevelopment Agency Resolution number R-03852.

REDEVELOPMENT AGENCY MEETING MINUTES – NOVEMBER 30, 2004

The meeting adjourned as the Redevelopment Agency at 11:48 a.m.

The meeting reconvened as the City Council 11:48 a.m. by Mayor Murphy with all Council Members present and District 4 vacant.

The meeting adjourned as the City Council at 12:01 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor Murphy at 2:08 p.m. with all Council Members present and District 4 vacant.

The meeting adjourned as the City Council at 2:31 p.m.

The meeting reconvened as the Redevelopment Agency by Chair Murphy with all Agency Members presents and District 4 vacant.

Adoption

3. Approval of the Explorer Elementary Charter School and High Tech High Communities, Inc. Partnership as the designated institution to receive Fee Title to Building 83 according to the terms of the Naval Training Center Disposition and Development Agreement. (District 2).

(RA 2005-75)

Approve the Explorer Elementary Charter School and High Tech High Communities, Inc. partnership as the Designated Institution to receive fee title to Building 83 according to the Terms of the Naval Training Center Disposition and Development Agreement.

See Redevelopment Agency Report no. RA-04-44, dated, November 23, 2004.

Libby Day, assistant project manager, Redevelopment Agency presented staff report and slide presentation.

Public testimony in opposition by Maggie Valentine, Kathleen Blavatt, and John McNab.

Public testimony in favor by Larry Rosenstock, Jill Green, Ellene Jones, and Mark Fehlman.

The following in favor by did not speak, Elaine Provencher, Victoria Ross, Cindy Aaronson-Davis, Dori Kauman, Jean Kluver, Ann Packard, and Zoltan Sarda.

REDEVELOPMENT AGENCY MEETING MINUTES – NOVEMBER 30, 2004

Adoption

3. Approval of the Explorer Elementary Charter School and High Tech High Communities, Inc. Partnership as the designated institution to receive Fee Title to Building 83 according to the terms of the Naval Training Center Disposition and Development Agreement. (District 2).

(Continued)

Motion by Member Zucchet to approve (with District 4 vacant)

Second by Member Atkins

Vote: 8-0

Redevelopment Agency Resolution number R-03855.

Joint Public Hearing

9. Ballpark Project: East Village Square-“Right Field” Development (Diamondview Tower)-Disposition & Development Agreement with East Village Square, LLC & Design Review-East Village Redevelopment District. (District 2).

(RA-2005-41)

Subitem A. Approving the Disposition and Development Agreement (“DDA”) with East Village Square LLC, and authorizing the Executive Director to execute the DDA and related documents necessary to implement the DDA.

Subitem B. Approving the sale of certain property by the Agency and making certain findings pertaining thereto.

(RA 2005-42)

Subitem A. Granting design review approval of the Basic Concept/Schematic Drawings.

See Centre City Development Corporation Report no. CCDC-04-36 and City Manager Report no. CCDC-04-22, dated, November 24, 2004.

Council Companion Item no. 333

REDEVELOPMENT AGENCY MEETING MINUTES – NOVEMBER 30, 2004

Joint Public Hearing

9. **Ballpark Project: East Village Square-“Right Field” Development (Diamondview Tower)-Disposition & Development Agreement with East Village Square, LLC & Design Review-East Village Redevelopment District. (District 2).**

(Continued)

Pam Hamilton, project manager, Centre City Development Corporation, presented staff report and slide presentation.

Public testimony in opposition by Daniel Beeman.

Motion by Member Zucchet to approve (with Atkins and Frye in opposition and District 4 vacant).

Second by Member Madaffer

Vote: 6-2

Redevelopment Agency Resolution and Document numbers R-03856 and D-03856; and R-03857; and City Council Resolution numbers R-299917 and R-299918.

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

October 4, 2004, special

October 11, 2004, special

October 12, 2004 and supplemental

Motion by Member Madaffer to approve (with District 4 vacant)

Second by Member Atkins

Vote: 8-0

REDEVELOPMENT AGENCY MEETING MINUTES – NOVEMBER 30, 2004

Adoption

5. Two Public Hearings to Evaluate the Progress of the Five-Year Implementation Plans for the NTC and North Park Project Areas. (Districts 2 and 3).

(RA 2005-77)

Subitem A. Conduct a Public Hearing to evaluate the progress of the Redevelopment Plan and corresponding Implementation Plan for the Naval Training Center Redevelopment Project Area.

(RA 2005-78)

Subitem B. Conduct a Public Hearing to evaluate the progress of the Redevelopment Plan and corresponding Implementation Plan for the North Park Redevelopment Project Area.

See Redevelopment Agency Report no. RA-04-43, dated, November 23, 2004.

Public testimony in opposition to the NTC item by Maggie Valentine, Kathleen Blavett, and John McNab.

Motion by Member Atkins to approve (with District 4 vacant)
Second by Member Zucchet
Vote: 8-0

Redevelopment Agency Resolution numbers R-03858 and R-03859.

REDEVELOPMENT AGENCY MEETING MINUTES – NOVEMBER 30, 2004

Adoption

2. Approval of an 11th Amendment to the Agreement for Special Legal Counsel Services with the Law Offices of Daley & Heft. (District 4).

(RA 2005-67)

That the Redevelopment Agency of the City of San Diego approves the 11th Amendment to the Agreement for Special Legal Counsel Services by and between the Agency and Daley & Heft in an amount not to exceed One Hundred Thousand Dollars (\$100,000) for a total compensation not to exceed Six Million Six Hundred Sixty-One Thousand One Hundred Dollars (\$6,661,100).

See Southeastern Economic Development Corporation report no. SEDC-04-013, dated, November 24, 2004.

Auditor Certificate Number: AC 2500491

Public testimony in opposition by Daniel Beeman

Motion by Member Atkins to approve (with District 4 vacant)

Second by Member Madaffer

Vote: 8-0

Redevelopment Agency Resolution number R-03860.

REDEVELOPMENT AGENCY MEETING MINUTES – NOVEMBER 30, 2004

Adoption

4. Resolution to Authorize the Agency to Exercise it's Rights Under the Polanco Redevelopment Act. (Districts 2, 3, 4, 5, 6, 7 and 8).

(RA 2005-74)

Authorizing the Executive Director, or designee, to: take any and all actions necessary as authorized by the Polanco Redevelopment Act and other supportive statutes; obtain and review information about properties; perform environmental investigations on properties, as provided by the Polanco Act and other statutes; identify responsible parties and issue 60-day notices to them to perform the required environmental remediation; and initiate legal actions under the Polanco Act.

See Redevelopment Agency Action, dated November 15, 2004.

Public testimony in opposition by Daniel Beeman.

Motion by Member Fyre to approve (with District 4 vacant)

Second by Member Atkins

Vote: 8-0

Redevelopment Agency Resolution number R-03861.

Adjournment

The adjourned as the Redevelopment Agency with City Council at 4:28 p.m.



Charles G. Abdelnour, Secretary Redevelopment Agency
of the City of San Diego

(jis)