

**REDEVELOPMENT AGENCY MEETING  
MARCH 1, 2005**

The meeting called to order as the City Council at 10:06 a.m. by Mayor Murphy.

Roll Call Peters, Zucchet, Atkins, Young, Maienschein,  
Fyre, Madaffer, Inzunza, and Mayor Murphy

P. Lamont Ewell, City Manager  
Leslie J. Girard, City Attorney  
Charles G. Abdelnour, City Clerk  
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 10:59 a.m.

The meeting reconvened as the Housing Authority at 10:59 a.m.

The meeting adjourned as the Housing Authority at 11:02 a.m.

The meeting reconvened as the Redevelopment Agency at 11:02 a.m. by Chair  
Murphy with all Agency Members present.

**Adoption**

8. **Balboa Theatre-Selective Demolition & Abatement Phase-Horton Plaza  
Redevelopment Project. (District 2).**

(RA 2005-84)

Subitem A. Authorizing the Corporation on behalf of the Agency, to  
receive bids for the selective demolition and abatement  
phase for the Rehabilitation of the Historic Balboa Theatre.

Subitem B. Authorizing the Executive Director of the Redevelopment  
Agency or his designee, to award the contract to the lowest  
responsible bidder, provided bids are within the established  
budget and all other requirements are met.

Subitem C. Authorizing the Corporation on behalf of the Agency, to  
administer said contract.

REDEVELOPMENT AGENCY MINUTES-MARCH 1, 2005

**Adoption**

8. **Balboa Theatre-Selective Demolition & Abatement Phase-Horton Plaza Redevelopment Project. (District 2).**

(Continued)

(RA-2005-98)

Making certain findings that the proposed improvements are of benefit to the Horton Plaza Redevelopment Project 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 of funds for such improvements will assist in the elimination of blighting conditions inside the Horton Plaza Redevelopment Project Area; and that the proposed improvements are consistent with the implementation plan adopted for the Horton Plaza Redevelopment Project pursuant to Health and Safety Code 33490.

Council Companion Item no. 332.

See Centre City Development Corporation Report no. CCDC-05-02 and City Manager Report no. CCDC-05-03, dated, February 23, 2005

Staff: Gary Bosse 533-7163

Atty: Rachel H. Witt

Auditor Certificate Number: AC 2500672

Motion by Member Zucchet to continue for two weeks for further review.

Second by Member Madaffer

Vote: 9-0

REDEVELOPMENT AGENCY MINUTES-MARCH 1, 2005

**Adoption**

1. **Homebuyer Assistance Program in the City Heights Redevelopment Project Area-Home in the Heights (HH). (Districts 3, 4 & 7).**

(RA 2005-100)

Authorize expenditure of up to \$321,768 in City Heights tax increment housing set-aside funds for individual second mortgage loans to first time home buyers in the City Heights Redevelopment Project Area.

Redevelopment Agency.

Staff: Bob Kennedy 533-4276

Kim Gerhard 533-5369

Atty: Sung Phillips

Auditor Certificate Number: AC 2500744

Motion by Members Atkins to approve

Second by Member Fyre

Vote: 9-0

**Redevelopment Agency Resolution number R-03870.**

2. **Housing Replacement Plan for the Auburn Park Apartment Project. (District 7).**

(RA 2005-96)

Authorizing the Agency to approve the Housing Replacement Plan for the Auburn Park Apartment project.

Redevelopment Agency.

Staff: Bob Kennedy 533-4276

Atty: Rachel H. Witt

Motion by Members Madaffer to approve

Second by Member Peters

Vote: 9-0

**Redevelopment Agency Resolution and Document numbers R-03871 and D-03871.**

REDEVELOPMENT AGENCY MINUTES-MARCH 1, 2005

**Adoption**

3. **Housing Replacement Plan for the City Heights Square Senior Housing Project. (District 3).**

(RA 2005-86)

Authorizing the Agency to approve the Housing Replacement Plan for the City Heights Square Senior Housing project.

Redevelopment Agency.

Staff: Bob Kennedy 533-4276

Atty: Sharon Matthews

Motion by Member Atkins to approve

Second by Member Madaffer

Vote: 9-0

**Redevelopment Agency Resolution and Document numbers R-03872 and D-03872.**

The meeting adjourned as the Redevelopment Agency at 11:07 a.m. and for the purpose of a break.

The meeting reconvened as the City Council at 11:15 a.m. by Mayor Murphy with all Council Members present.

The meeting adjourned as the City Council at 11:17 a.m.

The meeting reconvened as the Redevelopment Agency at 11:17 a.m. by Chair Murphy with all Agency Members present.

REDEVELOPMENT AGENCY MINUTES-MARCH 1, 2005

**Adoption**

6. **Agreements related to the purchase of property in the College Community Redevelopment Project Area. (District 7).**

(RA 2005-97)

Subitem A. Authorize the Executive Director to enter into a Cash Depository Agreement with San Diego State University Foundation to receive funds in the amount of \$5.1 million for the purchase of the Sanctuary Suites & Retail property.

Subitem B. The Redevelopment Agency approve the Settlement Agreement with Renovation & Restoration, LLC to purchase the Sanctuary Suites & Retail property for \$5.1 million, provided that the City Auditor first furnishes a certificate that funds are, or will be, on Deposit in the City Treasury.

Subitem C. Approve an amendment to the Fiscal Year 2005 Redevelopment Agency budget to authorize receipt of, and increase appropriations and authorize expenditures in the amount of \$5.1 million for the College Community project area (Fund 98107).

See Redevelopment Agency report no. RA-05-04, dated, February 23, 2005.

Staff: Mike Fortney 533-5403

Atty: Sung L. Phillips

Motion by Member Madaffer to approve

Second by Member

Vote: 9-0

**Redevelopment Agency Resolution and Document numbers R-03873 and D-03873a, D-03873b.**

REDEVELOPMENT AGENCY MINUTES-MARCH 1, 2005

**Adoption**

5. **Relocation Plan-The Paseo & Religious Centers Projects in the College Community Redevelopment Project Area. Replacement Housing Plan-The Paseo & Religious Centers Projects in the College Community Redevelopment Project Area. (District 7).**

(RA 2005-93)

Authorize the Agency to approve the Relocation Plan for the Paseo & Religious Centers Projects.

(RA 2005-94)

Authorize the Agency to approve the Replacement Housing Plan for the Paseo & Religious Centers Projects.

See Redevelopment Agency report no. RA-05-05, dated, February 23, 2005.

Staff: Mike Fortney 533-5403

Atty: Sung L. Phillips

Motion by Member Madaffer to approve

Second by Member Peters

Vote: 9-0

**Redevelopment Agency Resolution and Document numbers R-03874 and D-03874, and R-03875.**

The meeting adjourned as the Redevelopment Agency 11:20 a.m.

The meeting reconvened as the City Council at 11:20 a.m. by Mayor Murphy with all Council Members present.

The meeting adjourned as the City Council at 11:51 a.m.

The meeting reconvened as the Redevelopment Agency at 11:51 a.m. by Chair Murphy with Member Inzunza not present.

REDEVELOPMENT AGENCY MINUTES-MARCH 1, 2005

**Adoption**

4. **Grantville Redevelopment Project. (District 7).**

(RA 2005-92)

Set a Joint Public Hearing with the City Council on the proposed Grantville Redevelopment Plan, and authorizing the City Clerk to set the time, date and place thereof as April 19, 2005.

Redevelopment Agency.

Council Companion Item no. 331

Staff: Tracy Reed 533-7519

Michele St. Bernard

Atty: Sharon Matthews

Motion by Member Madaffer to approve (with Inzunza not present)

Second by Member Peters

Vote: 8-0

**Redevelopment Agency Resolution number R-03876; and City Council Resolution number R-300172.**

The meeting adjourned as the Redevelopment Agency 11:51 a.m.

The meeting reconvened as the City Council at 11:51 a.m. by Mayor Murphy with Council Member Inzunza not present.

The meeting adjourned as the Council at 12:03 a.m. to reconvene at 2:00 p.m.

The meeting reconvened as the City Council at 2:08 p.m. by Mayor Murphy with all Council Members present.

The meeting adjourned as the City Council at 5:54 p.m.

The meeting reconvened as the Redevelopment Agency at 5:54 p.m. by Chair Murphy with all Agency Members present.

REDEVELOPMENT AGENCY MINUTES-MARCH 1, 2005

**Adoption**

7. **Lofts @722 Market-Exclusive Negotiation Agreement with Oliver McMillan – East Village Redevelopment District. (District 2).**

(RA-2005-95)

Approving the Proposed Exclusive Negotiation Agreement with Oliver McMillan.

See Centre City Development Corporation Report no. CCDC-05-03, dated, February 23, 2005.

Eli Sanchez, project manager, Centre City Development Corporation, presented staff report.

Staff: Eli Sanchez 533-7121

Atty: Sharon Matthews

Motion by Member Zucchet to deny approval and encourage the developer to include an affordable housing component or negotiate with the Clines' to acquire the Cline Parcel through a private sale with Agency assistance (with Peters in opposition)

Second by Member Fyre

Vote: 8-1

**Adjournment**

The adjourned as the Redevelopment Agency at 6:13 p.m.

*Joyce Lane, Assistant City Clerk*

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