

**SPECIAL REDEVELOPMENT AGENCY MEETING
NOVEMBER 22, 2005**

The meeting was called to order as the City Council at 10:07 a.m. by Deputy Mayor Atkins with Council Member Maienschein not present and Districts 2, 8 and the Mayor vacant.

Roll Call Peters, District 2-vacant, Atkins, Young, , Fyre,
 Madaffer, District 8-vacant, and Mayor-vacant

P. Lamont Ewell, City Manager
Richard Mendes, Deputy City Manager
Karen Heumann, City Attorney
Elizabeth Maland, City Clerk

Excused: Maienschein

Deputy Mayor Atkins recessed the meeting at 11:08 a.m. for the purpose of a break.

Deputy Mayor Atkins reconvened the meeting at 11:16 a.m. with Council Member Maienschein not present and Districts 2, 9 and the Mayor vacant.

The meeting was recessed by Deputy Mayor Atkins at 11:48 a.m. to reconvened at 2:00 p.m.

The meeting was called to order as the City Council at 2:20 p.m. with Council Member Maienschein not present and Districts 2, 8 and the Mayor vacant.

The meeting adjourned as the City Council at 2:06 p.m.

The meeting reconvened as the Redevelopment Agency at 2:06 p.m. by Deputy Chair Atkins with Agency Member Maienschein not present and Districts 2, 8 and the Chair vacant.

Non-Agenda Comments

None

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-
NOVEMBER 22, 2005

Adoption

1. **Approval of Actions Necessary for NTC Foundation to Apply for New Market and Historic Tax Credits (District 2)**

(Continued from the meeting of November 15, 2005 at the request of Member Fyre for additional information)

RA-2006-47

- Subitem 1. Approve an assignment of the NTC Foundation's rights and obligations, under the NTC Disposition and Development Agreement, to NTC Liberty Station, Inc. as to specific buildings in the NTC Civic, Arts and Cultural Center.
- Subitem 2. Consent to the proposed assignment and assumption of the lease to Buildings 177 and 200 from NTC Foundation to NTC Liberty Station, Inc. and the proposed subleases to NTC Tenant, L.P.
- Subitem 3. Authorize the Redevelopment Agency to enter into ground leases with NTC Liberty Station, Inc. for Buildings 175, 176, 201 and 202 and the proposed subleases to NTC Tenant, L.P.
- Subitem 4. Authorize the Executive Director or designee to subordinate the Agency's leasehold deed of trust relating to the Rehabilitation Grant Agreement to Clearinghouse NMTC (Sub 8), LLC, a California Limited Liability Company as a qualified lender under the DDA, and a permitted leasehold mortgagee; and assignment of the Rehabilitation Grant Agreement to Wells Fargo Community Development Corporation, a Nevada corporation as security for the Bridge Loan; and execute such Consent, Estoppel, Assignments and Subordination Agreements including the Assignment of Rehabilitation Grant Agreement, Subordination and Consent Agreement, and the Subordination Intercreditor Agreement relating to the NTC Foundation's proposed financing as attached in substantial form as the Executive Director or designee may deem necessary or appropriate.

See Redevelopment Agency report no. RA-05-34, dated November 9, 2005

Staff: Libby Day 533-5372

Atty: Rachel Witt

REDEVELOPMENT AGENCY MINUTES

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-
NOVEMBER 22, 2005

Adoption

1. **Approval of Actions Necessary for NTC Foundation to Apply for New Market and Historic Tax Credits (District 2)**

(Continued)

Maureen Ostrye, Deputy Executive Director, Redevelopment Agency, presented the Executive Director Memo, dated November 22, 2005.

Public testimony in opposition by John McNab. Kathleen Blavett

Public testimony in favor by Alan Ziter, Eugene Cowan, Phil Blair, Murray Galinson,, John Malashock, Valli McDougle, Christopher Hall, Matt D'Arrigo, Britta Justesen, Marc Kasky, Marlee Ehrenfeld, Terry Williams, and Jan Gacinti.

In favor not present, Sfan Follis, Rosalie Meyer, Jean Isaacs, and Victoria Saunders.

Motion by Member Madaffer to approve the Executive Director Memo dated November 22, 2005, and items 1 through 4 (with Maienschein not present and Districts 2, 8 and the Chair vacant)

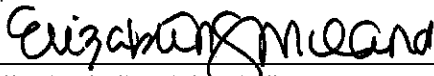
Second by Member Peters

Vote: 5-0

Redevelopment Agency Resolution number R-03974.

Adjournment

The meeting adjourned as the Redevelopment Agency at 4:02 p.m.



Elizabeth S. Maland, Secretary Redevelopment Agency
of the City of San Diego
(jis)