

**SPECIAL REDEVELOPMENT AGENCY MEETING
MAY 16, 2006**

The meeting called to order as the City Council at 2:04 p.m. by Council President Peters with Council Member Madaffer not present.

Roll Call Faulconer, Atkins, Young, Maienschein, Fyre,
 Hueso, and Council President Peters

~~Andrea Tevlin, Independent Budget Analyst~~
 Karen Heumann, City Attorney
 Elizabeth Maland, City Clerk

Excused Madaffer

The meeting adjourned as the City Council at 2:09 p.m. by Council President Peters.

The meeting reconvened as the Redevelopment Agency at 2:09 p.m. by Chair Peters with Agency Member Madaffer not present.

Special Order of Business:

1. Approval of the minutes of:

March 7, 2006, special

Motion by Member Atkins to approve (with Madaffer not present.

Second by Member Hueso

Vote: 7-0

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Adoption

2. **First Amendment to the Exclusive Negotiating Agreement with United Community, Inc. for the La Entrada Family Apartments (a.k.a. Gateway II Family-Barrio Logan Redevelopment Project Area (District 8))**

(RA-2006-113)

Authorizing the Executive Director, or designee, to execute the First Amendment to the Exclusive Negotiating Agreement (ENA)-with United Community Incorporated to extend the ENA for 180 days for the La Entrada Family Apartments project.

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines, Section 15060 (C) (3).

Redevelopment Agency

No one spoke in opposition to this item.

Staff: Jim LoBue 533-5263
Sam Johnson 533-5425
Agency Counsel: Carol Leone

Motion by Member Hueso to Adopt (with Member Madaffer not present)
Second by Member Chair Peters
Vote: 7-0

Redevelopment Agency Resolution number R-04020 and Document Number D-04020.

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Adoption

3. **Replacement Housing Plan for the La Entrada Family Apartments project (a.k.a. Gateway II Family Apartments)-Barrio Logan Redevelopment Project Area (District 8)**

(RA-2006-112)

Approve the Replacement Housing Plan for the La Entrada Family Apartments project.

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines, Section 15060 (C) (3).

Redevelopment Agency

No one spoke in opposition to this item.

Staff: Jim LoBue 533-5263
Sam Johnson 533-5425
Agency Counsel: Carol Leone

Motion by Member Hueso to Adopt (with Member Madaffer not present)
Second by Member Chair Peters
Vote: 7-0

Redevelopment Agency Resolution number R-04021 and Document Number D-04021.

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Adoption

4. **Elimination of the Time Limit for Establishing Loans, Advances, and Indebtedness in the College Grove Redevelopment Area (Districts 4 & 7)**

(RA-2006-115)

Item 1. That the Redevelopment Agency recommend to the City Council adoption of an ordinance eliminating the time limit for establishing loans, advances and indebtedness in the College Grove Redevelopment Project Area.

Item 2. That the Redevelopment Agency approve the statutory pass-through Payments to the affected taxing entities.

This activity is not a “project” and therefore exempt from (CEQA) pursuant to State CEQA Guidelines Section 15060 (C) (3).

See Redevelopment Agency Report no. RA-06-11 and Report to Council RTC-06-24, dated May 10, 2006.

Council Companion Item no. 332

No one spoke in opposition to these items.

Staff: Jim LoBue 533-5263
Maureen Ostrye 533-5430
Agency Counsel: Carol Leone

Redevelopment Agency Resolution number R-04022; and City Council Ordinance introduced, to be adopted on Tuesday, May 30, 2006.

The meeting adjourned as the Redevelopment Agency at 2:12 p.m. by Chair Peters.

The meeting reconvened as the City Council at 2:13 p.m. by Council President Peters with Council Member Madaffer not present.

The meeting adjourned as the City Council at 2:15 p.m. by Council President Peters.

The meeting reconvened as the Redevelopment Agency at 2:15 p.m. by Chair Peters with Agency Member Madaffer not present.

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Adoption

5. **Cortez Hill/Tweet Street Park-Approval of Marler Johnson Park Lease and Maintenance Agreement and Request to Bid-Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (District 2)**

(RA-2006-104)

Item 1. Enter into a Maintenance Agreement with the City of San Diego.

(RA-2006-105)

Item 2. Authorize the Corporation on behalf of the Agency, to advertise and receive bids for the construction of Cortez Hill/Tweet Street Park (located at Date Street and Tenth Avenue).

Item 2. Authorize the Executive Director of the Redevelopment 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.

(RA-2006-106)

Subitem 1. Approve the Resolution stating for the record that the Agency has Previously reviewed and considered information contained in the Environmental Impact Report for the development of a park along Date Street and Tenth Avenue.

Subitem 2. Make certain findings that the proposed improvements benefit the Centre City Redevelopment 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 of funds for such improvements will assist in the elimination of blighting conditions inside the Project Area, and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490.

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Adoption

5. Cortez Hill/Tweet Street Park-Approval of Marler Johnson Park Lease and Maintenance Agreement and Request to Bid-Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (District 2)

(Continued)

Under the 2006 Final Environmental Impact Report for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and Tenth Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (EIR), an Environmental Secondary Study is prepared for all developments in the Centre City area in order to evaluate the project's compliance with the Community Plan and PDO and, therefore, the findings and conclusions of the EIR. Unless the project is found to be out of compliance with those planning documents, no further environmental review is required. An Agency resolution has been prepared stating for the record that the Agency has previously reviewed and considered information contained in the EIR and it is determined that no substantial changes or new information of substantial importance within the meaning of the California Environmental Quality Act warrant additional environmental review in connection with the approval of Cortez Hill/Tweet Street Park along Date Street and Tenth Avenue in the Cortez Redevelopment District.

See Centre City Development Corporation Report no. CCDC-06-07 and CCDC-06-06, dated May 10, 2006.

Council Companion Item no. 331

Public testimony in favor by Don D'Amato and Rita Collier.

Staff: Nicole Haines 533-7177
Agency Counsel: Susan Y. Cola
Auditor Certificate Number: AC 2600673

Motion by Member Kaulconer to Adopt (with Madaffer not present)

Second by Member Atkins


Vote: 7-0

Redevelopment Agency Resolution numbers R-04023, R-04024, and R-04025, and City Council Ordinance introduced, to be adopted on Tuesday, May 30, 2006

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Adjournment

The meeting adjourned as the Redevelopment Agency at 2:24 p.m.



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