

**REDEVELOPMENT AGENCY MEETING  
MAY 23, 2006**

The meeting was called to order as the City Council at 2:02 pm. by Council President Peters with all Council Members present.

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

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

The meeting adjourned as the City Council at 2:05p.m.

The meeting reconvened as the Special Redevelopment Agency at 2:05 p.m. by Chair Peters with all Agency Members present.

**Adoption**

1. **Proposed First Amendment to the Agreement for Special Legal Counsel Services with Best, Best & Kreiger, LLP – Centre City Redevelopment Project (Districts 2 & 8).**

(RA-2006-128)

That the Redevelopment Agency approve the First Amendment to the Agreement for Condemnation Services with Best, Best & Kreiger.

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060 (C)(2).

See Centre City Development Corporation Report no. CCDC-06-15, dated, May 17, 2006.

Staff: David Allsbrook 533-7112  
Agency Counsel: Bruce Bartram

Returned to staff.

**REDEVELOPMENT AGENCY MINUTES**

**REDEVELOPMENT AGENCY MEETING MINUTES – MAY 23, 2006**

**Adoption**

**5. Second Implementation Agreement to the Disposition and Development Agreement for the Renaissance at North Park Project (District 3)**

(RA-2006-125)

Item 1 Authorize the Executive Director or designee to execute the Second Implementation Agreement to the Disposition and Development Agreement for the North Park Renaissance Project.

Item 2. Amend the Fiscal Year 2006 Redevelopment Agency Budget for the North Park Project Area to increase appropriations and authorize expenditures in the amount of \$575,000 from North Park Series 2000 tax exempt housing bond proceeds.

This activity (execute the Second Implementation Agreement to an existing DDA) is covered under the environmental Impact Report for the North Park Redevelopment Project (SCH No. 93121105, dated April 1995) and Environmental Secondary Study (September 15, 2003). The activity is adequately addressed in the environmental documents and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved project, the activity is not a separate project for purpose of CEQA review per CEQA Guidelines Section 15060 (C)(3) and 15378 (C).

See Redevelopment Agency Report no RA-06-21, dated May 17, 2006.

Staff: Tom Romstad 533-5284

Melissa Garcia 533-5324

Agency Counsel: Eunice C. Chan

Auditor Certificate Number: AC 2600818

Motion by Member Atkins to Adopt

Second by Member Madaffer

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04026 and D-04026.**

REDEVELOPMENT AGENCY MEETING MINUTES – MAY 23, 2006

**Adoption**

2. **Redevelopment Agency Fiscal Year 2007 Budget (Districts 2, 3, 4, 6, 7 & 8)**

(RA-2006-117)

Item 1a. Adopting the Fiscal Year 2007 Redevelopment Agency budget for projects administered by the Centre City Development Corporation (CCDC).

(RA-2006-119)

Item 1b. Adopting the Fiscal Year 2007 Redevelopment Agency budget for projects administered by the Southeastern Economic Development Corporation (SEDC).

(RA-2006-122)

Item 1c. Adopting the Fiscal Year 2007 Redevelopment Agency budget for projects administered by the City's Redevelopment Division.

(RA-2006-118) (Continued to May 30, 2006)

Item 1d. The administration of CCDC.

(RA-2006-116) (Continued to May 30, 2006)

Item 1e. The administration of SEDC.

(RA-2006-124)

Item 2. Authorizing a CDBG loan repayment to the City of San Diego in the amount of \$400,000 from the Southcrest Redevelopment Project Area.

Item 3. Accepting the Transfer of \$400,000 from the City of San Diego as an interest bearing CDBG loan to be used in the Fiscal Year 2007 Project budget for the Central Imperial Redevelopment Project Area.

REDEVELOPMENT AGENCY MEETING MINUTES – MAY 23, 2006

**Adoption**

**2. Redevelopment Agency Fiscal Year 2007 Budget (Districts 2, 3, 4, 6, 7 & 8)**

(Continued)

(RA-2006-123)

Item 4. Determining that the planning and administration expenses included in the Low-and Moderate-Income Housing Funds in the Fiscal Year 2007 Redevelopment Agency Budget are necessary in proportion to the funding for the production, improvement, and/or preservation of affordable housing for low-and moderate-income households.

See Redevelopment Agency Report no. RA-06-22 and Report to Council RTC-06-049, dated May 17, 2006. See Centre City Development Corporation Report no. CCDC-06-16. See Southeastern Economic Development Corporation Report no. SEDC-06-008.

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

Council Companion Item no. 332

Maureen Ostrye, Deputy Executive Director, Redevelopment Agency, presented staff report and slide presentation.

Frank Alessi, Chief Financial Officer, Centre City Development Corporation, presented staff report and slide presentation.

Carolyn Smith, President, Southeastern Economic Development Corporation, presented staff report and slide presentation.

REDEVELOPMENT AGENCY MEETING MINUTES – MAY 23, 2006

**Adoption**

2. **Redevelopment Agency Fiscal Year 2007 Budget (Districts 2, 3, 4, 6, 7 & 8)**

(Continued)

Public testimony in opposition by Gregory Morales, Nan Valerio, Kathleen MacLeod, and Alaciel Haddar.

Staff: Elaine DuVal 533-5429  
Mae Alonsagay 533-7129  
Dante Dayacap 527-7345  
Agency Counsel: Eunice C. Chan

Motion by Member Madaffer to Adopt, with Direction by Agency Member Fyre that the budget issue regarding salaries for CCDC and SEDC be continued to May 30, 2006 for Agency discussion.

Second by Member Peters

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04027 and D-04027, D-04027a; R-04028 and D-04027, D-04027a; R-04029 and D-04027, D-04027a; R-04030; R-04031 and D-04027; and City Council Resolution number R-301485.**

REDEVELOPMENT AGENCY MEETING MINUTES – MAY 23, 2006

**Adoption**

3. **Third Amendment to the College Community Redevelopment Plan (District 7)**

(RA-2006-126)

Item 1. Make certain finding regarding the Environmental Impacts of the Proposed Third Amendment to the College Community Redevelopment Plan.

(RA-2006-127) (Rev. Copy)

Item 2. Approve the Proposed Third Amendment to the College Community Redevelopment Plan.

Item 3. Approve the Report to Council.

Item 4. Authorize submission of the proposed Third Amendment and Report to Council to the City Council.

The City of San Diego as Lead Agency under CEQA has reviewed and considered the College Community Redevelopment Project Final Program Environmental Impact Report (CCRP FEIR) that was adopted by the City of San Diego in July 1993 covering this activity. As outlined in Sections 15162, 15180, and 21166 of the CEQA Guidelines and based on the conclusions reported in the Initial Study/Environmental Checklist, no subsequent or supplemental environmental impact report is required.

See Redevelopment Agency Report no RA-06-19 and Report to Council RTC-06-045, dated May 17, 2006.

Council Companion Item no. 335

Michael Fortney, project manager, Redevelopment Agency, presented staff report and slide presentation.

Public testimony in opposition by Virginia Scarcella, Fred Gordon, Paul Marshall, Kimberly Marshall, Barbara P. Clark, Myrt Niesley, Karen r. Frostrom, Diane Woziniak, Linda Sanford and Jenell Griffin.

REDEVELOPMENT AGENCY MEETING MINUTES – MAY 23, 2006

**Adoption**

3. **Third Amendment to the College Community Redevelopment Plan**  
**(District 7)**

(Continued)

Public testimony in favor by James Boggus, Alice Buck and Arkan Somo.

Staff: Michael Fortney 533- 5403

Maureen Ostrye 533-5430

Agency Counsel: Eunice C. Chan

Motion by Member Madaffer to Adopt as amended to give occupants and tenants of property within the College Community Redevelopment Project Area a one year notice vs the minimum 90-day notice to vacate when the Agency is involved in the acquisition (with Fyre in opposition)

Second by Member Hueso

Passed by the following Vote: 7-1

**Redevelopment Agency Resolution and Document numbers R-04032, R-04033 and D-04033; and City Council Ordinance Subitem A Introduced, to be Adopted on June 20, 2006, Subitem B Resolution number R-301488.**

The meeting adjourned as the Redevelopment Agency at 4:49 p.m.

The meeting reconvened as the City Council at 4:49 p.m. by Council President Peters with all Council Members present.

Council President Peters recessed the meeting at 4:50 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 4:58 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 5:00 p.m.

The meeting reconvened as the Redevelopment Agency at 5:00 p.m. by Chair Peters with all Agency Members present.

**Adoption**

4. **Centre City Redevelopment Project Subordinate Tax-Allocation Bonds, Series 2006A and Tax Allocation Housing Bonds, Series 2006 B-General (Districts 2 and 8)**

(Continued from April 25, 2006 RA meeting, RA no. 5 and Council Companion no. 333

(RA-2006-92)

That the Redevelopment Agency approve the issuance of Centre City Redevelopment Project Subordinate Tax Allocation Bonds, Series 2006A and Tax Allocation Housing Bonds, Series 2006B in an amount not to exceed \$79 million and \$35 million respectively, producing net proceeds of approximately \$70 million for project activities and \$30 million for low-and moderate income housing activities.

The Redevelopment Agency as the Lead Agency under CEQA, has reviewed and considered the Master Environmental Impact Report (MEIR), certified on April 28, 1992 by Resolution No. 2081, and Final Subsequent Environmental Impact Report (SEIR) certified on October 26, 1999 by Resolution No. 3058. An Environmental Secondary Study has been prepared for this activity in order to evaluate the activity's compliance with the Community Plan and PDO and, therefore, the findings and conclusions of the MEIR and SEIR. The Secondary Study found that this activity is adequately addressed in the previous environmental documents, and there is no change in the circumstances, additional information, or project changes to warrant additional environmental review.

See Centre City Development Corporation Report no. CCDC-06-13, dated, April 19, 2006.

Council Companion Item no. 333



REDEVELOPMENT AGENCY MINUTES

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**Adoption**

4. **Centre City Redevelopment Project Subordinate Tax-Allocation Bonds, Series 2006A and Tax Allocation Housing Bonds, Series 2006 B-General (Districts 2 and 8)**

(Continued from April 25, 2006 RA meeting, RA no. 5 and Council Companion no. 333)

Frank Alessi, Chief Financial Officer, Centre City Development Corporation, presented staff report and slide presentation:

No one spoke in opposition to this item.

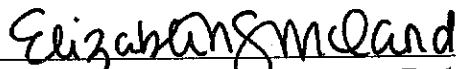
Staff: Frank Alessi 533-7130  
Agency Counsel: Mark Blake

Motion by Member Faulconer to Adopt  
Second by Member Hueso  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution number R-04034; and City Council Resolution number R-301486.**

**Adjournment**

The meeting adjourned as the Redevelopment Agency at 5:40 p.m.



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