

**REDEVELOPMENT AGENCY MEETING
SEPTEMBER 26, 2006**

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

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

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

Council President Peters recessed the meeting at 3:36 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 3:43 p.m. by Council President Peters with Council Member Maienschein not present.

The meeting adjourned as the City Council at 5:24 p.m.

The meeting reconvened as the Redevelopment Agency at 5:24 p.m. by Chair Peters with Agency Member Maienschein not present.

Non-Agency Public Comment:

Public Comment-1

Kevin Carlin commented audio visuals regarding the Balboa Theatre Project.

1. Approval of Minutes:

August 7, 2006, special
August 8, 2006

Motion by Member Atkins to approve (with Maienschein not present)
Second by Member Hueso
Passed by the following Vote: 7-0

REDEVELOPMENT MEETING MINUTES-SEPTEMBER 26, 2006

Adoption

2. Lease Amendment-City Heights Redevelopment Project Area (District 3)

(RA-2007-19)

Authorize the Executive Director or designee to execute an amendment to the lease agreement between the Redevelopment Agency and San Diego Revitalization Corporation to relocate staff to a smaller office space at 4305 University Avenue.

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301.

Redevelopment Agency

Public testimony in opposition by Jim Varnadore.

Staff: Vladimir Balotsky (619) 235-5248

Bob Kennedy (619) 533-4276

Agency Counsel: Eunice Chan

Motion by Member Atkins to Adopt (with Maienschein not present)

Second by Member Madaffer

Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04075 and D-04075.

REDEVELOPMENT MEETING MINUTES-SEPTEMBER 26, 2006

Adoption

3. Transitional Housing for Seniors Program Funding-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(RA-2007-16)

Authorize the expenditure of up to \$282,000 from the Horton Plaza Low and Moderate Income Housing Fund No. 98446 to cover leasing costs and program administration for the Transitional Housing for Seniors Program

(RA-2007-17)

Make certain findings that the Program is of benefit to the Horton Plaza Redevelopment Project.

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-06-30 and Report to Council no. CCDC-06-13, dated September 20, 2006.

Council Companion Item no. 331

No one spoke in opposition to this item.

Staff: Dale Royal (619) 533-7108

Agency Counsel: Huston Carlyle

Auditor Certificate Number: AC 2700155

Motion by Member Atkins to Adopt (with Maienschein not present)

Second by Member Faulconer

Passed by the following Vote: 7-0

Redevelopment Agency Resolution numbers R-04076 and R-04077; and City Council Resolution numbers R-301942 and R-301943.

The meeting adjourned as the Redevelopment Agency at 5:35 p.m.

The meeting reconvened as the City Council at 5:35 p.m. by Council President Peters with Council Member Maienschein not present.

REDEVELOPMENT MEETING MINUTES-SEPTEMBER 26, 2006

The meeting adjourned as the City Council at 5:48 p.m.

The meeting reconvened as the Redevelopment Agency by Chair Peters with Agency Member Maienschein not present.

Adoption

4. **Line of Credit with Bank of America N.A. for the North Park Redevelopment Project Area (District 3)**

(RA-2007-21)

Authorize the Executive Director or designee to execute a Credit Agreement between the Redevelopment Agency of the City of San Diego and Bank of America, N.A.

(RA-2006-23)

Amend the Fiscal Year 2007 Redevelopment Agency Budget for the North Park Redevelopment Project Area to increase appropriations and authorize expenditures.

(RA-2007-25)

Authorize the City Attorney to enter into an agreement with Best Best & Kreiger to provide bond counsel services.

This activity is for funding of a previously approved project and is therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C)(3).

This activity (obtaining a line of credit) is covered under the Environmental Impact Report for the North Park Redevelopment Project (SCH No. 93121105, dated April 1995, adopted on January 28, 1997, by Resolution No. R-288303); Secondary Study for the North Park Parking Garage (September 15, 2003, Resolution no. R-03727, dated February 10, 2006) and Secondary Study for the North Park Theatre (February 25, 2002, Resolution No. R-296398, dated April 23, 2002). The activity is adequately addressed in the environmental document 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 purposes of CEQA review per CEQA Guidelines Sections 15060 (C)(3) and 15378 (C).

See Redevelopment Agency Report no. RA-06-43 and Report to Council no. RTC-06-126, dated September 20, 2006.

Council Companion Item no. 332

REDEVELOPMENT MEETING MINUTES-SEPTEMBER 26, 2006

Adoption

4. Line of Credit with Bank of America N.A. for the North Park Redevelopment Project Area (District 3)

(Continued)

No one spoke in opposition to this item.

Staff: Elaine DuVal, (619) 533-5429
Tom Romstad, (619) 533-5284
Agency Counsel: Carol Leone

Motion by Member Atkins to Adopt (with Young in opposition and Maienschein not present)

Second by Member Madaffer

Passed by the following Vote: 6-1

Redevelopment Agency Resolution numbers R-04078, R-04079, and R-04080; and City Council Resolution number R-301944.

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

The meeting reconvened as the City Council at 6:13 p.m. by Council President Peters with Council Member Maienschein not present.

The meeting adjourned as the City Council at 6:16 p.m.

The meeting reconvened as the Redevelopment Agency at 6:16 p.m. by Chair Peters with Agency Member Maienschein not present.

REDEVELOPMENT MEETING MINUTES-SEPTEMBER 26, 2006

Adoption

5. Termination of the San Diego Model School Development Agency (District 3)

(RA-2007-18)

Authorize the dissolution of the San Model School Development Agency.

See Redevelopment Agency Report no. RA-06-39, Housing Authority Report no. HA-06-016, and Report to Council RTC-06-117, dated September 20, 2006.

Council Companion Item no. 333

Housing Authority Companion Item no. 2

No one spoke in opposition to this item.

Staff: Susan Tinsky, (619) 578-7588

Kim Gerhard, (619) 533-5369

Agency Counsel: Huston Carlyle

Motion by Member Atkins to Adopt (with Maienschein not present)

Second by Member Fyre

Passed by the following Vote: 7-0

Redevelopment Agency Resolution number R-04081; City Council Resolution number R-301945; and Housing Authority Resolution number HA-1319.

The meeting adjourned as the Redevelopment Agency at 6:27 p.m.

The meeting reconvened as the City Council at 6:27 p.m. by Council President Peters with Council Member Maienschein not present.

Council President Peters recessed the meeting at 6:30 p.m. for the purposed of a break.

The meeting reconvened as the City Council at 6:33 p.m. by Council President Pro Tem Young with Council President Peters, Council Members Maienschein and Madaffer not present.

The meeting adjourned as the City Council at 6:34 p.m.

The meeting reconvened as the Redevelopment Agency at 6:34 p.m. by Chair Pro Tem Young with Chair Peters, and Agency Members Maienschein and Madaffer not present.

REDEVELOPMENT MEETING MINUTES-SEPTEMBER 26, 2006

Adoption

6. Studio 15-Owner Participation Agreement with Studio 15 Housing Partners, LLC-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(RA-2007-29)

That the Redevelopment Agency (Agency) approve the Owner Participation Agreement with Studio 15 Housing Partners, LLC which will provide for an Agency loan in an amount not to exceed \$16,498,000 from the Centre City Redevelopment Low and Moderate Income Housing Fund for the Studio 15 project.

See Centre City Development Corporation Report no. CCDC-06-23, dated September 20, 2006.

Under the 2006 Final Environmental Impact Report (FEIR), an Environmental Secondary Study was prepared for all developments in the Centre City area in order to evaluate the project's compliance with the Downtown Community Plan (Plan) and Planned District Ordinance and, therefore, the findings and conclusions of the FEIR. Unless the project is found to be out of compliance with those planning documents, no further environmental review is required.

Housing Authority Companion Item no. 3

Staff: Dale Royal, (619) 533-7108
Agency Counsel: Huston Carlyle

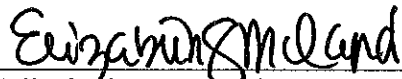
Motion by Member Faulconer to continue to October 9, 2006 (with Peters abstaining, and Maienschein and Madaffer not present)

Second by Member Hueso

Passed by the following Vote: 5-0

Adjournment

The meeting adjourned as the Redevelopment Agency at 6:41p.m.



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