

**REDEVELOPMENT AGENCY MEETING
FEBRUARY 27, 2007**

The meeting was called to order as the City Council at 2:05 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 2:31p.m.

The meeting reconvened as the Redevelopment Agency at 2:31 p.m. by Chair Peters with all Agency Members present.

Adoption

1. Purchase and Sale Agreement and Loan Agreement for the property located at 4102-4122 University Avenue ("Site") District 3.

(RA-2007-72)

- Item 1. Authorize the Executive Director or designee to execute a Purchase and Sale Agreement with the property owners for acquisition of the property located 4102-4122 University Avenue.

- Item 2. Authorize the Executive Director or designee to execute a Loan Agreement with Price Charities for acquisition of the property located at 4102-4122 University Avenue and accept the proceeds from the Loan Agreement of \$2,000,000.

- Item 3. Amend the Fiscal Year 2007 Redevelopment Agency budget to appropriate and expend \$2,300,000 for the acquisition of the property located at 4102-4122 University Avenue in the City Heights Redevelopment Project Area.

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Adoption

1. **Purchase and Sale Agreement and Loan Agreement for the property located at 4102-4122 University Avenue (“Site”) District 3.**

(Continued)

The activity is not a “project” and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(3). This determination is predicated on Section 15004 of the Guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. Construction activities related to the future development of the site will require addition review under the provision of CEQA.

Redevelopment Agency Report no. RA-07-09, dated February 27, 2007.

No one spoke in opposition to this item.

Staff: Bob Kennedy, (619) 533-4276
Kim Gerhard, (619) 533-5369
Agency Counsel: Carol Leone
Auditor Certificate Number: AC-2700551

Motion by Member Atkins to Adopt
Second by Member Madaffer
Passed by the following Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-04109 and D-04109.

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Adoption

2. Balboa Theatre-Agreement with NRG Energy Center San Diego, LLC-Horton Plaza Redevelopment Project (District 2)

(RA-2007-70)

Item 1. Approve a fifteen-year Agreement with NRG Energy Center San Diego, LLC in an amount not to exceed \$85,000, plus monthly payments for chilled water service to the Balboa Theatre, located at 868 Fourth Avenue in the Horton Plaza Redevelopment Project.

(RA-2007-71)

Item 2. Adopt a resolution stating for the record that the Agency has previously reviewed and considered information contained in the Master Environmental Impact Report and the Environmental Secondary Study as it pertains to the rehabilitation of the Theatre

The Agency has previously reviewed and considered information contained in the Master Environmental Impact Report for the Centre City Redevelopment Project, and the Environmental Secondary Study prepared for the rehabilitation of the Theatre. No further environmental review is required.

Centre City Development Corporation Report no CCDC-07-05, dated February 21, 2007.

No one spoke in opposition to this item.

Staff: Eli Sanchez, (619) 533-7121
Agency Counsel: Carol Leone
Auditor Certificate Number: AC 2700542

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

Redevelopment Agency Resolution and Document numbers R-04110 and D-04110; and R-04111.

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Joint Public Hearing

5. First Implementation Agreement to the Disposition and Development Agreement with Veterans Village of San Diego for Veterans Village Project and associated actions (District 2)

(RA-2007-66)

- Item 1. Approving the First Implementation Agreement to the Disposition and Development Agreement between the Redevelopment Agency and Vietnam Veterans of San Diego, for Veterans Village and Authorize Executive Director to execute said agreement.

- Item 2. Amending the Redevelopment Agency budget for the North Bay Project Area to Authorize the Appropriation and Expenditures of \$4.2 million in North Bay bond proceeds and low/moderate tax increment for said project.

(RA-2007-67)(Cor.Copy)

- Item 3. Authorize the Appropriation and Expenditure of \$150,000 in Naval Training Center low/moderate tax increment for said project.

(RA-2007-66)

- Item 4. Approving a Summary Report (Section 33433) pertaining to the Sale of Real Property.

(RA-2007-67)(Cor. Copy)

- Item 5. Authorizing the offer and acquisition of property within the redevelopment site.

- Item 6. Authorizing the Executive Director to enter into leases with the on-site tenants on the property as allowed by Section 33431.

(RA-2007-65)

- Item 7. Approve the Replacement Housing Plan for the proposed project

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Joint Public Hearing

5. **First Implementation Agreement to the Disposition and Development Agreement with Veterans Village of San Diego for Veterans Village Project and associated actions (District 2)**

(Continued)

A Mitigated Negative Declaration, Project No. 3787 was prepared for the project in accordance with environmental guidelines. This project is adequately addressed in that document that there is no change in circumstance, additional information, or project change 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 and NEPA.

See Redevelopment Agency Report no. RA-07-05 and Report to Council no. RTC-07-004, dated February 21, 2007.

No one spoke in opposition to this item.

Council Companion Item no. 330
Housing Authority Item no. 2

Staff: James Davies, (619) 533-5373
Lydia Goularte-Ruiz, (619) 533-5170
Agency Counsel: Carol Leone
Auditor Certificate Number: AC 2700512

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

Redevelopment Agency Resolution and Document numbers R-04112 and D-04112; R-04113, R-04114; and Council Resolution number R-302397.

The meeting adjourned as the Redevelopment Agency at 2:35 p.m.

The meeting reconvened as the City Council at 2:35 p.m. by Council President Peters with all Council Members present.

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The meeting adjourned as the City Council at 2:36 p.m.

The meeting reconvened as the Housing Authority at 2:37 p.m. The meeting adjourned as the Housing Authority at 2:37 p.m.

The meeting reconvened as the Redevelopment Agency at 2:38 p.m. by Chair Peters with all Agency Members present.

Adoption

4. Sunburst Apartments-First Implementation Agreement to Owner Participation Agreement with San Diego Lesbian, Gay, Bisexual, Transgender Community Center-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(RA-2007-69)

That the Agency approve a First Implementation Agreement (“Amendment”) to the Owner Participation Agreement with San Diego Lesbian, Gay, Bisexual, Transgender Community Center to increase the Agency loan by \$230,000 to cover unanticipated increases in building rehabilitation costs and flood insurance for the Sunburst Apartments project located at 1640 Broadway in the East Village Redevelopment District.

The City of San Diego determined that the acquisition and rehabilitation of the project was categorically exempt under the California Environmental Quality Act (“CEQA”) pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines.

See Centre City Development Corporation Report no CCDC-07-04, dated, February 21, 2007.

Housing Authority Companion Item no. 3

No one spoke in opposition to this item.

Staff: Dale Royal, (619) 533-7108

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2700543

Motion by Member Faulconer to Adopt

Second by Member Atkins

Passed by the following Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-04115 and D-04115.

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The meeting adjourned as the Redevelopment Agency at 2:39 p.m.

The meeting reconvened as the Housing Authority at 2:39 p.m. The meeting adjourned as the Housing Authority at 2:40 p.m.

The meeting reconvened as the City Council at 2:40 p.m. by Council President Peters with all Council Members present. Council President Peters recessed the meeting at 2:40 p.m. for the purpose of a break.

Council President Peters reconvened the meeting at 2:45 p.m. with Council Member Hueso not present.

The meeting adjourned as the City Council at 2:48 p.m.

The meeting reconvened as the Redevelopment Agency at 2:48 p.m. by Chair Peters with Agency Member Hueso not present.

Adoption

3. Historic Balboa Theatre Rehabilitation-Request to take such actions as necessary to provide for the fabrication and installation of the Marquee Canopy and Vertical Blade Sign-Horton Plaza Redevelopment Project (District 2)

(RA-2007-75)

- Item 1. Authorize the Corporation, on behalf of the Agency, to advertise and receive bids for the fabrication and installation of the marquee canopy and vertical blade sign for the rehabilitation of the Theatre.

- Item 2. Authorize the Executive Director of the 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.

- Item 3. Authorize the corporation, on behalf of the Agency, to administer said contract.

REDEVELOPMENT AGENCY MEETING MINUTES – FEBRUARY 27, 2007

Adoption

3. Historic Balboa Theatre Rehabilitation-Request to take such actions as necessary to provide for the fabrication and installation of the Marquee Canopy and Vertical Blade Sign-Horton Plaza Redevelopment Project (District 2)

(Continued)

(RA-2007-74)

Make certain findings that the proposed improvements benefit 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 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.

(RA-2007-73)

Adopt a resolution stating for the record that the Agency has previously reviewed and considered information contained in the Master Environmental Impact Report, as it pertains to the rehabilitation of the Theatre.

The Redevelopment Agency has previously reviewed and considered information contained in the Master Environmental Impact Report for the Centre City Redevelopment Project, and the Environmental Secondary Study prepared for the rehabilitation of the Balboa Theatre.

See Centre City Development Corporation Report nos. CCDC-07-03, dated, February 21, 2007.

Council Companion Item no. 331

No one spoke in opposition to this item.

REDEVELOPMENT AGENCY MEETING MINUTES – FEBRUARY 27, 2007

Adoption

4. **Historic Balboa Theatre Rehabilitation-Request to take such actions as necessary to provide for the fabrication and installation of the Marquee Canopy and Vertical Blade Sign-Horton Plaza Redevelopment Project (District 2)**

(Continued)

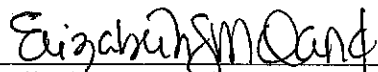
Staff: Gary Bosse, (619) 533-7163
Agency Counsel: Huston Carlyle
Auditor Certificate Number: AC 2700544

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

**Redevelopment Agency Resolution numbers R-04116, R-04117 and R-04118;
and City Council Resolution numbers, Subitem A, R-302398; and Subitem B,
R-302399**

Adjournment

The meeting adjourned as the Redevelopment Agency with City Council at 2:50 p.m.



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