

**SPECIAL REDEVELOPMENT AGENCY MEETING
MARCH 27, 2007**

The meeting called to order as the City Council at 2:09 p.m. by Council President Peters with Council President Pro Tem Young not present.

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

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

Excused Young

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

The meeting reconvened as the Special Redevelopment Agency at 2:48 p.m. by Chair Peters with Chair Pro Tem Young not present.

Non-Agenda Comment:

PC-1 Daniel Beeman, Annual Financial Reports for the Redevelopment Agency.

PC-2 Cynthia Conger, Annual Financial Reports for the Redevelopment Agency.

1. Approval of Minutes:

February 6, 2007
February 27, 2007

Motion by Member Madaffer to Approve (with Chair Pro Tem Young not present)
Second by Member Hueso
Passed by the following Vote: 7-0

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-MARCH 27, 2007

Adoption

2. Agreement with Kane Ballmer & Berkman, Special Counsel for the Redevelopment Agency (Districts 1, 2, 3, 4, 5, 6, 7 & 8)

(RA-2007-84)

- Item 1. Authorizing the Executive Director to execute a three-year agreement with Kane Ballmer & Berkman, Special Counsel, for the provision of legal services for the Redevelopment Agency of the City of San Diego.

- Item 2. Authorizing the expenditure of funds in the amount not to exceed \$1.89 million, on an as-need basis for legal services, with \$500,000 committed for the first year, and funds for the second and third years contingent on the City Auditor first furnishing a certificate that funds are, or will be, on deposit in the City Treasury.

This activity is not a "project" and is therefore not subject to CEQA pursuant to State CEQA Guideline Section 15060 (c)(3)

Redevelopment Agency staff report RA-07-10, dated March 21, 2007.

No one spoke in opposition to this item

Staff: James Davies, (619) 533-5373

Melissa Garcia, (619) 533-5265

Agency Counsel: Huston Carlyle

Auditor Certificate Number: AC 2700594

Motion by Member Hueso to Adopt (with Chair Pro Tem Young not present)

Second by Member Atkins

Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04124 and D-04124

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-MARCH 27, 2007

Adoption

3. Agreements for Economic Consulting Services with Bay Area Economics, Economics Research Associates, Keyser Marston Associates, and Seifel Consulting Inc. for the Redevelopment Agency for the City of San Diego Project (Districts 1, 2, 3, 4, 5, 6, 7 & 8)

(RA-2007-83)

Item 1. Authorize the Executive Director to negotiate and execute three-year Agreements for economic consultant services to the Redevelopment Agency of the City of San Diego with a pool of four (4) financial consultant firms (Keyser Marston Associates, Economic Research Associates, Bay Area Economics and Seifel Consulting, Inc.)

Item 2. Authorize the expenditure of funds in an amount not to exceed \$1.8 million, on an as-needed basis for economic consultant services, with \$600,000 committed for the first year, and funds for the second and third years contingent on the City Auditor and first furnishing a certificate that funds are, or will be, on deposit in the City Treasury.

This activity is not a project and therefore exempt from CEQA pursuant to CEQA guidelines, Section 15060 (c)(3).

See Redevelopment Agency Report no. RA-07-08, dated, March 21, 2007.

No one spoke in opposition to these items.

Staff: Michele St. Bernard, (619) 533-4218

Agency Counsel: Carol Leone

James Davies, (619) 533-5373

Auditor Certificate Number: AC 2700593

Motion by Member Fyre to (with Chair Pro Tem Young not present)

Second by Member Atkins

Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04125 and D-04125a (Keyser Marston Associates; D-04125b (Economics Research Associates); D-04125c (Bay Area Economics); D-04125d (Seifel Consulting Inc.)

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-MARCH 27, 2007

Adoption

4. Approval of an Agreement for Consulting Services with Keyser Marston Associates, Inc. (Districts 4 & 8)

(RA-2007-81)

That the Redevelopment Agency adopts a resolution:

- Item 1. Approving the Agreement for Consulting Services with Keyser Marston Associates, Inc. in an amount not to exceed Three Hundred Sixty Thousand Dollars (\$360,000).
- Item 2. Authorizing the expenditure of funds not to exceed \$360,000 on an as-needed basis for economic and real estate consulting services with One Eighty Thousand Dollars (\$180,000) committed for the first year and funds for the remaining year contingent on the City Auditor first furnishing a certificate that funds are, will be available.

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

See Southeastern Economic Development Corporation Report no SEDC-07-003, dated, March 21, 2007.

No one spoke in opposition to this item.

Staff: Sherry A. Brooks, (619) 527-7345
Agency Counsel: Huston Carlyle
Auditor Certificate Number: AC 2700579

Motion by Member Hueso to (with Chair Pro Tem Young not present)
Second by Member Atkins
Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04126 and D-04126.

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-MARCH 27, 2007

Adoption

5. Approval of a Second Amendment to the Agreement for the Consulting Services with Rick Engineering Company (District 4 & 8)

(RA-2007-80)

That the Redevelopment Agency adopts a resolution:

- Item 1. Approving the Second Amendment to the Agreement (Agreement) for Consulting Services with Rick Engineering Company in an additional amount not to exceed \$100,000.00.

- Item 2. Approving the expenditure of \$100,000 to fund the Agreement; for a total Agreement amount not to exceed \$561,200.00.

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

See Southeastern Economic Development Corporation Report no SEDC-07-002, dated, March 20, 2007.

No one spoke in opposition to this item.

Staff: Sherry A. Brooks, (619) 527-7345
Agency Counsel: Huston Carlyle
Auditor Certificate Number: AC 2700601

Motion by Member Hueso to (with Chair Pro Tem Young not present)
Second by Member Atkins
Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04127 and D-04127.

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-MARCH 27, 2007

Adoption

6. Ninth & F Street Lofts-Second Implementation Agreement to Owner Participation Agreement with Catholic Charities 9th and F Street Apartments LP, a California limited partnership-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(RA 2007-85)

- Item 1. Adopt a resolution approving the proposed Second Implementation Agreement to the Owner Participation Agreement ("OPA") with Catholic Charities for the Ninth & F Street Apartments project to revise the Method of Financing.
- Item 2. Authorize the Executive Director, or designee, to sign all documents necessary and appropriate to carry out an implement the OPA as amended by the Second Implementation Agreement and to administer the Agency's obligations, responsibilities and duties to be performed under said OPA.

The Agency certified, on July 9, 2002, by Resolution No. 03500, that the Agency had reviewed and considered information in the Master Environmental Impact Report (MEIR) for the Centre City Redevelopment Project, the Subsequent Environmental Impact Report (SEIR) for the Proposed Ballpark and Ancillary Development Projects and the Environmental Secondary Study for the Catholic Charities Mixed Use Development Project. No further environmental review is required.

Housing Authority Companion Item no. 2

See Centre City Development Corporation Report no. CCDC-07-08, dated March 21, 2007.

Staff: Eli Sanchez, (619) 533-7121

Agency Counsel: Huston Carlyle

Motion by Member Faulconer to (with Chair Pro Tem Young not present)

Second by Member Atkins

Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04128 and D-04128.

REDEVELOPMENT AGENCY MINUTES

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-MARCH 27, 2007

Adjournment

The meeting adjourned as the Special Redevelopment Agency with Housing Authority at 3:04 p.m.

Elizabeth S. Maland

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