

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY MEETING

APRIL 24, 2007

The meeting was called to order as the City Council at 2:03 pm. by Council President Peters with Council Member Atkins not 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 2:05 p.m.

The meeting reconvened as the Redevelopment Agency at 2:05 p.m. by Chair Peters with Agency Member Atkins not present.

**Adoption**

1. **Barrio Logan Community Plan Update-Request to Authorize Expenditure of Funds-Barrio Logan Redevelopment Project Area and Budget Amendment Horton Plaza Redevelopment Project Area (Districts 2 and 8)**

(This item continued from the Redevelopment Agency meeting, April 10, 2007, at the request of Agency Member Hueso)

(RA-2007-88)

That the Redevelopment Agency approve a budget amendment increasing the Horton Plaza Redevelopment Project budget by \$1.5 million and authorize the expenditure of up to \$1.5 million for the Barrio Logan Community Plan Update.

The proposed expenditure of funds is not a project, and therefore, not subject to CEQA per CEQA Guidelines Section 15060 (c)(3).

Centre City Development Corporation Report no. CCDC-07-09, dated April 4, 2007.

No one spoke in opposition to this item.

Staff: Alexandra Elias, (619) 533-7117  
Auditor Certificate Number: AC 2700648

Agency Counsel: Carol Leone

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

Second by Member Madaffer

Passed by the following Vote: 7-0

**Redevelopment Agency Resolution number R-04131.**

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**Adoption**

**2. Euclid Tower Restoration Project- City Heights Redevelopment Project Area District (District 7).**

(RA-2007-90)

- Item 1. Approve the expenditure of up to \$225,000 in FY 2007 City Heights Redevelopment Project Area tax increment funds for the restoration of the Euclid Tower.
  
- Item 2. Authorize the Executive Director or designees to enter into a Cooperation Agreement with the property owners for the restoration of the Euclid Tower.
  
- Item 3. Accept the low and responsible bid and authorize the City of San Diego Purchasing and Contracts Department to enter into a Contract on behalf of the Redevelopment Agency with Stanford Sign & Awning, Inc. for providing and installing the Tower based on Bid 8645-07-P.
  
- Item 4. Authorize the Executive Director or designee to enter into an Agreement with Architects Richard Bundy and David Thompson for architectural consulting services related to the restoration of the Euclid Tower.

This project is categorically exempt from pursuant to State CEQA Guidelines Section 15302.

Redevelopment Agency Report no. RA-07-13, dated, April 18, 2007.

No one spoke in opposition to this item.

Public testimony in favor by Jim Varnador.

Staff: Bob Kennedy, (619) 533-4276      Agency Counsel: Carol Leone  
Kim Gerhard, (619) 533-5369      Auditor Certificate Number: AC 2700645,  
2700646

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

Second by Member Hueso

Passed by the following Vote: 7-0

**Redevelopment Agency Resolution and Document numbers R-04132 and D-04132a, Cooperation Agreement; D-04132b, Agreement with Richard Bundy and David Thompson.**

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**Adoption**

**4. Downtown San Diego Quiet Zone-First Amendment to Agreement with Rail Pros, Inc. for the Design and Project Management Services (Phase Two) Centre City Redevelopment Project-Areawide (Districts 2 and 8)**

(RA-2007-87)

That Agency authorize a First Amendment to the Agreement with RailPros for Design and Project Management Services (Phase Two) for the Quiet Zone in an amount not to exceed \$713,343.

This activity is not a "project: and is therefore exempt from the CEQA per guidelines section 15060 (c)(3).

Centre City Development Corporation Report no. CCDC-07-10, dated, April 18, 2007.

Public testimony by Joy Sunyata.

Staff: John L. Anderson, (619) 533-7140  
Agency Counsel: Carol Leone  
Auditor Certificate Number: AC 2700660

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

**Redevelopment Agency Resolution and Document numbers R-04133 and D-04133.**

REDEVELOPMENT AGENCY MEETING MINUTES- APRIL 24, 2007

**Adoption**

**3. 14th Street and Island Avenue Park and Pinnacle Development-Second Implementation Agreement to Owner Participation Agreement with Pinnacle Bayside Development US L.P.-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (District 2)**

(RA-2007-91)

- Item 1. Adopt a Resolution approving the proposed Second Implementation Agreement to the Owner Participation Agreement ("OPA") with Pinnacle Bayside Development US L.P., for the 14<sup>th</sup> Street and Island Avenue Park and Pinnacle Development, to revise the Scope of Development and to provide for recordation of a Second Amendment to the Grant Deed and Agreement Affecting Real Property.
- Item 2. Authorize the Executive Director, or designee, to sign all documents necessary and appropriate to carry out and 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 October 11, 2005 by Resolution no. R-03959 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) to the MEIR for the Proposed Ballpark and Ancillary Development Project and Associated Plan Amendments, and the Environmental Secondary Study with respect to the proposed OPA between the Agency and Pinnacle International Development Inc. for development of the block bounded by Island Avenue and 14<sup>th</sup>, 15<sup>th</sup> and J streets. The Environmental Secondary Study found that the development which is the subject of the OPA is consistent with the community Plan and Centre City Planned District Ordinance and, therefore, will not have any impacts not previously reviewed in the MEIR and SEIR. The OPA anticipated construction of the Patio as part of the overall development of the block. No further environmental review is required.

Centre City Development Report no. CCDC-07-11, dated April 18, 2007.

No one spoke in opposition to this item

Staff: John W. Collum, (619) 533-7124  
Pamela Hamilton  
Agency Counsel: Carol Leone

REDEVELOPMENT AGENCY MEETING MINUTES- APRIL 24, 2007

**Adoption**

3. **14th Street and Island Avenue Park and Pinnacle Development-Second Implementation Agreement to Owner Participation Agreement with Pinnacle Bayside Development US L.P.-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (District 2)**

(Continued)

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

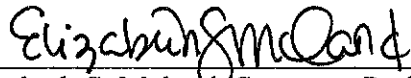
Second by Chair Peters

Passed by the following Vote: 7-0

**Redevelopment Agency Resolution and Document numbers R-04134 and D-04134.**

**Adjournment**

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



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