

**SPECIAL REDEVELOPMENT AGENCY MEETING
MAY 1, 2007**

The meeting called to order at 2:02 p.m. 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 2:46 p.m.

The meeting reconvened as the Special Redevelopment Agency at 2:46 p.m. by Chair Peters with all Agency Members present.

Non-Agenda Comment:

None.

1. **Approval of the minutes**

March 19, 2007, special
March 20, 2007
March 27, 2007 special

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

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES – MAY 1, 2007

Adoption

**2. Balboa Theatre Renovation Request to Encumber Funds-Horton Plaza
Redevelopment Project (Districts 2 and 8)**

(RA-2007-93)

That the Agency authorize the Corporation to take such actions as necessary to Encumber \$1,150,000 from the Balboa Theatre budget for the final phase of the Balboa Theatre Renovation

Centre City Development Corporation Report no. CCDC-07-14, dated April 25, 2007.

This activity is not a “project” and is therefore not subject to CEQA per CEQA Guidelines Section 15060(c)(3).

No one spoke in opposition to this item.

Staff: Gary Bosse, (619) 533-7163

Agency Counsel: Carol Leone

Auditor Certificate Number: AC 2700682

Motion by Member Faulconer Adopt

Second by Member Atkins

Passed by the following Vote: 8-0

Redevelopment Agency Resolution number R-04135.

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Adoption

3. Exclusive Negotiation Agreement with Related/CityLink Investment-Seventh & Market Site-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(RA-2007-94

That the Agency approve a proposed Exclusive Negotiation Agreement with the Developer to negotiate a Disposition and Development Agreement for the Agency's sale to the Developer of the Site bounded by Seventh Avenue (west), Market Street (north), Eighth Avenue (east) and Island Avenue (south) for the Developer's construction of a mixed-use project that would include residential (including affordable housing) commercial and public uses.

This activity is not a "project" and is therefore not subject to the California Environmental Quality Action ("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 additional review under the provisions of CEQA.

Centre City Development Report no. CCDC-07-16, dated April 25, 2007.

No one spoke in opposition to this item.

John Collum, project manager, Centre City Development Corporation, presented staff report and a slide presentation.

Public testimony in favor by Clive Richard. Joy Snayata in favor but did not speak.

Staff: John W. Collum, (619) 533-7124

Andrew Phillips

Agency Counsel: Carol Leone

Motion by Member Young to Adopt

Second by Member Faulconer

Passed by the following Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-04136 and D-04136.

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Adjournment

The meeting adjourned as the Special Redevelopment Agency at 2:54 p.m.

Elizabeth S. Maland

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