

**REDEVELOPMENT AGENCY MEETING
JUNE 12, 2007**

The meeting was called to order as the City Council at 2:02 p.m. by Council President Peters with Council Members Maienschein and Hueso not present.

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

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

Excused Hueso

Council President Peters recessed the meeting at 2:03 p.m. to convene into Closed Session.

The meeting reconvened as the City Council at 2:35 p.m. by Council President Peters with Council Members Maienschein and Hueso not present.

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

The meeting reconvened as the Redevelopment Agency at 2:36 p.m. by Chair Peters with Agency Member Hueso not present.

1. **Approval of minutes**

April 10, 2007

April 24, 2007

Motion by Member Madaffer to Approve (with Hueso not present)

Second by Chair Pro Tem Young

Passed by the following Vote: 7-0

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 12, 2007

Adoption

2. **One year extension of the Mayor's designation as Executive Director of the Redevelopment Agency (Districts 2, 3, 4, 6, 7, 8)**

(RA-2007-114)(Rev.)

Designate the Mayor as the Executive Director of the Redevelopment Agency through June 30, 2008.

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

Redevelopment Agency.

No one spoke in opposition to this item.

Member Madaffer stated this item be presented to LU&H, and to extend the Mayor designation as Executive Director of the Redevelopment Agency for an additional six month term that will expire on December 31, 2007

Staff: Janice Weinrick, (619) 236-6250
Agency Counsel: Huston Carlyle

Motion by Chair Pro Tem Young to Approve as Amended by Member Madaffer
(with Hueso not present)

Second by Chair Peters

Passed by the following Vote: 7-0

Redevelopment Agency Resolution number R-04146.

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 12, 2007

Adoption

3. **Mid-Term Review of Implementation Plans for Crossroads and North Bay
Redevelopment Project Areas (Districts 2, 6 & 7)**

(RA-2007-113)

Approve the resolution accepting the Five-Year Implementation Plan Mid-Term Review for the Crossroads and North Bay Redevelopment Project Areas.

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

Redevelopment Agency.

No one spoke in opposition to this item.

Staff: Tracy Reed, (619) 236-6543

Lydia Goularte-Ruiz, (619) 236-6539

Agency Counsel: Huston Carlyle

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

Second by Chair Peters

Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04147 and D-04147a (Crossroads), D-04147b (North Bay).

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 12, 2007

Adoption

4. **Exclusive Negotiation Agreement (ENA) with Inner-City Investments, LLC for the Casas Ochoa Project (District 8)**

(RA-2007-112)

- Item 1. That the Redevelopment Agency enter into an Exclusive Negotiation Agreement (ENA) with Inner-City Investments, LLC and accept a Developer Deposit of \$30,000, payable in two installments.
- Item 2. Amend the fiscal year 2007 Agency budget for San Ysidro and authorize expenditure of funds for costs related to the ENA.

This activity is not a “project” and is therefore not subject to the exempt to the California Environmental Quality Act (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 provision of CEQA.

Redevelopment Agency.

Staff: Robert Chavez, (619) 236-6263
Sam Johnson, (619) 236-6265
Agency Counsel: Carol Leone

Motion by Member Faulconer to continue to June 26, 2007 (with Hueso not present)
Second by Member Madaffer
Passed by the following Vote: 7-0

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 12, 2007

Adoption

8. **Approval of Agreements with Robinson and Pearman LLP and Hawkins Delafield & Wood LLP for Bond/Disclosure Counsels (Districts 4 & 8)**

(Continued from the RA Meetings, May 15 and 22, 2007, RA#3 and S-41)

(RA-2007-105)

That the Redevelopment Agency of the City of San Diego (Agency) approves agreements with Robinson and Pearman, LLP and Hawkins Delafield & Wood LLP, for Bond/Disclosure Counsels.

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

Southeastern Economic Development Corporation Report no. SEDC-07-001, dated May 8, 2007.

No one spoke in opposition to this item.

Staff: Dante Dayacap, (619) 527-7345
Agency Counsel: Huston Carlyle

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

Redevelopment Agency Resolution and Document numbers R-04148 and D-04148a (Robinson and Pearman, LLP), D-04148b (Hawkins Delafield & Wood LLP)

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 12, 2007

Adoption

5. **Core District Streetlights Phase II Project-Request to Bid the Installation of Streetlights-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project and Request to Bid the Installation of Litter Receptacles in the East Village Redevelopment District of the Expansion Sub Area and the Columbia Marina Sub Areas of the Centre City Redevelopment Project (District 2)**

(RA-2007-107)

- Item 1. Authorize the Centre City Development Corporation (“Corporation”), on behalf of the Agency, to advertise and receive bids for the installation of the Project.
- Item 2. Authorize the Executive Director of the Agency, or 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.
- Item 4. Make certain findings that the proposed improvements benefit the Centre City Redevelopment Project Area (“Project Area”) 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 of 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 (Attachment A)

This activity is exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines Section 15303 subsection d.

See Centre City Development Corporation report no. CCDC-07-18 and CCDC-07-08, dated, June 6, 2007.

Council Companion Item no. 338

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 12, 2007

Adoption

5. **Core District Streetlights Phase II Project-Request to Bid the Installation of Streetlights-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project and Request to Bid the Installation of Litter Receptacles in the East Village Redevelopment District of the Expansion Sub Area and the Columbia Marina Sub Areas of the Centre City Redevelopment Project (District 2)**

(Continued)

No one spoke in opposition to this item.

Staff: John L. Anderson, (619) 533-7140

Susan Diekman, (619) 533-7142

Agency Counsel: Carol Leone

Auditor Certificate Number: AC 2700757

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

Second by Chair Pro Tem Young

Passed by the following Vote: 7-0

Redevelopment Agency Resolution number R-04149, and City Council Resolution number R-302736.

The meeting adjourned as the Redevelopment Agency at 2:38 p.m.

The meeting reconvened as the City Council at 2:38 p.m. by Council President Peters with Council Member Hueso not present.

The meeting adjourned as the City Council at 2:38 p.m.

The meeting reconvened as the Redevelopment Agency at 2:38 p.m. by Chair Peters with Agency Member Hueso not present.

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 12, 2007

Adoption

6. **Cortez Hill Family Center-Phase Two-Request to Bid Construction-Cortez
Redevelopment District of the Expansion Sub Area of the Centre City
Redevelopment Project (District 2)**

(RA-2007-108)

- Item 1. Authorize an expenditure of \$4,100,000 for construction of the Cortez Hill Family Center-Phase Two Project (“Project”).
- Item 2. Make certain findings that the proposed improvements benefit the Centre City Redevelopment Project (“Project Area”) or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the Project are available to the community; that the payment of funds of 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 (“Attachment A”).
- Item 3. Authorize the Centre City Development Corporation (“Corporation”), on behalf of the Agency, to advertise and receive bids for the construction of the Project.
- Item 4. Authorize the Executive Director of the Agency, or designee, to award the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met.
- Item 5. Authorize the Corporation, on behalf of the Agency, to administer said contract.

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 12, 2007

Adoption

6. **Cortez Hill Family Center-Phase Two-Request to Bid Construction-Cortez
Redevelopment District of the Expansion Sub Area of the Centre City
Redevelopment Project (District 2)**

(Continued)

(RA-2007-109)

Item 1. Adopt a resolution stating for the record that Council has previously reviewed and considered information contained in the Notice of Combined Finding of No Significant Impact/Negative Declaration (FONSI/ND) as it pertains to the Project.

On October 30, 2001, the City Council, by Resolution No. 295664, certified that the Council had reviewed and considered information in the Notice of Combined (FONSI/ND) for the Project. The Council found the proposed development would have no significant effect on the environment.

See Centre City Development Corporation report no. CCDC-07-13 and CCDC-07-07, dated, June 6, 2007.

Council Companion Item no. 339

No one spoke in opposition to this item.

Staff: Dale Royal, (619) 533-7108
William R. Yee, (619) 533-7139
Agency Counsel: Carol Leone
Auditor Certificate Number: AC 2700773

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-04150, R-04151, and City
Council Resolution numbers R-302737, R-302738.**

The meeting adjourned as the Redevelopment Agency at 2:40 p.m.

The meeting reconvened as the City Council at 2:40 p.m. by Council Present Peters with Council Member Hueso not present.

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 12, 2007

The meeting adjourned as the City Council at 2:41 p.m.

The meeting reconvened as the Redevelopment Agency at 2:41 p.m. by Chair Peters with Agency Member Hueso not present.

Adoption

7. **Approval of the 2007 Tax Allocation Bond Issuance not to exceed \$42,000,000 (Districts 4 & 8).**

(Continued from the RA/CC Meetings of May 15, 2007, RA Item #2 and Council Companion Item #331, and May 22, 2007, RA Item #S40 and Council Companion Item #S501, as the request of Chair Pro Tem Young, for further review)

(RA-2007-106)Cor. Copy

That the Redevelopment Agency adopts a resolution:

- Item 1. Approving the financing and refinancing of improvements for Southcrest Redevelopment Project, the Central Imperial Redevelopment Project and the Mount Hope Redevelopment Project in an amount not to exceed \$21.0 million for 2007 Series A (Taxable) and \$21.0 million for 2007 Series B (Tax-Exempt).

- Item 2. Approving and authorizing the execution of related documents and agreements and authorizing certain other actions in connection with issuance of tax allocation bonds.

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

Southeastern Economic Development Corporation Report no. SEDC-07-004, dated May 8, 2007.

Council Companion Item no. 336

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 12, 2007

Adoption

7. **Approval of the 2007 Tax Allocation Bond Issuance not to exceed \$42,000,000 (Districts 4 & 8).**

(Continued from the RA/CC Meetings of May 15, 2007, RA Item #2 and Council Companion Item #331, and May 22, 2007, RA Item #S40 and Council Companion Item #S501, as the request of Chair Pro Tem Young, for further review)

(Continued)

Public testimony in favor by Reynaldo Pisano.

No one spoke in opposition to this item.

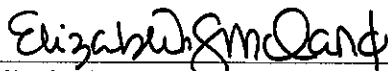
Staff: Dante Dayacap, (619) 527-7345
Agency Counsel: Mark Blake

Motion by Chair Pro Tem Young to Adopt (with Fyre in opposition, and Hueso not present)
Second by Member Madaffer
Passed by the following Vote: 6-1

Redevelopment Agency Resolution number R-04152; and City Council Resolution number R-302735..

Adjournment

The meeting adjourned as the Redevelopment Agency at 3:24 p.m.



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