

**REDEVELOPMENT AGENCY MEETING
JUNE 26, 2007**

The meeting was called to order as the City Council at 2:05 pm. by Council President Peters with Council Members Atkins and Hueso not present.

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

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

Excused: Atkins

The meeting adjourned as the City Council at 3:22 p.m.

The meeting reconvened as the Redevelopment Agency at 3:22 p.m. by Chair Peters with Agency Member Atkins not present.

Non-Agenda Comment:

None.

1. Approval of minutes

May 1, 2007

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

Second by Member Fyre

Passed by the following Vote: 7-0

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 26, 2007

Adoption

4. **Second Amendment to the San Diego Skateworld Lease Agreement**
(District 6)

(RA-2007-104)

Approve Second Amendment to the Lease Agreement Between the Redevelopment Agency of the City of San Diego and San Diego Skateworld Center, Inc.

Redevelopment Agency.

This activity is not a “project” and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060 (c)(2).

No one spoke in opposition to this item..

Staff: Libby Day, (619) 236-6272

Maureen Ostrye, (619) 236-6270

Agency Counsel: Kendall Berkey

Motion by Member Fyre to Approve (with Atkins not present)

Second by Member Madaffer

Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04153 and D-04153.

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Adoption

3. First Implementation Agreement to Disposition and Development Agreement (DDA) for CentrePoint LLC CentrePoint Project within the Crossroads Redevelopment Project Area (District 7)

(RA-2007-96)

- Item 1. Authorize the Executive Director or Designee to enter into a First Implementation Agreement to the Disposition and Development Agreement with CentrePoint LLC for the CentrePoint Project.

- Item 2. Accept the Developers Deposit of \$50,000 and amend the Fiscal Year 2007 Redevelopment Agency Budget for Crossroads and authorize expenditure of funds in an amount not to exceed \$50,000 for costs related to the DDA.

That this activity and the First Implementation Agreement of the existing DDA will produce no new effects or impacts, and no new mitigation measures would be required by this activity pursuant State California Environmental Quality Act (CEQA) Guidelines Section 15162. That this activity is within the scope of the project covered by the Program EIR and therefore, no new environmental document is required pursuant to State CEQA Guidelines Section 15168 (c)(2).

See Redevelopment Agency report no. RA-07-19, dated June 20, 2007.

No one spoke in opposition to this item.

Staff: Tracy Reed, (619) 236-6543
James Davies, (619) 236-6540
Agency Counsel: Kendall Berkey

Motion by Member Madaffer to Approve (with Atkins not present)
Second by Member Fyre
Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04154 and D-04154.

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Adoption

5. **Home in the Heights First Time Homebuyer Loan Program-City Heights
Redevelopment Project Area (Districts 3, 4, & 7)**

(RA-2007-115)(Cor.Copy)

Approve Amendment to the Agreement with Community Housing Works to extend the time of performance to end December 31, 2007.

Redevelopment Agency.

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

No one spoke in opposition to this item.

Staff: Bob Kennedy, (619) 236-6537

Kim Gerhard, (619) 236-6538

Agency Counsel: Kendall Berkey

Motion by Member Fyre to Approve (with Atkins not present)

Second by Member Madaffer

Passed by the following Vote: 7-0

**Redevelopment Agency Resolution and Document numbers R-04155 and
D-04155.**

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 26, 2007

Adoption

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

(This item continued from the June 12, 2007 Redevelopment Agency Meeting, RA#4)

(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.

No one spoke in opposition to this item.

Staff: Robert Chavez, (619) 236-6263

Sam Johnson, (619) 236-6265

Agency Counsel: Carol Leone

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

Second by Member Madaffer

Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04156 and D-04156.

Chair Peters recessed the meeting at 3:30 p.m. for the purpose of a break.

The meeting called reconvened as the Redevelopment Agency at 3:35 p.m. by Chair Peters with Agency Member Atkins not present.

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 26, 2007

Adoption

2. **Line of Credit with San Diego National Bank for the Affordable Housing Opportunity Fund and the City Heights and Naval Training Center Redevelopment Project Areas (Districts 2, 3, & 7)**

(RA-2007-118)

Item 1. Authorize the Executive Director or designee to execute Credit Agreement between the Redevelopment Agency of the City of San Diego and San Diego National Bank.

(RA-2007-120)

Item 2. Authorize the City Attorney to enter into an agreement with Best Best & Kreiger to provide bond counsel services.

This activity is not a project and therefore not subject to CEQA pursuant to the CEQA guidelines Section 15060 (c)(3).

See Redevelopment Agency report no. RA-07-20, and Report to City Council RTC-07-100, dated June 20, 2007

Council Companion Item no. 330

Maureen Ostrye, Redevelopment Coordinator, presented staff report and slide presentation.

Public testimony in opposition by Jarvis Ross.

Public testimony in favor by Mark Zebrowski.

Staff: Maureen Ostrye, (619) 236-6270

Agency Counsel: Mark Blake

Motion by Member Faulconer to Approve (with Fyre in opposition and Atkins not present)

Second by Member Hueso

Passed by the following Vote: 6-1

Redevelopment Agency Resolution numbers R-04157 and R-04158; and City Council Resolution number R-302784.

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 26, 2007

The meeting adjourned as the Redevelopment Agency at 4:17 p.m.

The meeting reconvened as the City Council at 4:17 p.m. by Council President Peters with Council Member Atkins not present.

The meeting adjourned as the City Council at 4:18 p.m.

The meeting reconvened as the Redevelopment Agency at 4:18 p.m. by Chair Peters with Agency Member Atkins not present.

Adoption

7. Park Boulevard at Harbor Drive Pedestrian Bridge-Request to Bid Construction, Acceptance of Federal Transportation Funds, Second Amendment to Agreement for Design Consulting Services with T.Y. Lin International-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(RA-2007-117)

- Item 1. Authorize the Centre City Development Corporation on behalf of the Redevelopment Agency (“Agency”), to advertise and receive bids for construction of the Project.
- Item 2. Accept allocated federal transportation funds for the Project to be transferred from the City of San Diego.
- Item 3. Make certain findings that the proposed improvements benefit the Centre City Redevelopment Project (the “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).

(RA-2007-116)

- Item 4. Adopt a resolution stating for the record that the Agency has previously reviewed and considered information contained in the Final Mitigated Negative Declaration (the “MND”) environmental document as it pertains to the Project.

REDEVELOPMENT AGENCY MEETING MINUTES – JUNE 26, 2007

Adoption

7. **Park Boulevard at Harbor Drive Pedestrian Bridge-Request to Bid Construction, Acceptance of Federal Transportation Funds, Second Amendment to Agreement for Design Consulting Services with T.Y. Lin International-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

(RA-2007-117)

- Item 5. Approve the Second Amendment to Agreement for Design Consulting Services with T.Y. Lin International in an amount not to exceed \$300,000. The maximum compensation will not exceed \$2,765,941.

On February 8, 2005, the Agency, by Resolution no. 03869, certified that the Agency had reviewed and considered information in the MND prepared for the Project, and made certain findings and determinations that the development was not expected to have any adverse impacts on the environment.

See Centre City Development Corporation report no. CCDC-07-22 and CCDC-07-10, dated, June 20, 2007.

Council Companion Item no. 331

Barbara Kaiser, Centre City Development Corporation, presented staff report and slide presentation.

Public testimony in opposition by Joy Sunyata.

Public testimony in favor by Kip Howard

Staff: William R. Yee, (619) 533-7139

Agency Counsel: Carol Leone

Auditor Certificate Number: AC 2700822

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

Second by Member Madaffer

Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04159 and D-04159, and R-04160; and City Council Resolution numbers R-302785 and R-302786.

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Adjournment

The meeting was adjourned as the Redevelopment Agency by Chair Peters at 4:59 in honor of the memory of:

Kim Gerhard as requested by Agency Member Hueso.

Elizabeth S. Maland

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