

**REDEVELOPMENT AGENCY MEETING
SEPTEMBER 11, 2007**

The meeting was called to order as the City Council at 2:03 p.m. by Council President Pro Tem Young with Council President Peters and Council Member Hueso not present.

Roll Call Faulconer, Atkins, Young, Maienschein, Fyre,
Madaffer, and Hueso

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

Excused: Peters

The meeting adjourned as the City Council at 2:06 p.m. The meeting reconvened as the Housing Authority at 2:06 p.m. The meeting adjourned as the Housing Authority at 2:06 p.m.

The meeting reconvened as the Redevelopment Agency at 2:06 p.m. by Chair Pro Tem Young with Chair Peters not present.

Adoption

2. Funding for the Fiscal Year 2008 Social Services Program-Acquisition of Property-East Village District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 & 8)

(This item continued from the Redevelopment Agency meeting of June 5, 2007, Redevelopment Item 1, Housing Authority companion Item 3)

(RA-2007-111)

That the Agency approve the purchase of a site from the Housing Commission located on 16th Street between "K" Street and Imperial Avenue within the Centre City Redevelopment Project Area in an amount not to exceed \$1,875,000; final purchase price subject to an appraisal and due diligence, but in no event less than \$550,000 to facilitate the funding for the FY 08 Social Services Programs; and authorize staff to pursue other alternatives with the Housing Commission.

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

Centre City Development Corporation Report no. CCDC-07-21, dated May 30, 2007.

Staff: Frank Alessi, (619) 533-7130
Agency Counsel: Huston Carlyle
Auditor Certificate Number: AC 2700771
This item returned to staff.

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The meeting adjourned as the Redevelopment Agency at 2:07 p.m.

The meeting reconvened as the City Council at 2:07 p.m. by Council President Pro Tem Young with Council President Peters not present.

Council President Pro Tem Young recessed the meeting at 3:29 for the purpose of a break. The meeting reconvened as the City Council at 3:34 p.m. with Council President Peters and Council Members Atkins not present.

The meeting adjourned as the City Council at 4:03 p.m.

The meeting reconvened as the Redevelopment Agency by Chair Pro Tem Young at 4:03 p.m. with Chair Peters not present.

1. **Approval of the minutes**

- July 9, 2007, special
- July 10, 2007, special
- July 16, 2007, special
- July 17, 2007, special
- July 31, 2007

Motion by Member Madaffer to approve (with Chair Peters not present)

Second by Member Hueso

Passed by the following Vote: 7-0

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Adoption

4. Fiscal Year 2006 Audited Financial Statements Pertaining to the Operations of the Corporation – General (Districts 2 & 8)

(RA-2008-20)

That the Redevelopment Agency receive and file the Fiscal Year 2006 Audited Financial Statements of the Centre City Development Corporation.

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

See Centre City Development Corporation report no. CCDC-07-35, dated September 5, 2007.

Staff: Frank Alessi, (619) 533-7130

Margarita Garcia, (619) 533-7131

Agency Counsel: Huston Carlyle

Motion by Member Hueso to Adopt (with Chair Peters not present and Fyre in opposition)

Second by Member Faulconer

Passed by the following Vote: 6-1

Redevelopment Agency Resolution and Document numbers R-04195 and D-04195.

5. Redevelopment Agency of the City of San Diego v. Chevron U.S.A., Inc., Settlement Agreement (District 2)

(RA-2008-28)

Approve resolution approving settlement and authorizing execution of said settlement agreement.

Entering into the settlement agreement is not a "project" and therefore is exempt from CEQA Pursuant to State CEQA Guidelines Section 15060(c)(3).

See Redevelopment Agency report no. RA-07-28, dated September 5, 2007.

Staff: Huston Carlyle, (619) 235-5882

Agency Counsel: Huston Carlyle

David Allsbrook, project manager, Centre City Development Corporation, presented staff report.

Motion by Member Faulconer to Adopt (with Chair Peters not present)

Second by Member Madaffer

Redevelopment Agency Resolution and Document numbers R-04196 and D-04196.

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Adoption

6. El Cajon Blvd. Medians-Crossroads Redevelopment Project (District 7)

(RA-2008-14)

- Item 1. Make the necessary findings that the El Cajon Boulevard Median Improvements will benefit the Crossroads Redevelopment Project Area, that there are no other means of financing the improvements, and that the contribution of \$250,000 from the Crossroads Redevelopment project Area to the City for the purpose of financing the El Cajon Boulevard Median Improvements (CIP 39-234.0) will assist in the elimination of one or more blighting conditions.
- Item 2. Authorize the expenditure of \$250,000 in Fiscal Year 2008 Crossroads Redevelopment Project Area tax increment funds to be transferred to the Capital Improvements Program Budget No. 39-234.0 for the El Cajon Boulevard Median Improvements Project.

This activity is categorically exempt for CEQA pursuant to State CEQA Guidelines, Section 15301, and exempt from NEPA pursuant to 24 CFR Part 58, Section 58.34 (b).

Redevelopment Agency.

Tracy Reed, project manager, Redevelopment Agency, presented staff report.

Council Companion Item no. 334

Staff: Tracy Reed, (619) 236-6543
James Davies, (619) 236-6540
Agency Counsel: Carol Leone
Auditor Certificate Number: AC 2800061

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

Redevelopment Agency Resolution number R-04197, and City Council Resolution Number R-302985.

The meeting adjourned as the Redevelopment Agency 4:14 p.m.

The meeting reconvened as the City Council at 4:14 p.m. by Council President Pro Tem Young with Council President Peters not present.

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The adjourned as the City Council at 4:14 p.m.

The meeting reconvened as the Redevelopment Agency at 4:14 p.m. by Chair Pro Tem Young with Chair Peters not present.

Adoption

7. Installation of Streetlights along University Avenue – Crossroads Redevelopment Project Area (District 7)

(RA-2008-23)

Item 1. Make necessary findings to authorize the use of Redevelopment Agency funds so that the City can install streetlights along University Ave. from 54th St. to 68th St. within the Crossroads Redevelopment Project Area.

Item 2. Authorize the Redevelopment Agency to contribute and transfer Redevelopment Agency funds to the City of up to \$500,000 into CIP No. 52-762.0, for the installation of Streetlights along University Ave. from 54th St. to 68th St., contingent upon the City Auditor and Comptroller certifying funds for this action are available.

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines, Section 15301(c)(minor alterations to land).

Redevelopment Agency.

Council Companion Item no. 333

Staff: Tracy Reed, (619) 236-6543
James Davies, (619) 236-6540

Agency Counsel: Carol Leone

Auditor Certificate Number: AC 2800121

Motion by Member Madaffer to Adopt (with Chair Peters not present)

Second by Member Faulconer

Passed by the following Vote: 7-0

Redevelopment Agency Resolution number R-04198, and City Council Resolution Number R-302984.

The meeting adjourned as the Redevelopment Agency 4:15 p.m.

The meeting reconvened as the City Council at 4:15 p.m. by Council President Pro Tem Young with Council President Peters not present.

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The meeting adjourned as the City Council at 4:15 p.m.

The meeting reconvened as the Redevelopment Agency at 4:15 p.m. by Chair Pro Tem Young with Chair Peters not present.

Adoption

8. Approval of Real Estate Purchase and Sale Agreement for the Acquisition of the Former Valencia Park Library Located at 101 50th Street (Districts 4 & 8)

(RA-2007-21)

That the Redevelopment Agency of the City of San Diego authorizes the expenditure of \$530,000 for the purchase of the Valencia Park Library located at 101 50th Street as approved in the FY 07/08 budget (approved by the City Council May 15, 2007)

This activity is exempt from the California Environmental Quality Action (CEQA) pursuant to State CEQA Guidelines Section 15301, Existing Facilities and 15312, Surplus Government Property Sales.

See Southeastern Economic Development Corporation report no. SEDC-07-009, dated September 5, 2007

Council Companion Item no. 332

Staff: Carolyn Y. Smith, (619) 527-7345
Agency Counsel: Huston Carlyle
Auditor Certificate Number: AC 2800103

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

Redevelopment Agency Resolution and Document numbers R-04199 and D-04199, and City Council Resolution Number R-302983.

The meeting adjourned as the Redevelopment Agency 4:16 p.m.

The meeting reconvened as the City Council at 4:16 p.m. by Council President Pro Tem Young with Council President Peters not present.

The meeting adjourned as the City Council 4:16 p.m.

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The meeting reconvened as the Housing Authority at 4:16 p.m.

The meeting adjourned as the Housing Authority at 4:28 p.m.

The meeting reconvened as the Redevelopment Agency at 4:28 p.m. by Chair Pro Tem Young with Chair Peters not present.

Adoption

3. Purchase of a Housing Commission 1st Trust Deed with Option to Acquire Property Located at 434 & 435 13th Street, from San Diego Housing Commission – East Village District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 & 8)

(RA-2008-19)

That the Redevelopment Agency authorize the purchase of the 1st Trust Deed Note held by the Housing Commission and concurrently execute an option to acquire the Hotel Metro Site from the Housing Commission within the Centre City Redevelopment Project Area.

This activity is not a project, and therefore not subject to California Environmental Quality Act (“CEQA”) per CEQA Guidelines Section 15060(c)(2).

Centre City Development Corporation report no. CCDC-07-33, dated September 5, 2007.

Housing Authority Companion Item no. 2

Frank Alessi, Chief Financial Officer, Centre City Development Corporation, presented staff report.

Staff: Frank Alessi, (619) 533-7130
Jeff Graham, (619) 533-7181
Agency Counsel: Huston Carlyle
Auditor Certificate Number: AC 2800088


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

Redevelopment Agency Resolution number R-04200; and Housing Authority Resolution number 1361.

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Adjournment

The meeting adjourned as the Redevelopment Agency at 4:39 p.m.



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