

**REDEVELOPMENT AGENCY MEETING  
DECEMBER 4, 2007**

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

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

Andrea Tevlin, Independent Budget Analyst  
Huston Carlyle, City Attorney  
Elizabeth Maland, City Clerk

Excused Maienschein

The meeting adjourned as the City Council at 4:40 p.m. by Council President Peters for the purpose of a break.

The meeting reconvened as the City Council at 4:55 p.m. by Council President Peters with Council Member Maienschein not present.

The meeting adjourned as the City Council at 4:57 p.m.

The meeting reconvened as the Redevelopment Agency at 4:57 p.m. by Chair Peters with Agency Member Maienschein not present.

**Adoption**

**7. Cortez Hill Streetscape Rehabilitation Project–Request to Bid–Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2008-47)

That the Redevelopment Agency (“Agency”):

- Item 1. Authorize Centre City Development Corporation (“Corporation”), on behalf of the Agency, to advertise and receive bids for the construction of the streetscape rehabilitation Project;
- Item 2. Authorizes the Executive Director of the Agency, or his 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 and contract.

REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 4, 2007

**Adoption**

**7. Cortez Hill Streetscape Rehabilitation Project-Request to Bid-Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

- Item 4. Make certain findings that the proposed improvements benefit the Centre City Project Area ("Project Area") or the immediate neighborhood in which the Cortez Hill Streetscape Rehabilitation Project ("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 Project Area pursuant to Health and Safety Code 33490.

This activity is categorically exempt from review under the California Environmental Quality Act ("CEQA"), class 1, pursuant to CEQA Guidelines Section 15302.

See Centre City Development Corporation Report no. CCDC-07-40 and CCDC-07-22, dated November 28, 2007.

Council Companion Item no. 333

Staff: Susan Dickman, (619) 533-7142  
Agency Counsel: Alex Sachs  
Auditor Certificate Number: AC 2800264

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

**Redevelopment Agency Resolution and Document numbers R-04229 and D-04229; and City Council Resolution number R-303264.**

**REDEVELOPMENT AGENCY MINUTES**

**REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 4, 2007**

**1. Approval of the minutes:**

October 9, 2007, special  
October 16, 2007, adjourned  
October 22, 2007, special adjourned  
October 23, 2007, adjourned  
October 29, 2007, special  
October 30, 2007

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

**Adoption**

**2. Crossroads Housing Enhancement Loan Program (HELP) (District 7)**

(RA-2008-59)

- Item 1. Authorize the expenditure of \$250,000 in low-and-moderate income housing funds For the administration of the program and to fund the housing enhancement loan Program for owner-occupants within the Crossroads Redevelopment Project Area.
  
- Item 2. Approve a \$250,000 increase in the FY 2008 Redevelopment Agency budget to provide low-and-moderate housing income housing funds for the housing program.

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

Redevelopment Agency.

Staff: Tracy Reed, (619) 236-6543  
James Davies, (619) 236-6540  
Agency Counsel: Carol Leone  
Auditor Certificate Number: AC 2800344

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

**Redevelopment Agency Resolution number R-04230.**

REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 4, 2007

**Adoption**

6. **Acceptance of Pedestrian Easement Agreement for the Rehabilitation of the Historic Balboa Theatre-Horton Plaza Redevelopment Project (District 2)**

(RA-2008-43)

That the Redevelopment Agency accept and execute the Pedestrian Easement Agreement.

This activity is not a project, and therefore, not subject to the California Environmental Quality Act ("CEQA") per CEQA Guidelines Section 15060 (c)(3).

See Centre City Development Corporation Report no. CCDC-07-42, dated, November 28, 2007.

Staff: Gary J. Bosse, (619) 533-7163

Agency Counsel: Carol Leone

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

Second by Member Hueso

Passed by the following Vote: 7-0

**Redevelopment Agency Resolution number R-04231.**

The meeting adjourned as the Redevelopment Agency at 5:00 p.m.

The meeting reconvened as the City Council at 5:00 p.m. by Council President Peters with Council Member Maienschein not present.

The meeting adjourned as the City Council at 5:35 p.m.

The meeting reconvened as the Redevelopment Agency at 5:35 p.m. by Chair Peters with Agency Member Maienschein not present.

REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 4, 2007

**Adoption**

**8. Transitional Housing for Seniors Program-Funding-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 & 8)**

(RA-2008-61)

That the Redevelopment Agency ("Agency"):

- Item 1. Authorize the expenditure of up to \$282,000 from the Horton Plaza Low and Moderate Income Housing fund to cover leasing costs and program administration for the Transitional Housing for Seniors Program.
  
- Item 2. Make certain findings that the Program is of benefit to the Horton Plaza Redevelopment Project.

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060 (c)(2).

See Centre City Development Corporation Report no. CCDC-07-47, dated, November 28, 2007.

Council Companion Item no. 332

Staff: A.J. Magana, (619) 533-7125  
Agency Counsel: Alex Sachs  
Auditor Certificate Number: AC 2800370

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

**Redevelopment Agency Resolution number R-04232; and City Council Resolution number R-303263.**

The meeting adjourned as the Redevelopment Agency at 5:36 p.m.

The meeting reconvened as the City Council at 5:36 p.m. by Council President Peters with Council Member Maienschein not present.

The meeting adjourned as the City Council at 6:17 p.m.

The meeting reconvened as the Redevelopment Agency at 6:17 p.m. by Chair Peters with Agency Member Maienschein not present.

REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 4, 2007

**Adoption**

4. **Extension of the Mayor's designation as Executive Director of the Redevelopment Agency (Districts 2, 3, 4, 5, 6, 7 & 8)**

(RA-2008-66)

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

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

Redevelopment Agency.

Companion to Redevelopment Item no. 5

Public testimony in favor did not speak, Michael Jenkins.

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

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

**Redevelopment Agency Resolution number R-04233.**

REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 4, 2007

5. Discussion of Policy Issues related to Restructuring the Redevelopment Agency

The City Council of the San Diego's Land Use and Housing Committee has made the following recommendation to the Redevelopment Agency Board for discussion and policy direction

- Item 1. A discussion be docketed for December 4, 2007 Redevelopment Agency meeting, on Policy issues related to restructuring the Redevelopment Agency, as a companion item to the reappointment of the Mayor as interim Agency Executive Director; also scheduled to be heard at the December 4, 2007 Redevelopment Agency meeting.
- Item 2. The Mayor to bring to the Redevelopment Agency a proposal in January 2008 on Restructuring the Redevelopment Agency by establishing a new Redevelopment Commission or other independent Agency model; and by directly hiring Redevelopment Agency staff, independent of the City's civil system or not;
- Item 3. Detailed comparative analyses to included for both the fiscal and public accountability aspects of the restructuring proposal.
- Item 4. The Land Use and Housing Committee forward a request to the Redevelopment Agency for hiring an independent Redevelopment Agency Executive Director.

Companion to Redevelopment no. 4

Elyse Lowe, Land Use and Housing Committee Consultant, presented a summary of the LU&H recommendation to the Agency.

Adolpho Enriquez in favor did not speak.

Staff: Elyse Lowe, (619) 533-5897  
Aimee Faucett, (619) 236-6677

Motion by Member Madaffer to direct Agency Executive Director to return to the Agency with more information on the costs and benefits, of a potential new Agency structure and a comparison to the current structure.

Second by Member Hueso

Passed by the following Vote: 7-0

The meeting adjourned as the Redevelopment Agency at 6:25 p.m.

The meeting reconvened as the City Council at 6:25 p.m. by Council President Peters with Council Member Maienschein not present.

The meeting adjourned as the City Council at 7:00 p.m.

REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 4, 2007

The meeting reconvened as the Redevelopment Agency at 7:00 p.m. by Chair Peters with Agency Member Maienschein not present.

**Adoption**

**3. Second Rehabilitation Grant Agreement with NTC (District 2)**

(RA-2008-62)

Item 1. Authorize the Executive Director or designee to execute the Second Rehabilitation Grant Agreement between the Redevelopment Agency of the city of San Diego and NTC Foundation..

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

See Redevelopment Agency Report no. RA-07-35, dated, November 28, 2007.

Maureen Ostrye, Community Development Coordinator, Redevelopment Agency, presented staff report.

Public testimony in opposition by John McNabb. Jarvis Ross in opposition, not present.

Public testimony in favor by Pam Hamilton.

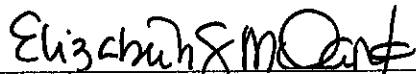
Staff: Maureen Ostrye, (619) 236-6270  
Libby Day, (619) 236-6272  
Agency Counsel: Huston Carlyle  
Auditor Certificate Number: AC 2800388

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

**Redevelopment Agency Resolution and Document numbers R-04234 and D-04234.**

**Adjournment**

The meeting adjourned as the Redevelopment Agency at 7:15 p.m.



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