

**REDEVELOPMENT AGENCY MEETING  
APRIL 15, 2008**

The meeting called to order as the City Council at 2:05 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  
                    Penni Takade, Independent Budget Analyst  
                    Jeff Kavar, Independent Budget Analyst  
                    Lisa Celaya, Independent Budget Analyst  
                    Michael J. Aguirre, City Attorney  
                    Karen Heumann, City Attorney  
                    Elizabeth Maland, City Clerk

Council President Peters recessed the meeting at 3:45 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 3:50 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 4:30 p.m.

The meeting reconvened as the Redevelopment Agency at 4:30 p.m. by Chair Peters with all Agency Members present.

**Adoption**

**2. Redevelopment Agency Organization and Structure (Districts 2, 3, 4, 6, 7, & 8)**

There is no formal action to be taken by the Agency for this item. Staff is recommending the Agency to direct staff as follows:

To prepare necessary documents for Agency consideration to:

- 1) implement the "Agency-Employee Model" organizational structure outlined in this report; and
- 2) establish that the Mayor and the Agency appoint the Agency Executive Director; the Executive Director report to the Mayor on an operational basis; and that the Executive Director could be removed by the Mayor or a 2/3 majority vote of the Agency Board;

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**Adoption**

**2. Redevelopment Agency Organization and Structure (Districts 2, 3, 4, 6, 7, & 8)**

(Continued)

There is no formal action to be taken by the Agency for this item. Staff is recommending the Agency to direct staff as follows:

To prepare necessary documents for Agency consideration to:

- 3) establish that the Mayor or the Mayor's designee, serve in an "Ex-Officio" capacity on the Agency Board providing policy recommendations and input as part of the Board discussion and/or provide reports for Agency review and consideration; and
- 4) establish that the City provide a technical review committee to the Agency.

(Note: The FY 2009 Agency Budget is currently being developed based upon the existing "City Division" structure. It is understood FY 2009 Agency Budget will require an amendment in concert with the implementation of this recommendation.)

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

Redevelopment Agency Report no. RA-08-07 and revised page 1 dated April 9, 2008.

Staff: Janice Weinrick, (619) 236-6250

Motion by Member Hueso to continue to April 29, 2008

Second by Chair Pro Tem Madaffer

Passed by the following Vote: 8-0

The meeting adjourned as the Redevelopment Agency at 4:31 p.m.

The meeting reconvened as the City Council at 4:31 p.m. by Council Present Peters with all Council Members present.

The meeting adjourned as the City Council at 5:46 p.m.

The meeting reconvened as the Redevelopment Agency at 5:46 p.m. by Chair Peters with Chair Pro Tem Madaffer and Agency Member Hueso not present.

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1. **Approval of the minutes:**

January 28, 2008, special  
January 29, 2008

Motion by Member Young (with Chair Pro Tem Madaffer and Hueso not present)  
Second by Member Atkins  
Passed by the following Vote: 6-0

**Adoption**

3. **First Amendment to Second Rehabilitation Grant Agreement with NTC Foundation District 2)**

(RA-2008-94)

- 1) Authorize the Executive Director or designee to execute the First Amendment to the Second Rehabilitation Grant Agreement between the Agency and NTC Foundation.

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

Redevelopment Agency.

Staff: Maureen Ostrye, (619) 236-6270  
Libby Day, (619) 236-6272  
Agency Counsel: Huston Carlyle

Motion by Member Faulconer to Adopt (with Chair Pro Tem Madaffer and Hueso not present)  
Second by Member Atkins  
Passed by the following Vote: 6-0

**Redevelopment Agency Resolution and Document numbers R-04252 and D-04252.**

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**Adoption**

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

(RA-2008-97)

Authorize the Executive Director or Designee to enter into a Second Implementation Agreement to the Disposition and Development Agreement with CentrePoint LLC for the Centre Point Project.

This project is covered under the CentrePoint Mitigated Negative Declaration Number 74816. The Project is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Therefore, the DDA would not be considered a separate project for purposed of CEQA review pursuant to State CEQA Guidelines Section 15060 (c)(3).

Redevelopment Agency Report no. RA-08-09 dated April 9, 2008.

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

Motion by Member Atkins to Adopt (with Chair Pro Tem Madaffer and Hueso not present)  
Second by Chair Peters  
Passed by the following Vote: 6-0

**Redevelopment Agency Resolution and Document numbers R-04253 and D-04253.**

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**Adoption**

5. **Approval of an Agreement with Old Globe for Payment of Additional Purchase Price for 5335 Market Street (District 4)**

(RA-2008-91)

Item 1. That the Redevelopment Agency adopts a resolution approving the Payment Agreement with the Old Globe Theatre for Payment of Additional Purchase Price for 5335 Market Street.

Item 2. Authorize the Executive Director of the Agency, or his designee, to execute, for and on behalf of the Agency, the Payment Agreement between the Agency and Old Globe Theatre for the additional purchase price of \$257,059.

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

Southeastern Economic Development Corporation Report No. SEDC-08-002.

Staff: Carolyn Smith, (619) 527-7345  
Agency Counsel: Huston Carlyle

Motion by Member Young to Adopt (with Chair Pro Tem Madaffer and Hueso not present)  
Second by Member Atkins  
Passed by the following Vote: 6-0

**Redevelopment Agency Resolution and Document numbers R-04254 and D-04254.**

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**Adoption**

**6. Volunteers of America Building Rehabilitation – Loan Agreement – East Village  
Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment  
Project (District 2)**

(RA-2008-95)

- Item 1. That the Redevelopment Agency of the City of San Diego (“Agency”) approve the proposed loan agreement between the Agency and the Volunteers of America in the amount of \$277,500 and as outlined in this report.
- Item 2. The Executive Director of the Agency, or his designee, is authorized to take any action and execute any and all documents necessary to implement this resolution.

This activity is not a project under the definition set forth in the California Environmental Quality Act (“CEQA”) Guidelines Section 15378. Therefore, pursuant to CEQA Guidelines Section 15060 (c)(3), the activity is not subject to CEQA.

Centre City Development Corporation Report no. CCDC-08-11 dated April 9, 2008.

Public testimony in favor did not speak Gerald McFadden and Mitchell Berner.

Staff: John Collum, (619) 533-7124  
Agency Counsel: Carol Leone  
Auditor Certificate Number: AC 2800685

Motion by Member Faulconer to Adopt (with Chair Pro Tem Madaffer and Hueso not present)  
Second by Member Atkins  
Passed by the following Vote: 6-0

**Redevelopment Agency Resolution number R-04255.**

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**Adoption**

**7. Fiscal Year 2007 Audited Financial Statements Pertaining to the Operations of the Corporation – General (Districts 2 and 8)**

(RA-2008-92)

That the Redevelopment Agency receive and file the Fiscal Year 2007 Audited Financial Statements of the Centre City Development Corporation.

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

Centre City Development Corporation.

Frank Alessi, Vice President and Chief Financial Officer, Centre City Development Corporation, gave a brief report.

Public testimony in opposition by Joy Sunyata.

Staff: Frank Alessi, (619) 533-7130

Margarita Garcia, (619) 533-7131

Agency Counsel: Huston Carlyle

Motion by Member Faulconer to Adopt (with Chair Pro Tem Madaffer and Hueso not present)

Second by Chair Peters

Passed by the following Vote: 6-0

**Redevelopment Agency Resolution and Document number R-04256 and D-04256.**

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**Adoption**

8. **Centre City Redevelopment Project Tax Allocation Housing Bonds, Series 2008A - Centre City Redevelopment Project (Districts 2 and 8)**

(RA-2008-96)

That the Redevelopment Agency (“Agency”) approve the issuance of Centre City Redevelopment Project Tax Allocation Housing Bond, Series 2008A (“Housing Bonds”) in an amount not to exceed \$69 million producing net proceeds of approximately \$60 million for low and moderate income housing activities and that the City Council approve the financing of Housing Bonds by the Agency.

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

Centre City Development Corporation Report no. CCDC-08-07 and CCDC-08-04 dated April 9, 2008.

Council Companion Item no. 333

Frank Alessi, Vice President and Chief Financial Officer, Centre City Development Corporation, gave a brief report.

Staff: Frank Alessi, (619) 533-7130  
Agency Counsel: Mark Blake

Motion by Member Faulconer to Adopt (Fyre in opposition and Chair Pro Tem Madaffer not present)

Second by Member Hueso

Passed by the following Vote: 6-1

**Redevelopment Agency Resolution number R-04257; and City Council Resolution number R-303597.**

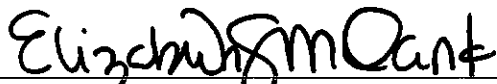


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**Adjournment**

The meeting adjourned as the Redevelopment Agency at 6:35 p.m.



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