

**REDEVELOPMENT AGENCY MEETING  
MAY 27, 2008**

The meeting called to order as the City Council at 2:07 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  
                    Michael J. Aguirre, City Attorney  
                    Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 3:24 p.m.

The meeting reconvened as the Redevelopment Agency at 3:24 p.m. by Chair Peters with all Agency Members present.

**Adoption**

1. **Appointment to the Public Facilities Financing Authority Board of Commissioners (District 1)**

(RA-2008-137)

Ratify nomination as submitted/Approve the resolution. Appointments to the Public Facilities Financing Authority Board of Commissioners require confirmation by City Council and the Redevelopment Agency. Henry Roy's appointment to the Public Facilities Financing Authority Board of Commissioners was confirmed by City Council on 5/13/08.

Mayor Sanders' April 8, 2008 nominating memorandum.

No one spoke in opposition to this item.

Staff: Lisa Gordon (619) 236-7740

          Ed Plank, (619) 236-6433

Agency Counsel: Lourdes Epley

Motion by Chair Pro Tem Madaffer to Adopt

Second by Member Hueso

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution number R-04286.**

REDEVELOPMENT AGENCY MEETING MINUTES – MAY 27, 2008

**Adoption**

2. **Approval of Real Estate Purchase and Sale Agreement with the Rufino Gallegos Lara (District 4)**

That the Redevelopment Agency adopts a resolution:

(RA-2008-111)

Item 1. Approving a Purchase and Sale Agreement between the Agency and Rufino Gallegos Lara.

Item 2. Authorizing the expenditure of up to \$565,000 as approved in the FY 07/08 budget (approved by the City Council May 15, 2007).

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-08-006, dated May 21, 2008.

No one spoke in opposition to this item.

Staff: Sherry Brooks, (619) 527-7345  
Agency Counsel: Huston Carlyle  
Auditor Certificate Number: AC 2800728

Motion by Member Young to Adopt  
Second by Chair Pro Tem Madaffer  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04287 and D-04287.**

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**Adoption**

3. **Approval of a Third Amendment to the Rick Engineering Agreement  
(District 4)**

(RA-2008-131)

That the Redevelopment Agency adopts a resolution approving the Third Amendment to the Agreement (Agreement) for the Consulting Services with Rick Engineering in an additional amount not to exceed \$160,000 for a total agreement not to exceed \$721,200.

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

Southeastern Economic Development Corporation Report no. SEDC-08-005, dated May 21, 2008.

No one spoke in opposition to this item.

Staff: Genevieve DePerio, (619) 527-7345  
Agency Counsel: Huston Carlyle  
Auditor Certificate Number: AC 2800747

Motion by Member Young to Adopt  
Second by Chair Pro Tem Madaffer  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04288 and D-04288.**

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**Adoption**

7. **Third Amendment to Agreement for Economic Consulting Services with Keyser Marston Associates-Centre City and Horton Plaza Redevelopment Project (District 2)**

(RA-2008-132)

That the Redevelopment Agency of the City of San Diego approve the Third Amendment to the Agreement with Keyser Marston Associates for economic consulting services for \$300,000

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-08-17, dated May 21, 2008.

No one spoke in opposition to this item

Staff: David Allsbrook, (619) 533-7112  
Agency Counsel: Huston Carlyle  
Auditor Certificate Number: AC 2800772

Motion by Member Faulconer to Adopt  
Second by Member Hueso  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04289 and D-04289.**

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**Adoption**

**4. Streetscape Improvements on the Imperial Avenue Corridor-Central Imperial Redevelopment Project Area (District 4)**

That the Redevelopment Agency:

(RA-2008-134)

- Item 1. Makes the necessary findings to utilize tax increment funds for the construction of the streetscape improvements along Imperial Avenue from 45<sup>th</sup> Street to Euclid Avenue within the Central Imperial Redevelopment Project Area pursuant to California Health and Safety Code Section 33445.
- Item 2. Authorizing the Southeastern Economic Development Corporation (SEDC), on behalf of the Agency, to advertise and receive bids for such improvements.
- Item 3. Authorizing SEDC, on behalf of the Agency, to award and administer the contracts to the lowest responsible bidders, provided that bids are within the established budget, an amount which shall not exceed \$435,000, and other requirements are met.
- Item 4. Authorizing the Agency expenditure of up to \$435,000 for construction of the streetscape concepts along the Imperial Avenue Corridor.
- Item 5. Decrease appropriation in Fund No. 98775 by \$435,000 and increase appropriation in Fund No. 98793 by \$435,000.

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (c) (existing facilities) and Section 15304 (minor alterations to land).

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**Adoption**

**4. Streetscape Improvements on the Imperial Avenue Corridor-Central Imperial Redevelopment Project Area (District 4)**

(Continued)

Southeastern Economic Development Corporation Report no. SEDC-08-009, dated May 21, 2008.

Council Companion Item no. 337

No one spoke in opposition to this item.

Staff: Sherry Brooks, (619) 527-7345  
Agency Counsel: Huston Carlyle  
Auditor Certificate Number: AC 2800783

Motion by Member Young to Adopt  
Second by Member Atkins  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution number R-04290; and City Council Resolution number R-303779.**

The meeting adjourned as the Redevelopment Agency at 3:26 p.m.

The meeting reconvened as the City Council at 3:26 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 3:27 p.m.

The meeting reconvened as the Redevelopment Agency at 3:27 p.m. by Chair Peters with all Agency Members present.

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**Adoption**

**5. Installation of Streetlights along Imperial Avenue-Central Imperial Redevelopment Project Area (District 4)**

That the Agency:

(RA-2008-107)

Item 1. Makes the necessary findings to authorize the Agency's contribution payment to the City's installation of streetlights along Imperial Avenue from 61<sup>st</sup> to 69<sup>th</sup> Streets within the Central Imperial Redevelopment Project Area.

Item 2. Authorizes the Agency expenditures and transfer of funds in the amount of \$210,000 to the City from the Central Imperial FY 2007 Series B Tax Allocation Bonds, Imperial Avenue 61<sup>st</sup> to 69<sup>th</sup> Streets, Fund No. 98789 to CIP No. 61-203.1, Installation of Streetlights-Imperial Avenue from 61<sup>st</sup> to 69<sup>th</sup> Streets (Fund 10239 CI-RDA contribute to CIP).

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (c) (minor alterations to land) and Section 15304 (f) (minor trenching).

Southeastern Economic Development Corporation Report no. SEDC-08-004 dated May 21, 2008.

Council Companion Item no. 338

No one spoke in opposition to this item.

Staff: Sherry Brooks, (619) 527-7345  
Agency Counsel: Huston Carlyle  
Auditor Certificate Number: AC 2800716

Motion by Member Young to Adopt  
Second by Member Hueso  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution number R-04291; and City Council Resolution number R-303780.**

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The meeting adjourned as the Redevelopment Agency at 3:28 p.m.

The meeting reconvened as the City Council at 3:28 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 3:29 p.m.

The meeting reconvened as the Redevelopment Agency at 3:29 p.m. by Chair Peters with all Agency Members present.

**Adoption**

8. **Request to Bid for Installation of Cortez Streetlights-Phase 1-Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

That the City Council of the City of San Diego does hereby determine that the Project is categorically exempt from review under the California Environmental Quality Act ("CEQA"), pursuant to state CEQA Guidelines 15301 (Existing Facilities-Class 1), 15302 (Replacement or Reconstruction-Class 2) and/or 15303 (New Construction or Conversion of Small structures-Class 3)

Centre City Development Corporation Report no. CCDC-08-18 and CCDC-08-09 dated May 21, 2008

Council Companion Item no. 340

Public testimony in favor by Gary Smith.

No one spoke in opposition to this item.

Staff: Susan Diekman, (619) 533-7142  
Agency Counsel: Alex Sachs  
Auditor Certificate Number: AC 2800781

Motion by Member Faulconer to Adopt  
Second by Member Hueso  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution number R-04292; and City Council Resolution number R-303781.**



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The meeting adjourned as the Redevelopment Agency at 3:30 p.m.

The meeting reconvened as the City Council at 3:30 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 3:36 p.m.

The meeting reconvened as the Redevelopment Agency at 3:36 p.m. by Chair Peters with all Agency Members present

**Adoption**

**9. Agreement with Burgener-Clark, LLC for the Construction and Maintenance of the Clairemont Drive Median (District 6)**

(RA-2008-133)

Item 1. Authorize the Executive Director, or designee, to execute an Agreement with Burgener-Clark, LLC for the construction of the Clairemont Drive Median.

Item 2. Authorize the expenditure of \$215,000 of North Bay tax increment for the construction of the Clairemont Drive Median.

Item 3: Make necessary findings and authorize the use of North Bay tax increment to finance the construction of the Clairemont Drive Median.

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (e)(3).

Redevelopment Agency.

Council Companion Item no. 341

Public testimony in favor by David Potter and Christopher Neils.

No one spoke in opposition to this item.

REDEVELOPMENT AGENCY MEETING MINUTES – MAY 27, 2008

**Adoption**

9. **Agreement with Burgener-Clark, LLC for the Construction and Maintenance of the Clairemont Drive Median (District 6)**

(Continued)

Staff: Lydia Goularte-Ruiz, (619) 236-6539

Robert Chavez, (619) 236-6263

Agency Counsel: Carol Leone

Auditor Certificate Number: AC 2800786

Motion by Member Faulconer to Adopt

Second by Member Hueso

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution number R-04293; and City Council Resolution number R-303782.**

The meeting adjourned as the Redevelopment Agency at 3:43 p.m.

The meeting reconvened as the City Council at 3:43 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 3:43 p.m.

The meeting reconvened as the Redevelopment Agency at 3:43 p.m. by Chair Peters with all Agency Members present.

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**Adoption**

**6. Approval of the Issuance of a Bid, Contractor Selection and Expenditure of Funds for the Public Improvements along Market Street in the Mt. Hope Redevelopment Project Area (District 4)**

That the Redevelopment Agency adopts a resolution:

(RA-2008-130)

- Item 1. Authorize and receive bids for the construction of the Market Street Median and Street Light Project within the Mt. Hope Redevelopment Project Area.
- Item 2. Authorize awarding the contract to the contract to the lowest responsible bidder, provided bids are in an amount not to exceed \$523,000 within the established budget and all other requirements are met.
- Item 3. Authorize for SEDC on behalf of the Agency to administer the said contract.
- Item 4. Making the findings that the proposed improvements benefit the Mt. Hope Redevelopment Project Area pursuant to Health and Safety Code 33445.
- Item 5. Amending the FY 2007-08 Budget Mount Hope Fund 983618 to include an additional \$214,000 which is necessary to complete the project

This activity is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (c).

Southeastern Economic Development Corporation Report no. SEDC-08-007 dated May 21, 2008.

Council Companion Item no. 339

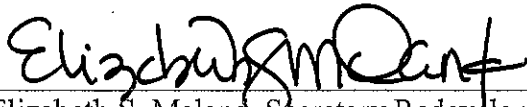
Staff: Genevieve DePerio, (619) 527-7345  
Agency Counsel: Huston Carlyle  
Auditor Certificate Number: AC 2800787

Motion by Member Young to return to Executive Director and staff  
Second by Member Maienschein  
Passed by the following Vote: 8-0

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**Adjournment**

The meeting adjourned as the Redevelopment Agency with City Council at 3:44 p.m.



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