

**REDEVELOPMENT AGENCY MEETING
JULY 22, 2008**

The meeting called to order as the City Council at 2:09 p.m. by Council President Peters with all Council Members present.

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

Andrea Tevlin, Independent Budget Analyst
Lisa Celaya, Independent Budget Analyst
Michael J. Aguirre, City Attorney
Karen Heumann, City Attorney
Huston Carlyle, City Attorney
Elizabeth Maland, City Clerk

Excused Young

The meeting adjourned as the City Council at 2:18 p.m.

The meeting reconvened as the Redevelopment Agency at 2:18 p.m. by Chair Peters with Agency Member Young not present

Non Agenda Public Comment:

PC 1 Robert McNamara commented on the Reorganization of the City
Redevelopment Division

Adoption

1. Transitional Housing Program for Homeless Seniors-Program Funding-Horton Plaza Redevelopment Project (District 2)

(RA-2008-157)

Item 1. Authorize the expenditure of up to \$287,000 from the Horton Plaza Low and Moderate Income Housing Fund to cover leasing costs and program administration for the Transitional Housing for Homeless Seniors Program ("Program") from July 2008 through June 2009.

(RA-2008-156)

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 the California Environmental Quality Act ("CEQA") per CEQA Guidelines Section 15060 (c)(2).

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Adoption

1. **Transitional Housing Program for Homeless Seniors-Program Funding-Horton Plaza Redevelopment Project (District 2)**

(Continued)

Centre City Development Corporation Report no. CCDC-08-22 and CCDC-08-11, dated July 16, 2008.

Council Companion Item no. 333

Staff: Eri Kameyama, (619) 533-7177

Agency Counsel: Alex Sachs

Auditor Certificate Number: AC 2800917

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

Second by Chair Pro Tem Madaffer

Passed by the following Vote: 7-0

Redevelopment Agency Resolution numbers R-04309 and R-04310

The meeting adjourned as the Redevelopment Agency at 2:25 p.m.

The meeting reconvened as the City Council at 2:25 p.m. by Council President Peters with Council Member Young not present.

The meeting adjourned as the City Council at 2:26 p.m.

The meeting reconvened as the Redevelopment Agency at 2:26 p.m. by Chair Peters with Agency Member Young not present.

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Adoption

2. Midway-Pacific Highway Corridor and Old San Diego Community Plan Updates (District 2)

(RA-2008-151)(Rev.)

- Item 1. Make the finding that the use of tax increment funds for the community plan updates is of benefit to the North Bay Project Area.
- Item 2. Authorize the Agency to contribution and transfer funds to the City of up to \$1,600,000 for the Midway-Pacific Highway Corridor and Old San Diego Community Plan updates into Fund No. 10295 (North Bay Redevelopment Planning Contribution), contingent upon the Comptroller certifying funds for this actions are available.

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

Redevelopment Agency.

Council Companion Item no. 332

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

Robert Chavez, (619) 236-6263

Agency Counsel: Carol Leone

Auditor Certificate Number: AC 290029

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

Second by Chair Pro Tem Madaffer

Passed by the following Vote: 7-0

Redevelopment Agency Resolution number R-04311; and City Council Resolution numbers R-303965 and R-303966

REDEVELOPMENT AGENCY MEETING MINUTES – JULY 22, 2008

Adoption

3. **First Implementation Agreement to the Owner Participation Agreement for the Verbena Project (District 8)**

(RA-2009-4)

Item 1. Authorize the Executive Director or designee to execute the First Implementation Agreement to the Owner Participation Agreement for the Verbena Project.

(RA-2009-3)(Rev.Copy)

Item 2. Authorize an increase in funding for the Verbena Project in an amount not to exceed \$1,215,000 from the Agency's 20% Low and Moderate Income Housing Set-Aside Funds as a Redevelopment Agency residual receipts loan contribution to the project from the following direct sources:
1) \$350,000 from City Heights Housing Line of Credit; 2) \$350,000 from North Bay Housing Line of Credit; and 3) \$515,000 from San Ysidro Project Area.

(RA-2009-5)

Item 3. Amend the Redevelopment Agency Fiscal Year 2009 budget for the North Bay Project Area-Housing Line of Credit (Fund 98074) to increase the appropriation by \$350,000.

(RA-2009-2)

Item 4. Make special findings for the use of \$20% Low and Moderate Income Housing Set-Aside Funds outside source project areas including City Heights and North Bay.

(RA-2009-4)

Item 5. State for the record that the Agency finds and determines that the City of San Diego has previously certified the information contained in the Mitigated Negative Declaration (MND) for this Project, referenced by Project No. 41718 and SCH No. 2004111075.

REDEVELOPMENT AGENCY MEETING MINUTES – JULY 22, 2008

Adoption

3. **First Implementation Agreement to the Owner Participation Agreement for the Verbena Project (District 8)**

That the Agency finds and determines that the City of San Diego has previously certified the information contained in the Mitigated Negative Declaration (MND) for this Project, referenced by Project No. 41718 and SCH No. 2004111075, that this Project is adequately addressed in said MND, and that there is not substantial change in circumstance, additional information or project changes to warrant additional environmental review.

Redevelopment Agency Report no. RA-08-21 and Report to City Council no. RTC-08-107, dated July 16, 2008.

Council Companion Item no. 334.

David Flores in favor did not speak.

Staff: Sam Johnson, (619) 236-6265
Robert Chavez, (619) 236-6263
Agency Counsel: Kendall Berkey
Auditor Certificate Number: AC 2900036

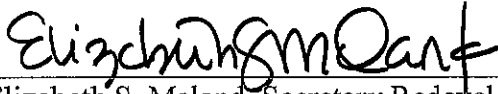
Motion by Member Hueso to Adopt with direction that repayment, in whole or in part over time, of the residual receipts loans of \$350,000 each from the City Heights and North Bay Redevelopment Project Areas 20% Low and Moderate Income Housing Set Aside Funds Lines of Credit for the implementation and development of the Verbena Affordable Apartments (with Young not present)
Second by Chair Pro Tem Young
Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04312 and D-04312, R-04313, R-04314 and R-04315; and City Council Resolution numbers R-303968 and R-303969

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Adjournment

The meeting adjourned as the Redevelopment Agency with City Council at 2:50 p.m.



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