

**REDEVELOPMENT AGENCY MEETING
SEPTEMBER 16, 2008**

The meeting called to order as the City Council at 2:05 p.m. by Council President Peters with Council President Pro Tem Madaffer and Council Member Hueso not present.

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

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

Council President Peters recessed the meeting at 3:55 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 4:05 p.m. by Council President Peter with Council Member Young not present.

Council President Peters recessed the meeting at 4:45 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 4:52 p.m. by Council President Peter with all Council Members present.

The meeting adjourned as the City Council at 6:04 p.m.

The meeting reconvened as the Redevelopment Agency at 6:04 p.m. by Chair Peters with all Agency Members present.

Adoption

4. Request to Bid-Demolition of Three Unreinforced Masonry Buildings (1335 Market Street, 753 and 771 13th Street) and One Building (4332 University Avenue)-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project and City Heights Redevelopment Project (Districts 2 & 3)

That the Redevelopment Agency of the City of San Diego “Agency”):

(RA 2009-16)(Cor.Copy)

- Item 1. Authorize the Centre City Development Corporation (“Corporation”), on behalf of the Agency, to advertise and receive bids for the demolition of three unreinforced masonry buildings located at 1335 Market Street, and 753 and 771 13th Street in the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Attachment A); and one Agency-owned building located at 4332 University Avenue in the City Heights Redevelopment Project Area (Attachment B).

(RA 2009-17)(Cor.Copy)

- Item 2. Authorize the Executive Director of the Agency, or his designee, to award the construction contract to the lowest responsible bidder, provided bids are within the established budgets of the \$144,000, for the East Village buildings, and \$84,000 for the City Heights buildings, for a total of \$228,000, and that all other requirements are met.

(RA 2009-16 and RA-2009-17)Cor.Copy)

- Item 3. Authorize the Corporation on behalf of the Agency, to administer said contracts.

(RA-2009-16)(Cor.Copy)

- Item 4. Make certain findings that the proposed Project benefits the Centre City Redevelopment Project (“Project Area”) or the immediate neighborhood in which the Project is located; that no other reasonable means of financing is available to the community; that the payment of funds will assist in the elimination of blighting conditions inside the Project Area; and that the proposed Project is consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490.

Adoption

4. Request to Bid-Demolition of Three Unreinforced Masonry Buildings (1335 Market Street, 753 and 771 13th Street) and One Building (4332 University Avenue)-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project and City Heights Redevelopment Project (Districts 2 & 3)

(Continued)

This activity is categorically exempt from review under the California Environmental Quality Act (CEQA), Class 1, pursuant to CEQA Guidelines 15301. City Heights Building – This activity is located on the site of the City Heights Square Project No. 40960, and subject to the previously approved Mitigated Negative Declaration No. 40960. Any construction related activities shall be subject to the Mitigation Monitoring and Reporting Program for this project. Therefore, this activity is not a separate project for purposes of review under CEQA pursuant to State CEQA Guidelines 15060(c)(3). Further, this activity does not involve a change in circumstances, project changes, or new information of substantial importance which would warrant any additional environmental review pursuant to CEQA Guidelines 15162.

Centre City Development Corporation Report nos. CCDC-08-25 and CCDC-08-14, and Redevelopment Agency Report no. RA-08-23 and Report to City Council RTC-08-121, dated September 10, 2008.

Centre City Development Corporation Report no. CCDC-08-26

Council Companion Item no. 331

Staff: William R. Yee , (619) 533-7139
Karina Danek, (619) 236-6537
Agency Counsel: Kendall Berkey
Auditor Certificate Number: AC 2900171

Motion by Member Faulconer to Adopt
Seconded by Member Atkins
Passed by the following Vote: 8-0

Redevelopment Agency Resolution numbers R-04323, R-04324; and City Council Resolution number R-304133.

REDEVELOPMENT AGENCY MEETING MINUTES – SEPTEMBER 16, 2008

1. **Approval of the minutes of:**

July 7, 2008, special
July 8, 2008
July 22, 2008
July 28, 2008, special
July 29, 2008, special

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

Information

2. **Agency Memo – Redevelopment Agency Reorganization Update Status of Tasks Required Implementing the Agency Employee Model (Districts 2, 3, 4, 6, 7 & 8)**

Redevelopment Agency

Staff: Janice L. Weinrick, (619) 236-6250

Motion by Chair Pro Tem Madaffer to continue to October 7, 2008
Seconded by Member Atkins
Passed by the following Vote: 8-0

Chair Peters recused from Redevelopment Agency Item no. 3, Chair Pro Tem Madaffer chaired the meeting.

Adoption

3. **Parkside (North side of Island Avenue between 13th and 14th streets) First Implementation Agreement to Owner Participation Agreement with Parkside Terrace L.P. and Amended Subordination Agreement-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

That the Redevelopment Agency of the City of San Diego “Agency”):

(RA 2009-15)(Cor. Copy)

Item 1. Approve the First Implementation Agreement to Owner Participation Agreement, which will allow an increase in the amount of the permanent loan by the California Community Reinvestment Corporation from \$4,220,000 to \$4,766,200 and subordination of the Agency loan to the increased permanent loan.

Adoption

3. **Parkside (North side of Island Avenue between 13th and 14th streets) First Implementation Agreement to Owner Participation Agreement with Parkside Terrace L.P. and Amended Subordination Agreement-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

- Item 2. Allow the Agency Executive Director or designee to approve future increases to the subordination amount up to a cumulative total of \$5,064,000 (20% increase).

Under the 2006 Final Environmental Impact Report (FEIR), an Environmental Secondary Study is prepared for all developments in the Centre City area in order to evaluate the project's compliance with the Downtown Community Plan and Planned District Ordinance and, therefore, the findings and conclusions of the FEIR. The project has been found to be in compliance with those planning and documents; therefor, no further environmental review is required.

Centre City Development Corporation Report no. CCDC-08-28, dated September 10, 2008.

Staff: Eri Kameyama, (619) 533-7177
Agency Counsel: Kendall Berkey
Auditor Certificate Number: AC 2700819

Motion by Member Faulconer to Adopt (with Chair Peters recused)
Seconded by Member Atkins
Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04325 and D-04325a and D-04325b.

Chair Peters chaired the meeting.

Non Agenda Public Comment:

PC-1 Robert McNamara commented on the time of the Redevelopment Agency meeting

Adoption

5. Tailgate Park Environmental Covenant (two full blocks bounded by Imperial Avenue, K Street, Park Boulevard, and 1st Street)-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

That the Redevelopment Agency of the City of San Diego:

(RA 2009-19)

Adopt a resolution authorizing the Executive Director or designee to execute, deliver and record the Environmental Covenant in the Official Records of the County of San Diego.

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

Council Companion Item no. 332

Staff: Eli Sanchez, (619) 533-7121
Agency Counsel: Huston Carlyle

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

Redevelopment Agency Resolution and Document number R-04326 and D-04326; City Council Resolution number R-304134.

Adjournment

The meeting adjourned as the Redevelopment Agency with City Council at 6:15 p.m.

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