

**REDEVELOPMENT AGENCY MEETING
OCTOBER 21, 2008**

The meeting called to order as the City Council at 2:05 p.m. by Council President Peters with 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

The meeting adjourned as the City Council at 2:30 p.m.

The meeting reconvened as the Redevelopment Agency at 2:30 p.m. by Chair Peters with all Agency Members present.

Adoption

2. Balboa Theatre (868 Fourth Avenue)-Change Orders No. 11 and 12 with PCL Construction Services, Inc. and Request to Encumber Funds-Horton Plaza Redevelopment Project (District 2)

That the Redevelopment Agency of the City of San Diego ("Agency"):

(RA-2009-27)

- Item 1. Approve Change Order No. 11 (Attachment A) to the Agreement with PCL Construction Services, Inc. (PCL) in the amount of \$153,441, and Change Order No. 12 (Attachment B) to the agreement with PCL in the amount of \$6,820, for a total amount not to exceed \$160,261.

- Item 2. Increase the encumbrance in the amount of \$25,000 for the final phase of renovation of the Balboa Theatre, located at 868 Fourth Avenue in the Horton Plaza Redevelopment Project, to be completed by PCL.

REDEVELOPMENT AGENCY MEETING MINUTES – OCTOBER 21, 2008

Adoption

2. **Balboa Theatre (868 Fourth Avenue)-Change Orders No. 11 and 12 with PCL Construction Services, Inc. and Request to Encumber Funds-Horton Plaza Redevelopment Project (District 2)**

(Continued)

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-08-31, dated October 15, 2008.

Staff: Gary J. Bosse, (619) 533-7163
Agency Counsel: Huston Carlyle
Auditor Certificate Number: AC 2900262

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

Redevelopment Agency Resolution numbers R-04330.

REDEVELOPMENT AGENCY MEETING MINUTES – OCTOBER 21, 2008

Adoption

1. **252 Corridor Park Phase II First Amendment to the Amended Cooperation Agreement (District 8)**

That the Redevelopment Agency of the City of San Diego (Agency) adopt a Resolution:
(RA-2009-1)

- Item 1. Approving the First Amendment to the Amended Cooperation Agreement between the Redevelopment Agency of the City of San Diego and the City of San Diego.

- Item 2. Approving the phased transfer of funds from the Agency to the City of San Diego Parks & Recreation Department for the design and development of Phase II of the 252 Corridor Park.

- Item 3. Making the necessary findings that the Phase II work as provided in the First Amendment to the Amended Cooperation Agreement will be of benefit to the Southcrest Redevelopment Project Area, that there are no other reasonable means of financing the improvements, the improvements will assist in the elimination of blight and the project is consistent with the Implementation Plan.

The Redevelopment Agency as Lead Agency under CEQA has reviewed and considered the previously adopted Secondary Study (which was adopted on November 24, 1998, by Resolution R-02912) for the 252 Corridor Park (including Phase II improvements), in accordance with CEQA Guidelines Section 15162. Based on the 15162 analysis, the Agency has determined that no additional environmental review is necessary as the scope and nature of the project, and the environmental setting in which it is located, has not changed since the project was evaluated in the 1998 Secondary Study. Therefore, no additional environmental review would be required.

Southeastern Economic Development Corporation Report no. SEDC-08-010, dated October 15, 2008.

Public testimony in opposition by Joy Sunyata.

Council Companion Item no. 333

Staff: Jill Sabo, (619) 527-7342
Agency Counsel: Huston Carlyle
Auditor Certificate Number: AC 2900020

REDEVELOPMENT AGENCY MEETING MINUTES – OCTOBER 21, 2008

Adoption

1. **252 Corridor Park Phase II First Amendment to the Amended Cooperation Agreement (District 8)**

(Continued)

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

Redevelopment Agency Resolution number R-04332; and City Council Resolution number R-304299.

The meeting adjourned as the Redevelopment Agency at 2:35 p.m.

The meeting reconvened as the City Council at 2:36 p.m. by Council President Peters with all Council Members present.

The meeting reconvened as the Redevelopment Agency at 2:37 p.m. by Chair Peters with all Agency Members present.

Adoption

3. **Request to Bid Installation of Traffic Signals at Six Downtown Intersections-Areawide (District 2)**

(RA 2009-26)

The Redevelopment Agency of the City of San Diego (“Agency”):

- Item 1. Authorize the Centre City Development Corporation (“Corporation”) on behalf of the Agency, to advertise and receive bids for the installation of six traffic signals at Front and Cedar streets in the Cortez Redevelopment District; Market and Union streets, and Market Street and Third Avenue in the Marina Sub Area; and Market and Ninth Avenue, Park Boulevard and Island Avenue, and Park Boulevard and J Street in the East Village Redevelopment District (“Project”).
- 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 budget of \$1,763,000, and all other requirements are met.

REDEVELOPMENT AGENCY MEETING MINUTES - OCTOBER 21, 2008

Adoption

3. Request to Bid Installation of Traffic Signals at Six Downtown Intersections-Areawide (District 2)

(Continued)

- Item 3. Authorize the Corporation, on behalf of the Agency, to administer said contract.
- 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 improving pedestrian/vehicular safety, and improved pedestrian/vehicular traffic flows 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 (Attachment B).

This activity is categorically exempt from review under the California Environmental Quality Act (CEQA), Class 1, pursuant to CEQA Guidelines 15301.

Centre City Development Corporation Report nos. CCDC-08-33 and CCDC-08-20, dated October 15, 2008.

Council Companion Item no. 332

Public testimony in favor by Joy Sunyata and Robert McNamara.

Staff: William R. Yee, (619) 533-7139
Agency Counsel: Alex Sachs
Auditor Certificate Number: AC 2900243

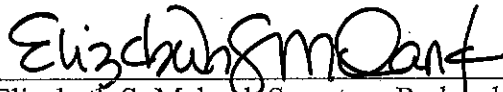
Motion by Member Faulconer to Adopt
Seconded by Member Chair Pro Tem Madaffer
Passed by the following Vote: 8-0

Redevelopment Agency Resolution number R-04333; City Council Resolution number R-304298.

REDEVELOPMENT AGENCY MEETING MINUTES - OCTOBER 21, 2008

Adjournment

The meeting adjourned as the Redevelopment Agency with City Council at 2:41 p.m.



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