

**SPECIAL REDEVELOPMENT AGENCY MEETING  
DECEMBER 2, 2008**

The meeting called to order as the City Council at 2: 07 p.m. by Council President Peters with Council Member Maienschein 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 4:15 p.m.

The meeting reconvened as the Special Redevelopment Agency at 4:15 p.m. by Chair Peters with all Agency Member Young not present.

Public Comment:

PC-1 Joy Sunyata commented on Friday, December 5<sup>th</sup> at Centre City Development Corporation (CCDC) 8:00 p.m. coffee and tour event.

1. **Approval of the minutes:**

September 16, 2008  
October 6, 2008  
October 7, 2008  
October 21, 2008  
October 21, 2008, Supplemental  
October 28, 2008  
October 28, 2008, Supplemental  
November 17, 2008, Special  
November 18, 2008  
November 18, 2008, Supplemental

Motion by Member Hueso to Approve (with Young not present)  
Seconded by Chair Pro Tem Madaffer  
Passed by the following Vote: 7-0

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 2, 2008

**Adoption**

**2. Extension of the Mayor's designation as Executive Director of the Redevelopment Agency (Districts 2, 3, 4, 5, 6, 7, and 8)**

(RA-2009-48)

Designate the Mayor as the Executive Director of the Redevelopment Agency to December 31, 2009, or until such time that the Agency approve the alternative process for appointing the executive director as part of a structural reorganization, which ever comes first.

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

Redevelopment Agency.

Staff: Janice L. Weinrick, (619) 236-6250  
Agency Counsel: Huston Carlyle

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

**Redevelopment Agency Resolution number R-04353.**

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 2, 2008

**Adoption**

**4. Loan Agreement with Urban Corps of San Diego (District 2)**

(RA-2009-54)

Item 1. Authorization for the Executive Director, or designee, to enter into a Loan Agreement with Urban Corps of San Diego.

Item 2. Authorization for the expenditure of \$475,000 North Bay Tax Increment for the Urban Corps of San Diego's site improvements.

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

Redevelopment Agency

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

Robert Chavez, (619) 236-6263

Agency Counsel: Alex Sachs

Auditor Certificate Number: AC 2900405

Motion by Member Faulconer to Adopt

Seconded by Chair Pro Tem Madaffer

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04354 and D-04354.**

The meeting adjourned as the Redevelopment Agency at 4:32 p.m.

The meeting reconvened as the City Council at 4:32 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 4:35 p.m.

The meeting reconvened as the Special Redevelopment Agency at 4:35 p.m.

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 2, 2008

**Adoption**

**5. Third Implementation to Disposition and Development Agreement (DDA) to Centre Point LLC for the CentrePoint Project within Crossroads Redevelopment Project Area (District 7)**

(RA-2009- 47)

Item 1. Should the Redevelopment Agency approve the Third Implementation Agreement to the Disposition and Development Agreement (the "DDA) with CentrePoint LLC for the proposed CentrePoint Project and authorize the Executive Director or Designee to execute on behalf of the Agency the Third Implementation Agreement to the DDA?

(RA-2009-46)

Item 2. Should the Redevelopment Agency approve the revised basic concept and Schematic drawing for the CentrePoint Project?

(RA-2009-47)

Item 3. Should the Redevelopment Agency amendment the FY 2009 Agency Budget for the Crossroads Redevelopment project Area to accept a Developer Deposit of \$50,000 for costs related to the Third Implementation Agreement to the DDA?

This activity is covered under Mitigated Negative Declaration, Number 74816 CentrePoint and the Crossroads Program Environmental Impact Report SCH Number 200207/002. The activity is adequately addressed in the environmental documents and there is no change in circumstance, additional information, or project changes to warrant additional environmental review, per CEQA Guidelines Sections 15162.

See Redevelopment Agency Report no. RA-08-33 and Report to City Council RTC-08-169, dated November 26, 2008.

Council Companion Item no. 336

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

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

**Redevelopment Agency Resolution and Document numbers R-04355 and D-04355; R-04356; City Council Resolution number R-304521.**

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 2, 2008

**Adoption**

**6. Design and Construction of Park Improvements for a Part (City Heights Square Mini Park) Located in the City Heights Redevelopment Project Area (District 3)**

(RA 2009-49)(Cor. Copy)

Item 1. Make necessary findings that the part improvements to be constructed on designated park property be located on 43<sup>rd</sup> Street between University Avenue and Polk Street (City Heights Square Mini Park) within the City Heights Redevelopment Project Area will be of benefit to the City Heights Redevelopment Project Area (Project Area), that there are no other reasonable means of financing the improvements, that the improvements will assist in the elimination of blight within the Project Area, and that the improvements are consistent with the Third 5-Year Implementation Plan adopted on June 15, 2004 for the City Heights Redevelopment Project.

Item 2. Authorize the Redevelopment Agency of the City of San Diego to appropriate, contribute and transfer an amount not to exceed \$731,500 of tax increment funds from the City Heights Redevelopment Project Area, as allocated in its Fiscal Year 2009 budget, to the City of San Diego for deposit into Fund Number 10297, CH RA CONTRIB TO CIP, as an increase in the Fiscal Year 2009 Capital Improvement Program Budget in CIP No. 29-956-0, City Heights Square Mini Park, to be used toward the cost of design and Construction of the park improvements, contingent upon the City Comptroller certifying the availability of funds.

(RA 2009-49)(Cor. Copy)

Item 3. Authorize the Redevelopment Agency of the City of San Diego to accept any and all funds remaining in the Fiscal Year 2009 Capital Improvement Program Budget in CIP No. 29-956.0, city Heights Square Mini Park, Fund Number 10297, CH RDA CONTRIB TO CIP, in the event the park shall not be designed and constructed for any reason.

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 2, 2008

**Adoption**

**6. Design and Construction of Park Improvements for a Part (City Heights Square Mini Park) Located in the City Heights Redevelopment Project Area (District 3)**

(Continued)

This activity is not subject to CEQA pursuant to CEQA Guidelines Section 150606(c)(3). This action authorizes the transfer of funds from the Redevelopment Agency of the City of San Diego to the City of San Diego. Any future activity involving construction associated with this action will be subject to a separate environmental review as required by CEQA.

See Redevelopment Agency Report no. RA-08-35 and Report to City Council RTC-08-171, dated November 12, 2008.

Council Companion Item no. 337

Staff: Karina Danek, (619) 236-6537  
Kristine Toft, (619) 236-6534  
Agency Counsel Kendall Berkey  
Auditor Certificate Number: AC 2900402

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

**Redevelopment Agency Resolution R-04357; City Council Resolution number R-304522.**

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 2, 2008

**Joint Public Hearing**

**7. Second Implementation Agreement to the Disposition and Development Agreement with City Heights Realty LLC for the City Heights Square Project -Residential and Commercial (District 3)**

(RA-2009-50)

Item 1. Approve and authorize the Executive Director, or designee to enter into a Second Implementation Agreement to the Disposition and Development Agreement (DDA) with City Heights Realty for the City Heights Square Project Residential and Commercial.

Item 2. Approve the sale of land and make appropriate findings.

(RA-2009-52)

Item 3. Certify the Subsequent Addendum to the Mitigated Negative Declaration.

(RA-2009-51)

Item 4. Approve the revised basic concept and schematic drawings.

(RA-200-50)

Item 5. Accept Developer's payment of \$47,500 for costs related to the Second Implementation Agreement and amend the FY 2009 Agency Budget for the City Heights Redevelopment Project.

Certifying that the information contained in Project No. 146605 has been completed in compliance with California Environmental Quality Act and State CEQA Guidelines and that said Subsequent Addendum to MND No. 146605 reflects the independent judgment of the City of San Diego as Lead Agency.

See Redevelopment Agency Report no. RA-08-32 and Report to City Council RTC-08-168, dated November 26, 2008.

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 2, 2008

**Joint Public Hearing**

**7. Second Implementation Agreement to the Disposition and Development Agreement with City Heights Realty LLC for the City Heights Square Project -Residential and Commercial (District 3)**

(Continued)

Council Companion Item no. 340

Public testimony in opposition by Kathy Evans-Calderwood.

Staff: James Davies, (619) 236-6540

Kristine Toft, (619) 236-6534

Agency Counsel Kendall Berkey

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

**Redevelopment Agency Resolution and Document number R-04358 and D-04358;  
R-04359, R-04360; City Council Resolution numbers R-304524 and R-304525.**

The meeting adjourned as the Joint Special Redevelopment Agency with City Council at 5:11 p.m.

The meeting reconvened as the Housing Authority at 5:11 p.m.

The meeting adjourned as the Housing Authority at 5:24 p.m.

The meeting reconvened as the City Council at 5:24 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 6:58 p.m.

The meeting reconvened as the Special Redevelopment Agency at 6:58 p.m. by Chair Peters with all Agency Members present.



SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 2, 2008

**Adoption**

**3. Agency Owned Parcels in the Linda Vista Redevelopment Project Area:  
Agency not renew Lease Agreement with San Diego Skateworld Center, Inc. set to expire December 31, 2008 and associated actions (District 6)**

(Continued from the Redevelopment Agency meeting, Nov. 18, 2008, RA Item no. S-40)

Authorize the Executive Director, or his designee, to:  
(RA-2009-42)(Cor.Copy)

- Item 1. not renew the Lease Agreement with San Diego Skateworld Center, Inc. set to expire by its own terms on December 31, 2008 and authorize San Diego Skateworld Center to continue to occupy the Skateworld site for one additional month..
- Item 2. send a letter to San Diego Skateworld Center requesting compliance with provisions of the Lease Agreement as well as advising the Agency Board's Actions taken in conjunction with this agenda item.
- Item 3. negotiate new month to month lease agreements with the existing retailers or potential tenants; and;
- Item 4. issue a request for qualification and/or request for proposals for development of the Skateworld site and the adjacent vacant parcel owned by the Agency.

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

Redevelopment Agency Report no. RA-08-36, dated November 11, 2008

Eliana Barreiros, Project Manager, Redevelopment Agency, presented staff report and slide presentation.

Public testimony I opposition by Myla Wilson, Gary Wall, Maureen Wall, David Wall, Cynthia Conger, Brett Stang, Geoff Barry, Gary Stang, Doug Beckham, Benjamin Hulbert, Adrian Marino, Donna Erickson, Jeff Perwin, Robert Morey, Peter Minton, Ian Trowbridge. Allen Hazard, Patricia Olfson, Duncan Shaus, Gabe Hulbert, Julian Marine, Janet O'Den in opposition did not speak.

Public testimony in favor by Ivar Leetma.

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-DECEMBER 2, 2008

**Adoption**

3. **Agency Owned Parcels in the Linda Vista Redevelopment Project Area:**  
**Agency not renew Lease Agreement with San Diego Skateworld Center, Inc. set**  
**to expire December 31, 2008 and associated actions (District 6)**

(Continued)

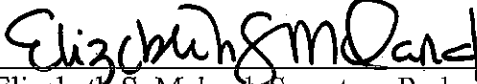
Staff: Eliana Barreiros, (619) 236-6267  
Maureen Ostrye, (619) 236-6270  
Agency Counsel: Kendall Berkey

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

**Redevelopment Agency resolution number R-04361.**

**Adjournment**

The meeting adjourned as the Special Redevelopment Agency at 8:00 p.m.

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