

**SPECIAL REDEVELOPMENT AGENCY MEETING
MAY 5, 2009**

The meeting called to order as the City Council at 2:05 p.m. by Council President Hueso with all Council President Pro Temp Faulconer and Council Member Emerald not present.

Roll Call Lightner, Faulconer, Gloria, Young, DeMaio,
Fyre, Emerald, Council President Hueso

Andrea Tevlin, Independent Budget Analyst
Jan Goldsmith, City Attorney
Mary Jo Lanzafame, City Attorney
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 5:20 p.m.

The meeting reconvened as the Special Redevelopment Agency at 5:20 p.m. by Chair Hueso with all Agency Members present.

Public Comment:

PC-1 Verne Gammon commented on Planning.

Adoption

1. Owner Participation Agreement and Associated Actions for the North Park Inn Project in the North Park Redevelopment Project Area (District 3)

That the Redevelopment Agency:
(RA-2009-91)

Item 1. Authorize the Executive Director or designee to execute the Replacement Housing Plan for the North Park Inn project.

(RA-2009-93)

Item 2. Authorize the Executive Director or designee to execute the Owner Participation with Pathfinders of San Diego for the North Park Inn project.

(RA-2009-94)

Item 3. Approve the Basic Concept Drawings submitted by Pathfinders of San Diego relating to the Owner Participation Agreement for the North Park Inn project.

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES- MAY 5, 2009]

Adoption

1. **Owner Participation Agreement and Associated Actions for the North Park Inn Project in the North Park Redevelopment Project Area (District 3)**
(Continued)

That the Redevelopment Agency:
(RA-2009-92)

- Item 4. Authorize the City Comptroller to expend up to \$2,000,000 of Housing Tax-Increment Funds from the North Park Redevelopment Project Areas a residual receipts loan to Pathfinders of San Diego for the North Park Inn project

This project is exempt from the California Environmental Quality Act (CEQA) guidelines Section 15301 (existing facilities).

Redevelopment Agency Report no. RA-09-08, dated April 29, 2009.

Housing Authority Companion Item no. 3

In favor did not speak, Robert McNamara, John Baer, Gene Taylor, Jeff Jones, Frank Alvarez, Scott Buckmaster, Mark Williams, Audrey Coughlin, Martin White, Jorge Gonzalez, Johnnie Fuller, Jeffrey Gibson, Jeff Heiderich, Daniel Andrews, Eric Zielke, Pete Corso, Max Phelps and Gary Atwood

Staff: Michael Lengyel, (619) 236-6269
Michelle Rosenthal, (619) 236-6268
Agency Counsel: Kevin Reisch
Auditor Certificate Number: AC 2900755

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

Redevelopment Agency Resolution and Document numbers R-04395 and D-04395, R-04396 and D-04396, R-04397 and D-04397, and R-04398.

The meeting adjourned as the Special Redevelopment Agency meeting at 5:25 p.m.

The meeting reconvened as the Housing Authority at 5:25 p.m. by Chair Hueso with all Members present.

The meeting adjourned as the Housing Authority at 5:26 p.m.

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES- MAY 5, 2009

The meeting reconvened as the Special Redevelopment Agency at 5:27 p.m. by Chair Hueso with all Agency Members present.

Joint Public Hearing

2. Second Implementation Agreement to the Disposition and Development Agreement with Vietnam Veterans of San Diego for Phase Three of the Veterans Village Project and Kurtz Street Vacation (District 2)

(RA-2009-99)

- Item 1. Approval of a Second Implementation Agreement to the Disposition and Development Agreement between the Redevelopment Agency and the Vietnam Veterans of San Diego for the Implementation of Phase Three of Veterans Village;
- Item 2. Authorization for the Executive Director, or designee, to execute the Second Implementation Agreement, for an on behalf of the Agency, and to administer the Second Implementation Agreement;
- Item 3. Amend the budget of the North Bay Redevelopment project Area to include the receipt of \$1,250,000 from the CalFHA Loan program for Phase Three of the Veterans Village;
- Item 4. Authorization for the Comptroller to expend up to \$125,000 from the CalHFA HELP Loan Program funds for Phase Three of Veterans Village;

(RA-2009-99)

- Item 5. Authorization for the Comptroller to appropriate and expend up to \$863,000 in the North Bay tax increment funds for Phase Three of Veterans Village;
- Item 6. Approval of the Summary Report (§ 33433 Report) pertaining to the Sale of Real Property owned by the Redevelopment Agency for the implementation of Phase Three of Veterans Village;
- Item 7. Making of certain findings and determination with respect to the Sale of Real Property owned by the Redevelopment Agency for the implementation of Phase Three of Veterans Village;
- Item 8. Approval of the Sale of Real Property owned by the Redevelopment Agency for the Implementation of Phase Three of Veterans Village; and
- Item 9. Approval of the Basic Concept Drawings for Phase Three of Veterans Village.

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES- MAY 5, 2009]

Joint Public Hearing

2. Second Implementation Agreement to the Disposition and Development Agreement with Vietnam Veterans of San Diego for Phase Three of the Veterans Village Project and Kurtz Street Vacation (District 2)

(Continued)

A Mitigated Negative Declaration, Project No. 3787 was prepared for the project in accordance with environmental guidelines. This project is adequately addressed in that document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental document adequately covered this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA and NEPA.

Redevelopment Agency report no. RA-09-05 and Report to City Council RTC-09-018 dated April 29, 2009.

Council Companion Item no. 334, and Housing Authority Companion Item no. 2

P.J. Fitzgerald, Project Manager, CPCI, presented staff report.

Public testimony in opposition by Verne Gammon.

Staff: Robert Chavez, (619) 236-6263

Lydia Goularte-Ruiz, (619) 236-6539

Agency Counsel: Kimberly Kaelin

Auditor Certificate Number: AC 2900753

Motion by Chair Pro Tem Faulconer to Adopt

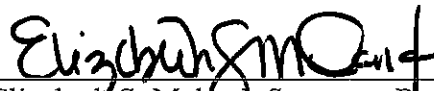
Seconded by Member Gloria

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04399 and D-04399;
and City Council Resolution numbers R-304878, R-304879 and R-304880.**

Adjournment

The meeting adjourned as the Special Redevelopment Agency with City Council at 5:32 p.m.



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