

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY MEETING  
SEPTEMBER 22, 2009

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

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

Jeff Sturak, Independent Budget Analyst  
Mary Jo Lanza fame, City Attorney  
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 2:05 p.m.

The meeting reconvened as the Redevelopment Agency at 2:05 p.m. by Chair Pro Tem Faulconer with Chair Hues not present.

Chair Pro Tem Faulconer stated that Redevelopment Agency Item no. 1 and Council Companion Item no. 331; and Redevelopment Agency Item no. 2 and Council Companion Item no. 332 returned to Mayor/Executive Director and staff.

**Adoption**

**1. Third Amendment to the NTC Park Improvement Agreement (District 2)**

That the Redevelopment Agency:

(RA-2009-148)

Authorize the Executive Director or designee to execute the Third Amendment to the NTC Park Improvement Agreement.

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

Council Companion Item no. 331

Staff: Libby Day, (619) 236-6272

Maureen Ostrye, (619) 236-6270

Agency Counsel: Krishna F. Jayaram

Comptroller Certificate Number: CC3000002475

## REDEVELOPMENT AGENCY MEETING MINUTES-SEPTEMBER 22, 2009

Joint Public Hearing

2. Bayside Fire Station (southeast corner of Pacific Highway and Cedar Street)  
Agreement for Design Services and Memorandum of Understanding-Little Italy  
Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment  
Project (District 2)

That the Agency adopt a resolution that include the following:

(RA-2010-132)(Cor.Copy)

- Item 1. Make certain findings and determinations to the effect that the proposed activities relating to the Bayside Fire Station project ("Project") are within the scope of the development program evaluated in previously certified environmental documents and that no further environmental review is required under the California Environmental Quality Act. **(Added 9/17/09)**
- Item 2. Adopt the findings and recommendations set forth in the attached "Summary Pertaining to the Use of Tax increment from the Bayside Fire Station," and more Specifically finds and determines that: **(Rev. 9/17/09)**
- Item 2a. The Project is of benefit to the Centre City and Horton Plaza Redevelopment Project Area ("Project Areas") and the immediate neighborhoods in which the Project is located; **(Rev. 9/17/09)**
- Item 2b. The City has not other reasonable means of financing the Project; **(Rev. 9/17/09)**
- Item 2c. The payment of Agency tax increment proceeds for the Project will assist in the elimination of one or more blighting conditions inside the Project Areas and is consistent with the Implementation Plan adopted pursuant to California Community Redevelopment Law (CRL) section 33490; and **(Rev. 9/17/09)**
- Item 2d. The Project is provided for in the Redevelopment Plan for the Centre City Project Area. **(Rev.9/17/09)**
- Item 3. Authorize the Agency to pay for the cost of the Project using tax increment proceeds generated from the Project Areas. **(Rev.9/17/09)**
- Item 4. Approve an agreement ("Agreement") with the firm of Rob Wellington Quigley, FAIA ("Consultant") for architectural and engineering design, permitting and bidding services ("Services") for the Project and authorize the Agency to expend from Agency tax increment proceeds an amount not to exceed \$1,360,000 for the Agreement. **(Rev.9/17/09)**

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Project (District 2)**

(Continued)

- Item 5. Authorize the Corporation to execute the Agreement and take any actions necessary and appropriate to implement the Agreement. (Rev.9/17/09)
- Item 6. Approve the MOU, including the expenditure from Agency tax increment proceeds of an amount not to exceed \$275,000 in City personnel costs. (Rev.9/17/09)
- Item 7. Authorize the Agency Executive Director, or designee, to execute the MOU and take any action necessary and appropriate to implement the MOU. (Rev.9/17/09)

The Centre City Redevelopment Project, in which the Project is located, is covered by the 2006 Final EIR, which is a program Environmental Impact Report under CEQA. Under the 2006 Final EIR, a Secondary Study is prepared for all developments in the Centre City area to evaluate the project's compliance with the Community Plan and Centre City Planned District Ordinance and, therefore, the findings and conclusions of the 2006 Final EIR. The Secondary Study (attached) has been completed for the Project based on the results of the programming/conceptual planning. The Secondary Study concluded that the Project is consistent with the applicable planning documents and the assumption and conclusion of the 2006 Final EIR. Therefore, no additional review under CEQA is required at this time (a revised Secondary Study will be completed upon completion of the Schematic Design drawings and review of the C/PDP application for the Project).

Centre City Development Corporation Report nos. CCDC-09-33, and CCDC-09-10, dated September 16, 2009.

Council Companion Item no. 335

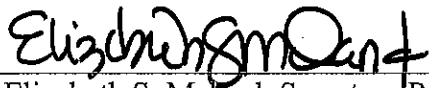
Staff: John W. Collum, (619) 533-7124  
Scott Johnson, (619) 533-7108  
Agency Counsel: Kevin Reisch  
Comptroller Certificate Number: AC2900908

REDEVELOPMENT AGENCY MINUTES

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**Adjournment**

The meeting adjourned as the Redevelopment Agency at 2:07 p.m.

A handwritten signature in black ink, appearing to read "Elizabeth S. Maland".

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