

**REDEVELOPMENT AGENCY MEETING
OCTOBER 27, 2009
2:00 p.m.**

The meeting called to order as the City Council at 2:00 p.m. by Council President Hueso with Council Members Young and DeMaio not present.

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

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

Council President Hueso recessed the meeting at 3:52 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 3:59 p.m. with all Council Members present.

The meeting adjourned as the City Council at 4:00 p.m.

The meeting reconvened as the Redevelopment Agency at 4:00 p.m. by Chair Hueso with all Agency Members present.

5. Additional Funding for the New Downtown Main Library-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 and 8)

That the Redevelopment Agency ("Agency"):

(RA-2010-18)(Rev.Copy)

- Item 1. Authorize the Chief Financial Officer to appropriate up to \$500,000 designated New Downtown Main Library through the transfer of \$500,000 from Centre City Redevelopment Project Area to Fund Number 200355.

- Item 2. Authorize the Chief Financial Officer to transfer back to the Agency any and all funds remaining in the Capital Improvement Program Budget, WBS No. S-00799 Central Main Library, Fund No. 200355, CCDC's contribution to the City of San Diego upon any cost savings should actual costs to develop the New Downtown Main Library be less than \$500,000.

REDEVELOPMENT AGENCY MEETING MINUTES-OCTOBER 27, 2009

Adoption

5. Additional Funding for the New Downtown Main Library-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 and 8)

(Continued)

The "Final Master Environmental Impact Report (MEIR) for the Centre City Redevelopment Project Addressing the Centre City Community Plan and Related Documents" were certified by the Agency and the City Council on April 28, 1992 by Resolutions Nos. 2081 and 279875, respectively. The "Final Subsequent Environmental Impact Report (SEIR) to the Final Master Environmental Impact Report (MEIR) Addressing the Centre City Community Plan and Related Documents" for the Proposed Ballpark and Ancillary Development Project, and Associated Plan Amendments were certified by the Agency (Resolutions Nos. 03058, 03063, and 03066) and City Council (Resolutions Nos. 292363, 292366, and 292371) on October 26, 1999.

On May 28, 2002, the San Diego City Council Approved the Main Library Project, certified the original Mitigated Negative Declaration (LDR No. 41-0980) and adopted the Mitigation Monitoring and Reporting Program (Council Resolution R-296576) and the application for round one of the Library Bond Action Grant application process. To satisfy the grant application requirements for round two of the Library Bond Act, the original Mitigated Negative Declaration was submitted to the State Clearing House (SCH) in January 2003 for a required 30-day public review. Prior to the close of the SCH review period, the City Council approved a resolution to submit an application for the Main Library in round two of the Library Bond Act process. A subsequent Notice of Determination was filed for this action based on the previously approved Mitigated Negative Declaration (Resolution No. R-297614, dated February 3, 2003). Because one letter of comment was received from a state agency during the required SCH review period, an Addendum (LDR No. 41-0980A) was prepared to respond to the comment letter and clarify the environmental processed that was followed for round two of the Library Bond Act grant application to date. The Mitigation, Monitoring, and Report Program incorporated into the project include provisions related to geology, human health/public safety/hazardous materials, and historical resources (archaeology).

Therefore, no further environmental review is necessary.

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY MEETING MINUTES-OCTOBER 27, 2009

Adoption

5. Additional Funding for the New Downtown Main Library-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 and 8)

(Continued)

Centre City Development Corporation Report no. CCDC-09-36 , dated October 21, 2009.

Council Companion Item no. 332

Staff: A.J. Magana, (619) 533-7125

Agency Counsel: Kendall Berkey

Comptroller Action Number: CC 3000002716

Motion by Chair Pro Tem Faulconer to Adopt, include provisions for outreach to local businesses and ensure their inclusion and participation. Ensure the building is as energy efficient as possible and bids are received on the solar energy aspect of the building incorporate the proposal in staff's memo. Authorize up to \$70,000 of Centre City Redevelopment Area Funds for outreach, mentorship and apprenticeship program which shall be added to the scope of work in the Turner Contact)(Amend the Ordinance O-2010-37 by interlineations) (with Lightner and DeMaio in opposition)

Seconded by Chair Hueso

Passed by the following vote: 6-2

Redevelopment Agency Resolution number R-04454; and City Council Resolution number R-305369.

Council President Hueso recessed the meeting at 3:29 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 3:37 p.m. by Council President Hueso with all Council Members present.

The meeting adjourned as the City Council at 4:00 p.m.

The meeting reconvened as the Redevelopment Agency by Chair Hueso at 4:00 p.m. with all Agency Members present.

REDEVELOPMENT AGENCY MEETING MINUTES-OCTOBER 27, 2009

1. **Approval of the minutes:**

September 8, 2009
September 14, 2009 special
September 15, 2009, special
September 21, 2009, special
September 22, 2009, special a.m.
September 22, 2009

Motion by Member DeMaio to Approve
Seconded by Member Gloria
Passed by the following vote: 8-0

Adoption

2. **First Implementation to the OPA with Wakeland Village Green Apartments (District 7)**

That the Redevelopment Agency:
(RA-2010-22)

Item 1. Authorize the Executive Director or Designee to execute the First Implementation to the Owner Participation Agreement with Wakeland Village Green Apartments LP for the Acquisition and Rehabilitation of the Village Green Apartments Project.

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to State (CEQA) guidelines Section 15301 (Existing Facilities)

Redevelopment Agency Report no. RA-09-30, dated October 21, 2009.

Staff: Michele St. Bernard, (619) 236-6531
Tracy Reed, (619) 236-6543
Agency Counsel: Krishna Jayaram

Motion by Member Emerald to Adopt
Seconded by Member Gloria
Passed by the following vote: 8-0

Redevelopment Agency Resolution and Document numbers R-04455 and D-04455.

REDEVELOPMENT AGENCY MEETING MINUTES – OCTOBER 27, 2009

Adoption

3. Terminate CentrePoint Disposition and Development Agreement with CentrePoint LLC and approve a revised Replacement Housing Plan for CentrePoint Project (Districts 4 and 7)

(RA-2010-24)

Item 1. Approve the revised Replacement Housing Plan for the CentrePoint Project.

(RA-2010-23)

Item 2. Approve the Termination Agreement with CentrePoint LLC regarding the CentrePoint Disposition and Development Agreement (DDA) and First Implementation Agreement, Second Implementation Agreement, Third Implementation Agreement.

Item 3. Authorize the Executive Director, or designee, to execute the Termination Agreement with CentrePoint LLC and La Jolla Bank FSB.

This action will terminate a proposed project and thus is not a new “project” under the definition set forth in California Environmental Quality Act (CEQA) Guidelines Section 15060(c)(3), this action is not subject to CEQA.

Redevelopment Agency Report no. RA-09-29, dated October 21, 2009.

Staff: Tracy Reed, (619) 236-6543
James Davies, 619) 236-6540

Agency Counsel: Kevin Reisch

Motion by Member Emerald to Adopt

Seconded by Chair Hueso

Passed by the following vote: 8-0

Redevelopment Agency Resolution and Document numbers R-04456 and D-04456 (Replacement Housing Plan); R-04457 and D-04457 (Termination Agreement)

REDEVELOPMENT AGENCY MEETING MINUTES – OCTOBER 27, 2009

Adoption

4. First Amendment to the Loan Agreement with Urban Corps of San Diego County (District 2)

(RA-2010-25)

Item 1. Approve the Executive Director, or designee, to enter into the First Amendment to the Loan Agreement with Urban Corps of San Diego.

This activity is not a project because it involves financial assistance for construction that requires the issuance of a ministerial building permit. Thus, this activity is not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(3).

Redevelopment Agency Report no. RA-09-31, dated October 21, 2009.

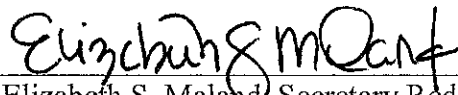
Staff: Robert Chavez, (619) 236-6263
Lydia Goularte-Ruiz, 619) 236-6539
Agency Counsel: Kevin Reisch

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

Redevelopment Agency Resolution and Document numbers R-04458 and D-04458.

Adjournment

The meeting adjourned as the Redevelopment Agency at 4:50 p.m.



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