

REDEVELOPMENT AGENCY MINUTES

**SPECIAL REDEVELOPMENT AGENCY MEETING
NOVEMBER 23, 2009**

The meeting called to order as the City Council at 2:11 p.m. by Council President Hueso with Council President Pro Tem Faulconer and Council Member Young not present.

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

Andrea Tevlin, Independent Budget Analyst
Paul Prather, City Attorney
Elizabeth Maland, City Clerk

Excused: Faulconer

The meeting adjourned as the City Council at 3:21 p.m.

The meeting reconvened as the Special Redevelopment Agency at 3:21 p.m. by Chair Hueso with Chair Pro Tem Faulconer not present.

Closed Session

Conference with Legal Counsel - existing litigation, pursuant to California Government Code section 54956.9(a):

RACS-1 *San Diego State University Foundation v. Redevelopment Agency*
San Diego Superior Case No. 37-2008-00091165-CU-BC-CTL

ACA Assigned: D. Worley

This matter involves a contract dispute relating to property intended for the now-defunct Paseo Project within the City of San Diego College Community Redevelopment Plan. General Counsel for the City's Redevelopment Agency will present to the Mayor and City Council the proposed settlement agreement related to the action and cross-action.

Chair Hueso closed the hearing. Referred to Closed Session of Tuesday, November 24, 2009.

REDEVELOPMENT AGENCY MINUTES

SPECIAL REDEVELOPMENT MEETING MINUTES-NOVEMBER 23, 2009

Adoption

2. Villa Montezuma Rehabilitation (1925 K Street)-Memorandum of Understanding between the City of San Diego and the Redevelopment Agency of the City of San Diego for the Rehabilitation of the Villa Montezuma-Southeast San Diego Planned District-Dells Imperial Study Area (District 2)

That the Agency adopts a resolution:

(RA-2010-29)(Cor.Copy)

- Item 1. Approving the MOU for the rehabilitation of the Villa Montezuma, City owned Facility;
- Item 2. Authorizing the Chief financial Officer, as delegated, to appropriate and transfer \$550,000 from the Agency to the City (into CIP#: A-BT.00001, CIP Title: City Facility Improvements and Fund #200355, Fund Title: CCDC Contribution to the City for the purpose of rehabilitation of the Villa Montezuma) upon certain conditions precedent in the MOU being fulfilled; and
- Item 3. Making certain findings for the expenditure of Agency funds for the construction of the improvements for the rehabilitation of the Villa Montezuma.

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15331. The activity is not does not fall within any of the classes of projects for which a categorical exemption may not be applied (Pub. Resources Code Section 21084.) Moreover, the activity triggers none of the exceptions to the application of a categorical exemption set forth in CEQA Guidelines Section 153002. Therefore, the application of the categorical exemption(s) set forth under CEQA Guidelines section 15331 is appropriate for this activity.

Centre City Development Corporation Report nos. CCDC-09-37 and CCDC-09-21, dated November 18, 2009.

Public testimony n favor by Louis Torio. In favor did not speak, Linda Mosvick, Maria Bolivar, Steve Veach, Rita Collier and Pita Ruiz, Kay Porter, and Todd McKerrow.

Council Companion Item no. 203

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Adoption

2. **Villa Montezuma Rehabilitation (1925 K Street)-Memorandum of Understanding between the City of San Diego and the Redevelopment Agency of the City of San Diego for the Rehabilitation of the Villa Montezuma-Southeast San Diego Planned District-Dells Imperial Study Area (District 2)**

(Continued)

Staff: Eli Sanchez, (619) 533-7121
Agency Counsel: Krishna Jayaram
Comptroller Action: CC3000002812

Motion by Member Emerald to Adopt (with Lightner in opposition, and Chair Pro Tem Faulconer not present)
Seconded by Chair Hueso
Passed by the following Vote: 6-1

Redevelopment Agency Resolution and Document numbers R-04465 and D-04465; and City Council Resolution number R-305432, R-305433.

1. **Rehabilitation Loan Agreement with Lyric Opera San Diego for the North Park Theatre Rehabilitation Project (District 3)**

That the Redevelopment Agency:

(RA-2010-34)

1. Approve the Rehabilitation Loan Agreement and authorize the Executive Director or designee to execute the Rehabilitation Loan Agreement between the Redevelopment Agency of the City of San Diego and Lyric Opera San Diego for the North Park Theatre Rehabilitation Project and to execute such further instruments and enter into such additional agreements as may be necessary to effectuate the Rehabilitation Loan Agreement.
2. Authorize the Chief Financial Officer as delegate to expend the funds of up to \$162,918 pursuant to the Rehabilitation Loan Agreement as a forgivable loan to Lyric Opera San Diego for the North Park Theatre Rehabilitation Project.

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Adoption

1. **Rehabilitation Loan Agreement with Lyric Opera San Diego for the North Park Theatre Rehabilitation Project (District 3)**

(Continued)

“This activity is covered under the Environmental Impact Report for the North Park Redevelopment Project (SCH No. 93121105, dated April 1995, adopted on January 28, 1997, by Resolution No. R-288303) and Secondary Study for the North Park Theatre (February 25, 2002, Resolution No. R-296398, dated 4/23/02). The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information or project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA review per CEQA Guidelines Section 15060(c)(3) and 15378(c).”

Redevelopment Agency Report no. RA-09-28, dated November 18, 2009.

Public testimony in favor by Patrick Edward, Stacy Shell and David Cohn. In favor did not Stacey Fitzgerald, Jamie Hill, Jim Fitzgerald, Roger Lewis, Fran Hartshorn and Diana DuMelle..

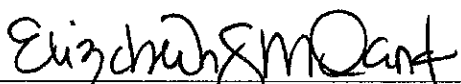
Staff: Michael Lengyel, (619) 236-6269
Michelle Rosenthal, (619) 236-6268
Agency Counsel: Krishna Jayaram

Motion by Member Gloria to Adopt (with Chair Pro Tem Faulconer not present)
Seconded by Member Young
Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04466 and D-04466.

Adjournment

The meeting adjourned as the Special Redevelopment Agency at 4:03 p.m.



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