

REDEVELOPMENT AGENCY MINUTES

**SPECIAL REDEVELOPMENT AGENCY MEETING
JANUARY 12, 2010, 10:00 a.m.**

The meeting called to order as the City Council at 10:00 a.m. by Council President Hueso with Council Member Emerald 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

The meeting adjourned as the City Council at 11:00 a.m.

The meeting reconvened as the Special Redevelopment Agency at 11:00 a.m. by Chair Hueso with Agency Member DeMaio not present.

Adoption

1. Rehabilitation Loan Agreement with Hampstead Lafayette Hotel, LLC Rehabilitation Project (District 3)

(RA-2010-7)

Item 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 Hampstead Lafayette Hotel, LLC for the Lafayette Hotel Rehabilitation Project and to execute such further instruments and enter into such additional agreements as may be necessary to effectuate the Rehabilitation Loan agreement.

Item 2. Authorize the Chief Financial Officer, as delegated, to appropriate, encumber and expend the North Park non-housing tax increment funds of up to \$2,435,000 as a forgivable loan to Hampstead Lafayette Hotel, LLC for the Lafayette Hotel Rehabilitation Project.

An Environmental Impact Report (EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) for the Lafayette Hotel & Residences (SCH No. 2004081201, dated June 9, 2005. Project No. 40351). The project is adequately addressed in that document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review.

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Adoption

1. **Rehabilitation Loan Agreement with Hampstead Lafayette Hotel, LLC Rehabilitation Project (District 3)**
(Continued)

Redevelopment Agency Report no. RA-10-01, dated January 6, 2010.

Staff: Michelle Rosenthal, 236-6268
Michael Lengyel, 236-6269
Agency Counsel: Elisa Cusato

Motion by Member Gloria to Adopt (with DeMaio not present)
Seconded by Member Emerald
Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04476 and D-04476 .

2. **Smart Corner (C Street, Park Boulevard, Broadway, and Eleventh Avenue) Proposed Agreement Affecting Real Property-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2010-47)

That the Redevelopment Agency of the City of San Diego (“Agency”) approves the proposed Agreement Affecting Real Property (AARP) between the Agency and San Diego Housing Commission (SDHC) to modify use restrictions for the SDHC Office Tower (Attachment A).

Under the 1992 Master Environmental Impact Report (MEIR), an Environmental Secondary Study was prepared in March 2003 and certified by Resolution No. 298269 of the City Council and Resolution No. R-03667 of the Agency, certifying that the City Council and Agency had reviewed and considered information contained in the MEIR and the Secondary Study with respect to the DDA for the Smart Corner project, and making certain findings and determinations regarding environmental impacts of the development pursuant thereto. As these previous documents contemplated the uses covered by the AARP in the Office Tower, no further environmental review is necessary.

Centre City Development Corporation Report no. CCDC-10-03, dated January 6, 2010.

Staff: Eli Sanchez, 533-7121
Agency Counsel: Diane Young

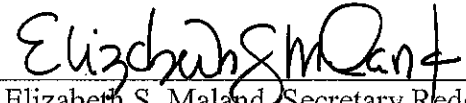
Motion by Chair Pro Tem Faulconer to Adopt (with DeMaio not present)
Seconded by Member Fyre
Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04477 and D-04477.

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Adjournment

The meeting adjourned as the Special Redevelopment Agency at 11:15 a.m.



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