

**REDEVELOPMENT AGENCY MEETING  
MARCH 9, 2010**

The meeting called to order as the City Council at 6:03 p.m. by Council President Pro Tem Faulconer with Council President Hueso not present.

Roll Call      Lightner, Faulconer, Gloria, Young, DeMaio,  
Fyre, Emerald

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

Excused      Hueso

The meeting adjourned as the City Council at 6:45 p.m.

The meeting reconvened as the Redevelopment Agency at 6:45 p.m. by Chair Pro Tem Faulconer with Chair Hueso not present.

Non-Agenda Public Comment: None

**Adoption**

**1. Adoption of Second Five-Year Implementation Plan for the Grantville Project Area (District 7) - Public Noticed Hearing**

(RA-2010-52)

Item 1. Conduct a public hearing to receive comments on the Second Implementation Plan for the Grantville Redevelopment Project Area; and

Item 2. Adopt the Second Implementation Plan for the Grantville Redevelopment Project Area.

This is not considered a "Project" under CEQA Guidelines.

Redevelopment Agency Report no. RA-10-07, dated March 3, 2010.

Joel Hyatt, Project Manager, Redevelopment Agency, gave a brief background of the project, and slide presentation.

Public testimony in favor by Matt Adams, Michael McSweeney, Cindy Martin and Daniel Smith. Tom Kearney in favor did not speak.

Public testimony in opposition by Brian Peterson. Linda Wilson in opposition did not speak.

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**Adoption**

1. **Adoption of Second Five-Year Implementation Plan for the Grantville Project Area (District 7) - Public Noticed Hearing** (Continued)

Staff: Joel Hyatt, 236-6265  
James Davies, 236-6540  
Agency Counsel: Diane Young

Motion by Member Emerald to Adopt Staff's Recommendation with inclusion of the following: Tax increment amounts are not know and will be monitored on a regular basis; acknowledge lawsuit pending over tax increment in Grantville which inspired a new state law; include 4,000 to 8,000 housing units, make specific references to the blight and a provide a priority list; include references to newly brokered agreement with San Diego State University to maintain Alvarado Creek; and collaboration between City and CALTRANS regarding Mission Gorge Road and I-8 (with Chair Hueso not present)  
Seconded by Chair Pro Tem Faulconer  
Passed by the following Vote: 7-0

**Redevelopment Agency Resolution and Document numbers R-04493 and D-04493.**

The meeting adjourned as the Redevelopment Agency at 7:30 p.m.

The meeting reconvened as the City Council at 7:30 p.m. by Could President Pro Tem Faulconer with Council President Hueso not present.

The meeting adjourned as the City Council at 7:40 p.m.

The meeting reconvened as the Redevelopment Agency at 7:40 p.m. by Chair Pro Tem Faulconer with Chair Hueso not present.

**Adoption**

2. **Agreement with Keyser Marston Associates, Inc. for As-Needed Economic Consultant Services (Districts 4 and 8)**

(RA-2010-64)

Authorize the expenditure of an amount not to exceed \$400,000 of funds allocated from the FY2009-2010 Budget for Central Imperial and Southcrest Redevelopment Project Areas under General Project and Expenses Funded Programs, to be used toward as-needed consulting services to be provided by Keyser Marston Associates, Inc. (KMA).

This activity is statutorily exempt from CEQA pursuant to State Guidelines, Section 15262.

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**Adoption**

2. **Agreement with Keyser Marston Associates, Inc. for As-Needed Economic Consultant Services (Districts 4 and 8)**

(Continued)

Southeastern Economic Development Corporation Report no. SEDC-10-002, dated February 22, 2010.

Staff: Sherry Brooks, 527-7345 ext. 114  
Evelyn Bell, 527-7345 ext 115  
Agency Counsel: Kendall Berkey  
Comptroller Certificate No. CC 3000003101

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

**Redevelopment Agency Resolution and Document numbers R-04494 and D-04494.**

The meeting adjourned as the Redevelopment Agency at 7:50 p.m.

The meeting reconvened as the City Council and Redevelopment Agency at 7:50 p.m. by Council President Pro Tem Faulconer with Council President Hueso not present.

**Adoption**

3. **Owner Participation Agreement with Wakeland Housing and Development Corporation and Associated Actions for the Rehabilitation of Vista Grande Apartments in the Valencia Park Neighborhood (District 4)**

(RA-2010-62)

Item 1. Make certain findings of benefit for the use of the Agency's Low and Moderate Income Housing Funds and related taxable bond proceeds (Housing Funds) for two redevelopment project areas (Central Imperial, and Mount Hope) for the Vista Grande affordable housing rehabilitation project (Project) outside those project areas.

(RA-2010-63)

Item 2. Approve the Owner participation Agreement (OPA) with Wakeland Housing and Development and authorize the Executive Director or designee to execute the OPA and associated documents;

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**Adoption**

**3. Owner Participation Agreement with Wakeland Housing and Development Corporation and Associated Actions for the Rehabilitation of Vista Grande Apartments in the Valencia Park Neighborhood (District 4)**

(Continued)

Item 3. Approve the issuance Agency loan of Housing Funds in amount not to exceed \$781,073;

Item 4. Authorize Chief Financial Officer, as delegated, to appropriate and expend up to \$781,073 from Housing Funds;

Item 5. Approve the Basic Concept Drawings

The City of San Diego determined on May 13, 2009 that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (existing facilities). The City of San Diego also determined this project to be Categorically Excluded pursuant to the National Environmental Policy Act (NEPA) Section 58.35 (a)(3)(ii) on May 13, 2009.

Southeastern Economic Development Corporation Report no. SEDC-10-001, dated February 17, 2009.

Council Companion Item no. 334

Sherry Brooks, Project Manager, Southeastern Economic Development Corporation, presented staff report.

Staff: Sherry Brooks, 527-7345 ext 114

Evelyn Bell, 527-7345 ext 115

Agency Counsel: Kevin Reisch

Comptroller Certificate No. CC 3000003033

Motion by Member Young to Adopt (with Chair Hueso not present)

Seconded by Member Gloria

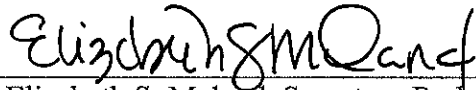
Passed by the following Vote: 7-0

**Redevelopment Agency Resolution and Document numbers R-04495, R-04496 and D-04496; and City Council Resolution number R-305669.**

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**Adjournment**

The meeting adjourned as the Redevelopment Agency with City Council at 8:15 p.m.



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