

**REDEVELOPMENT AGENCY MEETING
JUNE 22, 2010**

The meeting called to order as the City Council at 2:04 p.m. by Council President Hueso with all Council Members present.

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

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

The meeting adjourned as the City Council at 2:09 p.m.

The meeting reconvened as the Joint Redevelopment Agency with City Council at 2:09 p.m. by Chair Hueso with all Agency Members present.

Adoption

1. Downtown San Diego Quiet Zone (Park Boulevard to Laurel Street)-Approval of Final Project Specifications and Plans, Awarding of Construction Contract, Approval of Cooperation Agreement, Construction Related Services Agreements, Memorandum of Understanding and Construction and Maintenance Agreements-Areawide (Districts 2 & 8)

That the Agency:
(RA-2010-96)

- Item 1. Approves Bid No. K0103579RDA and Final Project Specifications and Plans No. 3579A;
- Item 2. Authorizes the Executive Director of the Agency, or his designee, to accept the bid, award the Construction contract to West Coast General Corporation (WCGC) in the amount of \$8,346,935, provided all other requirements are met;
- Item 3. Authorizes the Agency Executive Director or designee to execute the construction contract with west coast general corporation for construction of the project in the amount of \$8,346,935 upon satisfaction of requirements;
- Item 4. Authorizes the Centre City Development Corporation ("Corporation"), on behalf of the Agency, to enter into an agreement with Railpros, Inc. in an amount not to exceed \$1,237,238, for construction-related services;

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Adoption

1. Downtown San Diego Quiet Zone (Park Boulevard to Laurel Street)-Approval of Final Project Specifications and Plans, Awarding of Construction Contract, Approval of Cooperation Agreement, Construction Related Services Agreements, Memorandum of Understanding and Construction and Maintenance Agreements-Areawide (Districts 2 & 8)

(Continued)

Item 5. Authorizes the corporation, on behalf of the Agency, to enter into an agreement with Pacific Railway Enterprises, Inc. (PRE), in the amount not to exceed \$542,259, for construction-related services related to Metropolitan Transit Systems (MTS) signaling system;

Item 6. Enters into a Cooperation Agreement with the City of San Diego ("City") for the design and construction of the Project;

Item 7. Authorizes the Corporation, on behalf of the Agency, to enter into a Memorandum of Understanding (MOU) with North County Transit District (NCTD), in an amount not to exceed \$748,275, for construction-related services;

Item 8. Authorizes the Corporation, on behalf of the Agency, to administer the contracts and associated agreements when awarded; and

Item 9. Authorizes the Agency Executive Director or designee to execute all other documents on behalf of the Agency that are necessary and appropriate to carry out and implement the purposes set forth in this report according to its terms, and to administer the Agency's obligations, responsibilities and duties to be performed thereunder.

This activity was analyzed in MND SCH#2007021121 certified by the Agency on August 3, 2007 (R-04192). No changes are proposed to the activity studied in the previous environmental document, and no new or more severe significant impacts will result from the activity. Furthermore, there have been no substantial changes in the circumstances surrounding the project which will require major revisions of the previous environmental documents, nor is there new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents was certified, that shows the activity would have new or more severe significant environmental effect. Therefore, pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162-16164, no further environmental review is required.

Centre City Development Corporation Report no. CCDC-10-22, and CCDC-10-06, dated June 16, 2010.

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Adoption

1. **Downtown San Diego Quiet Zone (Park Boulevard to Laurel Street)-Approval of Final Project Specifications and Plans, Awarding of Construction Contract, Approval of Cooperation Agreement, Construction Related Services Agreements, Memorandum of Understanding and Construction and Maintenance Agreements-Areawide (Districts 2 & 8)**

(Continued)

Council Companion item no. 331

Public testimony in favor by Gary Smith, Sherm Harmer, Carleton Levitati, David Cohn, Steven Johnson, Claudette Cooper, Douglas Gates, Nancy DuVall, Mark Marquez, Irene Saperstein, Allison Smith, Winston Stevenson, Brian Hughes, Jo Smith, Marisa Serrano. In favor, not present, John Burna, Namara Mercer, Joe Terzi, Ray Warren, Mary Yunker, and Larry Boronstein.

The following in favor did not speak Bruno Krey, Robert Jones, Anabel Minta, Marcia Liss, Carol Iseman, Ruben Barrales, John Williamson, Sandy Bernstein, Jeff Herscovitz, Marlene Williamson, Jent Zanville, Carolyn Schutz, tom Laden, Catherine Marti, Shirley Layton, Haywood Martin, Barbara Hook, Glenn Stokes, Jim Plant, Richard Link, Don Fatheree, Elizabeth Power, Robert Barnes, Marilyn Marder, John Schultz, Greg Smith, Roseann Concannon, Julianna Wida, Gary Zombolas, Mark Haack, Gail Roberts, Joshua Del'Homme, Natalie Haack Mark Eichman, Hooper Ray, Roseanna Stovall, Deborah Hays, Lesley Cohn, Debbie Kerins, Cecil Eckard, Joseph Russell, Laura Garrett, Anita O'Riordan, Paul Angelo, Robert Jones, Michael Lange, Tim Atlios, Donna, DePaolo, Raymond Thomas, Linda Thomas, Denise DeJane, Brenda Hassey, Sarah Barnes, D. Broekema, Alexa Kozak, Kathryn Davis, Carmen O'Riordan, Lisa Coleman, Brett Cole, Paull Caine, Nancy Caine, Pam Engbretsan, Theodore Mintz, Millie Stevenson, Julie Dillon, James Holindrake, Vania Pimentel, Donald Mills, Matt Yoner, Janelle Riella.

Public testimony in opposition by Robert McNamar.

Staff: Scott Johnson, 533-7108

Agency Counsel: Kendall Berkey

Comptroller Certificate Numbers: CC3000003344, CC3000003345, CC3000003346,
CC3000003347

Motion by Chair Pro Tem Faulconer to Adopt (with DeMaio and Frye in opposition)
Seconded by Member Young

Redevelopment Agency Resolution and Document numbers R-04533 and D-04533; City Council, Introduce Ordinance.

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The meeting adjourned as the Redevelopment Agency with City Council at 4:01 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 4:10 p.m. by Council President Hueso with all Council Members present.

The meeting adjourned as the City Council at 4:10 p.m.

The meeting reconvened as the Redevelopment Agency at 4:10 p.m. by Chair Hueso with all Agency Members present.

Adoption

2. Preliminary Actions in Preparation of a Proposed Amendment to the Centre City Redevelopment Plan-Centre City Redevelopment Project (Districts 2 & 8)

(Continued from Redevelopment Agency Meeting April 27, 2010, RA Item no. 1, request, Agency Member Gloria for additional information)

(RA-2010-56)

That the Redevelopment Agency ("Agency") authorizes the Centre City Development Corporation ("Corporation") to proceed with preparing documentation to update blighting conditions necessary for a proposed Amendment to the Centre City Redevelopment Plan ("Plan") to increase the Tax Increment Limit "CAP" to facilitate the completion of eliminating blight in the Centre City Redevelopment Project ("Project Area").

This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Therefore, pursuant to CEQA Guidelines Section 15060(c)(3), the activity is not subject to CEQA.

Centre City Development Corporation Report no. CCDC-10-06, dated April 13, 2010.

Fred Maas, Chair, Centre City Development Corporation presented staff report and slide presentation.

Public testimony in favor by Gary Smith, Bill Keller, Laura Garrett, Joan Lindley, Jim Schneider, Bill Sauls, Jason Elrod, Cindy Blair, Shirley Horton, Brant Cole, Sterling McHaile, Jody Scholnick, Connie Soucy, Fran Pilhersdorf, Jose Naranjo, Carol Isman, Sue Reynolds, Tricia Levien, Dennis Davis, Michael LaDouce, Jim Schmidt, Tom Scott, Ken Dauden, Ruben Barrales, Paul Robinson, Robin Munro, Lisa Lem, Andrew Poat, Janelle Riella, Sherm Harmer, Chris Cate, Ron Powell, Matt Adams, Catherine Rodman, Jonathan Bradhurst, Scott Molloy, Claudette Cooper. The following in favor not present Mark Marquisz, Tom Wornham, Jim Plant.

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Adoption**2. Preliminary Actions in Preparation of a Proposed Amendment to the Centre City Redevelopment Plan-Centre City Redevelopment Project (Districts 2 & 8)**

The following in favor did not speak Rob Lankford, Daniel Gonzales, Viraphaih Souphy, Angelika Villagrana, Ben Haddad, Richard Link, Greg Smith, Allison Smith, Michael Lange, Brad Krey, Joseph Russell, Anne MacMillan Eichman, Daniel Bays, Mark Eichman, Lisa Coleman, Claudine Scott, Brendan Foote, Robert Barnes, Julie Dillon, Juan M Gialvan, Earl Paul Wlaker, jr., Marilyn marder, Mike Chions, Anne Marie Rabago, Joan M. Kirk Chad Dannecker, David Johnson, Mike Cabilao, Dnise Luna, Dan Wisma, Bahija Hamraz, Anna Marie Mowatt, Janet Bourgeois, Cynthia Morgan, Matt Unker, Michael Simonsen, Brendan Foote, Jose Samanigo, David River.

Public testimony in opposition by Jarvis Ross, Janet Farrell, Robert Leift, Pastor Wilbert Miller, Scott Andrews. The following in opposition not present, Rudy Reyes, Brian Peterson.

The following in opposition did not speak, Phil Hart, Linda Pamer, Leonor Bernardez.

Staff: Frank Alessi, 533-7130

Agency Counsel: Kendall Berkey

Motion by Chair Pro Tem Faulconer to Adopt staff's recommendation with the following amendments: 1) Evaluation of General Fund expenditures – Direct the IBA to provide a report that identifies any General Fund expenditures that may be eligible for funding using Redevelopment Agency funds generated in the Centre City Project Area. 2) Long Term Repayment Plan for Petco Park Debt - Direct CCDC to present the findings and associated actions necessary for Redevelopment Agency to assume complete repayment of all outstanding Petco Park bonds at the same hearing that the cap report is presented to the Agency. 3) Plan for General Fund Budget Neutrality – Consistent with Items 1 and 2, direct the IBA to present a plan to the Agency at the same hearing where the cap report is presented on options to make the City's General Fund whole (revenue neutral) in the event the cap is increased. 4) Direct staff to Include in the Study the analysis of the funding of the C Street Transit Improvements with tax increment from the Centre City Redevelopment Project Area instead of \$31.8 million tax increment from the Grantville Redevelopment Project Area. 5) Include Council Member Gloria's amendments regarding open space, Balboa Park, Infrastructure in "adjacent areas" (including SEDC) and increasing affordable housing set aside (25% and 30%). 6) Include Council Member Frye's amendments regarding an analysis of TOT revenues, jobs and debt repayment (\$55 million from CCDC). 7) Include Council Member Lightner's amendment regarding analysis of Sales Tax Revenue.

Seconded by Member Young


Passed by the following Vote: 8-0

Redevelopment Agency Resolution number R-04534.

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Adjournment

The meeting adjourned as the Redevelopment Agency at 6:47 p.m.



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