

**REDEVELOPMENT AGENCY MEETING
MARCH 29, 2011**

The meeting reconvened as the City Council at 2:04 p.m. by Council President Young with Council Member DeMaio not present.

Roll Call Lightner, Faulconer, Gloria, DeMaio, Zapf,
Emerald, Alvarez, and Council President Young

Elaine DuVal, Independent Budget Analyst
Jeff Kowar, 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 4:40 p.m.

The meeting reconvened as the Joint Public Hearing Redevelopment Agency with City Council at 4:40 p.m. by Chair Young with all Agency Members present.

Joint Public Hearing-Adoption-Discussion

2. Disposition and Development Agreement with Mark and Sharon Petrarca (District 8)

That the Agency adopt:

(RA-2011-118)(Cor.Copy)(Rev.3/25/2011)

- Item 1. A resolution that the Agency has reviewed and considered the California Environmental Quality Act (CEQA) Exemption for the Disposition and Development Agreement (DDA) with Mark and Sharon Petrarca, Husband and Wife (Developer);
- Item 2. A resolution approving the sale of real property and the DDA with Developer for the development of the Agency-Owned property located at 33rd and E Streets (Site) in the Gateway Center West Component Project Area of the Southeastern San Diego Merged Redevelopment Project Area and authorize the Executive Director or designee to execute on the Agency's behalf the DDA and associated documents;
- Item 3. A resolution authorizing SEDC to competitively select and enter into an agreement with a contractor for construction of the Agency Public Improvements in an amount up to \$157,560, and authorizing the Chief Financial Officer, as delegated, to appropriate and expend up to \$187,639 from Gateway Center West Capital Project (Gateway) Funds toward the Project; including \$30,079 from the Agency's Gateway Capital projects tax increment for the Agency Contingency Payment, and \$157,560 from Gateway Loans Sales Proceeds funds for the Agency's Public Improvement costs;

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Joint Public Hearing-Adoption-Discussion

2. Disposition and Development Agreement with Mark and Sharon Petrarca (District 8)

(Continued)

(RA-2011-118)(Cor.Copy)(Rev.3/25/2011)

Item 4. A resolution approving the Basic Concept Drawings for development of the Site.

SEDC, on behalf of the Redevelopment Agency as Lead Agency, conducted the environmental analysis for this discretionary action to approve the DDA pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines and determined the action is exempt from CEQA as documented in the attached Notice of Exemption.

Southeastern Economic Development Corporation Report no. SEDC-11-006(**Revised**), dated March 23, 2011.

Council Companion Item no. 331.

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

Hud Collins in opposition, not present.

Staff: Sherry Brooks, 527-7345
Jerry Grooms, 527-7345
Jay Goldstone
James F. Barwick, 236-6144
Agency Counsel: Charles Jagolinzer
Comptroller Certificate: CC3000004017

Motion by Member Alvarez (with DeMaio and Emerald not present)

Seconded by Chair Young

Passed by the following Vote: 6-0

Redevelopment Agency Resolution and Document numbers R-04662 and D-04662; and City Council Resolution number R-306728.

Non-Agenda Public Comment:

PC-1 Jarvis Ross commented on redevelopment and public.

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Adoption-Discussion

1. **Approval of the Reinstatement of and First Amendment to the Exclusive Negotiation Agreement with St. Stephen's Valencia Business Park Development, LLC for the Development of the Valencia Business Park (District 4)**

(RA-2011-114)

Approving the Reinstatement of and First Amendment to the Exclusive Negotiation Agreement with St. Stephen's Valencia Business Park Development, LLC for the Development of the Valencia Business Park.

This activity is not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(2) as this activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. Any specific redevelopment project resulting from the agreement being approved at this time will undergo CEQA review at the appropriate future date, consistent with CEQA Guidelines Section 15004.

Southeastern Economic Development Corporation Report no. SEDC-11-007, dated, March 15, 2011

Staff: Jerry Groomes, 527-7345
Sherry Brooks, 527-7345
Agency Counsel: Charles Jagolinzer

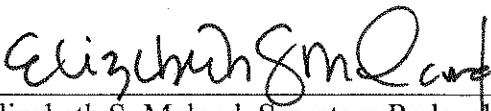
Motion by Chair Pro Tem Faulconer to Continued to April 12, 2011 (with Emerald not present)

Seconded by Member Alvarez

Passed by the following Vote: 7-0

Adjournment

The meeting adjourned as the Redevelopment Agency with City Council at 4:46 p.m.



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