

**REDEVELOPMENT AGENCY MEETING
APRIL 19, 2011**

The meeting called to order as the City Council at 2:00 p.m. by Council President Young with all Council Members present.

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

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

The meeting adjourned as the City Council at 2:05 p.m.

The meeting reconvened as the Redevelopment Agency 2:05 p.m. by Chair Young with all Agency Members present.

Non-Agenda Public Comment:

PC-1 Daniel Beeman commented electric vehicle chargers and solar rays.

Discussion

1. Approval of the minutes:
January 10, 2011, special
January 11, 2011
January 24, 2011, special
January 25, 2011

Motion by Chair Pro Tem Faulconer to Approve
Seconded by Member Emerald
Passed by the following Vote: 8-0

Adoption-Discussion

2. **Termination of the Owner Participation Agreement, as amended, with Constellation Property Group Hancock L.P. for the Stella at Five Points Housing Project within the North Bay Redevelopment Project Area due to failure to timely cure events of default under the Owner Participation Agreement (District2)**

Redevelopment Agency:
(RA-2011-122)

- Item 1. That the Redevelopment Agency of the City of San Diego ("Agency") approve the termination of the Owner Participation Agreement, as amended, with Constellation Property Group Hancock L.P. for the Stella at Five Points Housing Project due to failure to timely cure events of default under the Owner Participation Agreement

REDEVELOPMENT AGENCY MEETING MINUTES-APRIL 19, 2011

Adoption-Discussion

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(Continued)

(RA-2011-122)

Item 2. That the Agency approve and authorize the Agency Executive Director, or designee, to take all reasonable and necessary actions and execute on behalf of the Agency all reasonable and necessary documents to implement and carry out the purposes of this Resolution and the termination of the Owner Participation Agreement including, without limitation, (i) the Notice of Termination of the Owner Participation Agreement, and (ii) the Release of Agreement Affecting Real Property.

This activity will not result in a direct or reasonably foreseeable indirect physical change in the environment and, therefore, is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15060(c)(2).

Housing Impact: If termination of the Owner Participation Agreement is approved, the Agency will initiate the release of the Agreement Affecting Real Property recorded against the Property on June 12, 2007 requiring 13 affordable for-sale housing units to be provided by the Project pursuant to the Owner Participation Agreement. The Project continues to be required to comply with the City of San Diego's Inclusionary Housing Ordinance.

Redevelopment Agency Report no. RA-11-17, dated April 13, 2011.

Krissy Toft, project manager, Redevelopment Agency, presented staff report and slide presentation.

Public Testimony in opposition by Daniel Beeman.

Staff: Krissy Toft, 236-6259

Robert Chavez, 236-6260

Agency Counsel: Kevin Reisch

Motion by Chair Pro Tem Faulconer to Adopt

Seconded by member Alvarez

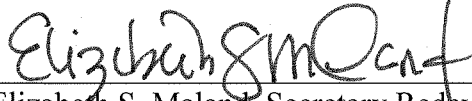
Passed by the following Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-04665 and D-04665.

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Adjournment

The meeting adjourned as the Redevelopment Agency at 2:20 p.m.



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