

**SPECIAL REDEVELOPMENT AGENCY MEETING
MAY 16, 2011**

The meeting was called to order by Council President Young at 2:03 p.m. with Council Member DeMaio not 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 2:59 p.m.

The meeting reconvened as the Special Redevelopment Agency at 2:59 p.m. by Chair Young at with Agency Membe DeMaio not present.

Informational

1. Centre City Tax Increment Cap Elimination-Fiscal Impacts to the City General Fund-Areawide (District 2)

To receive a report on the estimated impact on the City of San Diego's ("City") General Fund as a result of the Centre City Redevelopment Project tax increment "cap" elimination and responses to related questions posed by the Redevelopment Agency of the City of San Diego ("Agency") board members.

This activity is not a "project" for purposes of the California Environmental Quality Act (CEQA) because it does not fit within the definition of a "project" set forth in Public Resources Code Section 21065 or State CEQA Guidelines Section 15378. Thus, this activity is not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(3).

Centre City Development Corporation Report no. CCDC-11-25, dated May 10, 2011.

Jeff Graham, Vice President for Redevelopment, Centre City Development Corporation, gave an update of the study results and slide presentation.

No action taken.

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Information Item-No Action Required-The Redevelopment Agency Shall:

Closed Session Notices, Disclosure, and Public Comment:

1) Consider any oral report from the Agency Counsel or City negotiators; 2) Accept Testimony from any member of the public wishing to address the Redevelopment Agency on any item appearing on the Closed Session Agenda; 3) Questions and discussion by Agency Members, limited to the facts as disclosed by the Agency Counsel or City negotiators and the basis of justification for consideration of the matter in closed session; 4) Refer matters discussed to closed session.

Conference with Legal Counsel - existing litigation, pursuant to California Government Code section 54956.9(a):

RACS-1 Chris La Fornara v. Redevelopment Agency
San Diego Superior Court Case No. 37-2010-00103191-BU-BC-CTL

DGC Assigned: J. Allen

This case involves a breach of contract claim against the Agency for alleged past due rent. General Counsel will brief the Executive Director and Board on the litigation and seek direction

Referred to Closed Session of Tuesday, May 17, 2011

Conference with Real Property Negotiator, pursuant to California Government Code section 54956.8:

RACS-2 Property: 1343-45 Market Street
Agency Negotiator: David Allsbrook
Negotiating Parties: Redevelopment Agency
Provident Savings Bank, F.S.B.
Under Negotiation: Price
DGC Assigned: N. Slegers

Negotiations related to the proposed purchase of the note and deed of trust relating to the real property located at 1343-1345 Market Street, San Diego.

REFERRED TO CLOSED SESSION OF TUESDAY, MAY 17, 2011

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Adjournment

The meeting adjourned as the Special Redevelopment Agency 4:04 p.m.



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