

DATE ISSUED: May 13, 2004 **REPORT NO.:** 04-105

ATTENTION: Mayor Murphy and Members of the City Council
Agenda of May 17, 2004

SUBJECT: Appointment of City of San Diego Member to the Board of Directors for the
San Diego Model School Development Agency (Council District 3)

SUMMARY

Issue: Should the City Council appoint an individual to succeed City Manager Lamont Ewell as the City's representative on the Board of Directors of the San Diego Model School Development Agency?

Recommendation: That the City Council appoint Parks and Recreation Department Director Ellen Oppenheim to the Board of Directors for the San Diego Model School Development Agency to serve on behalf of the City of San Diego.

Fiscal Impact: No funding obligations with this action. However development or financing of project components (e.g., affordable housing, recreation facilities) could result in requests for funding that would be the subject of Council, School District, Redevelopment Agency, or Housing Authority deliberation in the future.

Previous Related Action(s): The City Council, Housing Authority, and Redevelopment Agency approved the formation of the San Diego Model School Development Agency at their joint meeting of June 25, 2002. On August 5, 2002, each agency named a representative to the SDMSDA; then Assistant City Manager Lamont Ewell was appointed by the City Council to represent the City.

BACKGROUND

A Joint Powers Agency (JPA) consisting of the City, San Diego Unified School District, Housing Authority and Redevelopment Agency has been created to pursue the concept of a community-based model school as a focal point for neighborhood improvement. The formal name of the JPA is the San Diego Model School Development Agency (SDMSDA).

The JPA has been meeting since September 26, 2002 to facilitate the planning, financing, and construction of a development that could include: 1) a new elementary school for 700 students; 2) multifamily mixed-income rental and for-sale housing to replace housing units that will be removed by the construction of the school; 3) recreational opportunities and park space; 4) neighborhood commercial uses; and 5) additional family services such as daycare and healthcare.

DISCUSSION

Members of the Model School Development Agency are: the City of San Diego; the Housing Authority of the City of San Diego; the Redevelopment Agency of the City of San Diego; and the San Diego Unified School District. State legislation, sponsored by Assemblywoman Christine Kehoe, clarified that the JPA is a legal entity separate from each of the members. It has the authority to take all actions necessary for the comprehensive development including: planning and design, acquire or sell, contract for the acquisition of goods and services or construction, and issue bonds or otherwise finance an approved project.

The Agency's joint powers agreement calls for the Members to create an organizational structure consisting of a Board of Directors that includes:

- One Director appointed by the City (Lamont Ewell);
- One Director appointed by the Redevelopment Agency (Hank Cunningham);
- One Director appointed by the Housing Authority (Sal Salas, Chair of San Diego Housing Commission);
- Three Directors appointed by the School District (Gil Johnson, Bob Kiesling, Lou Smith);
- One individual (Jim Varnadore) who is a resident of the community in which the potential project is located, appointed by majority vote of the other Directors.

Staffing for the JPA is provided through an agreement with the San Diego Housing Commission, and Elizabeth Morris serves as CEO for the SDMSDA.

Each Director is appointed by a Member and serves at the pleasure of the respective appointing Member. Subject to the right of the appointing Member to replace a Director at any time, the term of office a Director is three years. At the inception of the SDMSDA, then Assistant City Manager Lamont Ewell was appointed and did serve as the City's Director on the SDMSDA Board. His new duties as City Manager preclude Mr. Ewell's ability to regularly attend meetings of the JPA,

prompting this recommendation to appoint Ms. Ellen Oppenheim, Director of the City's Parks and Recreation Department, to the City's seat on the Board of Directors. Her knowledge of the City and, specifically, familiarity with park and open space planning will contribute to the overall project.

The Model School project has progressed with extensive involvement of the community. In addition to establishing the organizational structure for Agency functions, the Board has officially selected its preferred site. A partnership of Sedona Pacific/Lankford & Associates serves as Project Manager under contract. With their assistance, all potential school sites in the greater City Heights area were assessed, and the SDMSDA choose the Florence Joiner elementary school study area as its preferred site, and the Mary Fay elementary school study area as the alternative. Extensive conceptual planning has been completed for both sites, along with a preliminary project budget. The JPA will soon begin drafting an Environmental Impact Report and processing entitlements. Entitlements would be subject to future Community Planning Commission, and City Council review and consideration.

Respectfully submitted,

Elizabeth C. Morris
Chief Executive Officer
SDMSDA

Approved:

Lamont Ewell
City Manager