

CALL NOTICE AND AGENDA  
FOR  
THE REGULAR  
BOARD OF DIRECTORS

JULY 28, 2010  
4:30 PM

**PLEASE NOTE NEW LOCATION**

**404 EUCLID AVENUE, 2<sup>ND</sup> FLOOR  
(CHOLLAS VIEW CONFERENCE ROOM)**

**IT IS ANTICIPATED THAT THE BOARD WILL ADJOURN INTO  
CLOSED SESSION BETWEEN 4:30 P.M. – 5:00 PM.**

The entire packet, which includes the individual staff reports and recommendations on each item, is available for viewing in the reception area of SEDC's corporate offices during normal business hours, Monday thru Friday, 8:00 a.m. - 5:00 p.m., and by visiting the website at [www.sedcinc.com](http://www.sedcinc.com). Copies of the packet or specific items of the packet may be obtained from SEDC between the hours of 8:00 a.m. - 5:00 p.m. No copying requests shall be taken over the phone.

NOTE: Action may be taken on any item identified on the Agenda.

This information is available in alternative formats upon request. To request an agenda in Braille, large print or cassette or to request a sign language or oral interpreter for the meeting, please call SEDC at least five working days prior to the meeting to ensure availability. Alternative Listening Devices ("ALD") are available for the meeting upon request.

1. **Call to Order**

2. **Announcement of Closed Session**

**4:30 CLOSED SESSION**

A. Conference with Legal Counsel -- Existing Litigation per Government Code Section 54956.9(a):

1. Carolyn Y. Smith vs. Southeastern Economic Development Corporation. San Diego County Superior Court Case No.37-2010-00096457-CU-OE-CTL

**Reconvene in Open Session and Public Report/Action**

3. **Approval of the Meeting Minutes from the Agendas of June 28, 2010**

4. **Request for Continuance**

The SEDC Board of Directors will consider requests to continue specific items. A speaker form should be completed for a public request that an item be continued.



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5. **Public Communications**

Comments from the audience regarding non-agenda items within the subject matter jurisdiction of SEDC, limited to a three-minute non-debatable presentation, will be heard at this time. If you would like to address the Board, please complete a speaker form. Public comment will be taken at the time of specific agenda items.

6. **Non-Agenda Item(s)**

The addition of action items must meet the requirements of Government Code Section 54954.2(b).

7. **Consent Agenda Item(s)**

None.

8. **Pulled Consent Agenda Items**

None.

9. **General Reports and Action Items**

- a. Review, Discuss and Recommend Approval of the Relocation Plan for the Vista Grande Apartments (Report No. 10-027)
- b. Review, Discuss and Recommend Approval of an Exclusive Negotiating Agreement with St. Stephens Valencia Business Park Development, LLC for the Development of the Valencia Business Park – Lots 2-7 (Report No. 10-028)
- c. A Proposed Affordable Housing Project at 53<sup>rd</sup> & Naranja Streets – Purchase of Note/Trust Deed from Security Business Bank, Modification of Note/Trust Deed to Creekside Pointe, LP, and Approval of Terms of an Owner Participation Agreement (Report No. 10-029)
- d. Review, Discuss and Recommend Approval of the Redevelopment Agency Debt Policy (Report No. 10-030)
- e. Review of Period to Date and Year to Date Financials (Report No. 10-031)
- f. Adoption of a Resolution Limiting the Powers of the Executive Committee (*Continued from the Agenda of June 23, 2010*) (Report No. 10-032)
- g. Approval of an Amendment to the Agreement with Roberts Consulting Group (Report No. 10-033)

- h. Discussion and Decision Regarding the Current Acting President/CEO's Eligibility to Apply for the Permanent SEDC President/CEO Position (Oral Presentation)
  - i. Nomination and Election of Officers of the Southeastern Economic Development Corporation by the Board of Directors and Committee Assignment for FY 2011 (Oral Presentation)
  - j. Nomination of Chair, Cruz Gonzalez to Serve on the City of San Diego's Redistricting Commission (Oral Presentation)
10. **Acting President/CEO's Report**
  11. **Legal Affairs Report**
  12. **Chair's Report**
  13. **Committee Reports**
  14. **SEDC Directors Announcements, Reports or Referrals**
  15. **Adjournment**