

CALL NOTICE AND AGENDA
FOR
THE SPECIAL
BOARD OF DIRECTORS MEETING

SEPTEMBER 8, 2010
12:00 NOON



Southeastern
Economic
Development
Corporation

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www.sedcinc.com

PLEASE NOTE NEW LOCATION

**404 EUCLID AVENUE, 2ND FLOOR
(CHOLLAS VIEW CONFERENCE ROOM)**

**IT IS ANTICIPATED THAT THE BOARD WILL ADJOURN INTO
CLOSED SESSION BETWEEN 12:00 NOON. – 12:30 P.M.**

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. 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**

12:00 CLOSED SESSION

- A. Conference with Legal Counsel
Authority: Existing Litigation per Government Code Section 54956.9(a)
Carolyn Y. Smith vs. Southeastern Economic Development Corporation, San Diego
County Superior Court Case No.37-2010-00096457-CU-OE-CTL
- B. Conference with Legal Counsel
Authority: Initiation of Litigation per Government Code Section 54956.9(c): Four Cases
3. **Reconvene in Open Session and Public Report/Action**
4. **Approval of the Meeting Minutes**

None.

5. **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.

6. **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.

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

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

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

None.

9. **Pulled Consent Agenda Items**

None.

10. **General Reports and Action Items**

a. Review, Discuss and Recommend Approval to the Redevelopment Agency for an Action to Approve and Transmit the Preliminary Report to Affected Taxing Entities for the Proposed Amendments to Merge the Central Imperial, Gateway Center West, Mount Hope And Southcrest Redevelopment Project Areas ("Component Areas") into the Southeastern San Diego Merged Redevelopment Project Area ("Merged Project Area") and for the Subsequent Proposed Amendments to the Merged Project Area As Follows:

- (i) create a combined tax increment limit ("Merged Project Area tax increment cap") for the Merged Project Area;
- (ii) to extend the duration of the Redevelopment Plan for the Gateway Center West Component Area of the Merged Project Area and the time limit for the repayment of debt by ten years;
- (iii) to eliminate the time limit for the incurrence of debt for the Gateway Center West and Central Imperial Component Areas of the Merged Area; and
- (iv) to change the land use provisions in the Redevelopment Plans for each Component Area of the Merged Project Area to incorporate by reference the most recently adopted General Plan, Community Plan and any Specific Plans and as they may be amended from time to time

(Report No. 10-034)

- b. Approve an Agreement with Helix Environmental Planning, Inc. (Report No. 10-35)
- c. Approve the First Amendment to the Agreement with Stutz Artiano Shinoff & Holtz (Report No. 10-36)

- 11. **Acting President/CEO's Report**
- 12. **Legal Affairs Report**
- 13. **Chair's Report**
- 14. **Committee Reports**
- 15. **SEDC Directors Announcements, Reports or Referrals**
- 16. **Adjournment**