

MINUTES OF THE ADJOURNED REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY OF
SAN DIEGO, CALIFORNIA
MONDAY, DECEMBER 1, 1975
ADJOURNED TO MONDAY, DECEMBER 8, 1975
ADJOURNED TO WEDNESDAY, DECEMBER 10, 1975

Present - Members Johnson, O'Connor, Hubbard, Gade and Chairman Wilson.
Absent - Members Williams, Morrow, Ellis and Haro.
Secretary - Edward Nielsen.

Chairman Wilson called the Adjourned Regular Meeting of the Redevelopment Agency to order at 8:35 A.M.

It was reported that this Meeting had been adjourned from Monday, December 1, 1975, to Monday, December 8, 1975, and to Wednesday, December 10, 1975, by order of the Redevelopment Agency.

The Secretary reported that copies of the Order of Adjournment covering the adjournment of this meeting from Monday, December 1, 1975, to Monday, December 8, 1975, and to 8:30 A.M., Wednesday, December 10, 1975, had been posted and mailed as required by law, and that proper Certificates of Posting and Mailing are on file.

On motion of Member Johnson, seconded by Member Hubbard, the Minutes of the Regular Meeting of November 3, 1975, the Regular Meeting of December 1, 1975, and the Adjourned Regular Meeting of December 8, 1975, were unanimously approved without reading, after which they were signed.

A proposed Resolution was presented authorizing the Executive Director, or his designee, to proceed with the formulation of a Disposition and Development Agreement with the John S. Griffith Company for the purposes of implementing the Linda Vista Redevelopment Project.

Mr. Edward Murphy, of City Staff, discussed this item and answered questions.

Mr. Larry Marshall, representing Mr. Don McLane, and Mr. Thomas Schriber, Vice President of the Griffith Company, spoke.

Mr. Donald Schoell showed slides of the area involved.

Member Williams, entered the meeting.

Mr. Murphy stated that the proposed action on this item would facilitate the commercial phase of the project. The housing phase will be considered if and when the developer obtains a housing subsidy. If a housing subsidy is not obtained, then additional commercial space would be considered.

The following people appeared to speak on this item: Juan Del Rio; Donna Erickson; Gary Stane; John Cheney; Mary Nichols; The Reverend Heath; and Dr. Barringer.

A motion was made by Member Hubbard to amend this Resolution to request that the San Diego City Council advance the necessary funds to complete escrows and obtain ownership of the property. This motion died due to lack of a second.

RESOLUTION NO. 242, authorizing the Executive Director, or his designee, to proceed with the formulation of a Disposition and Development Agreement with the John S. Griffith Company for the purposes of implementing the Linda Vista Redevelopment Project was adopted on motion of Member O'Connor, seconded by Member Williams, by the following vote: Yeas - Members Johnson, O'Connor, Williams, Gade and Chairman Wilson. Nays - Member Hubbard.

Chairman Wilson recessed the Meeting at 9:52 A.M.

Chairman Wilson reconvened the Meeting at 10:12 A.M.

Present - Members Johnson, O'Connor, Hubbard, Gade and Chairman Wilson.
Absent - Members Williams, Morrow, Ellis and Haro.
Secretary - Edward Nielsen.

RESOLUTION NO. 243, (continued from the Regular Meeting of October 6, 1975 to the Regular Meeting of November 3, 1975, and to the Adjourned Regular Meeting of December 8, 1975) for the Biennial Public Hearing for the purpose of hearing the testimony of all interested parties on the progress being made in proceeding with the Linda Vista Shopping Center Redevelopment Project, was unanimously adopted on motion of Member Johnson, seconded by Member Gade.

A proposed Resolution was presented approving the Ernest W. Hahn Company's Concept Plan and Description of Proposal for redevelopment in the Horton Plaza Project.

Mr. James Spotts, of City Staff, discussed and answered questions on this item.

Member Williams entered the meeting.

Member Morrow entered the meeting.

The following people appeared to speak on this item: Mr. Jack Spencer, representing the Hahn Company; Mr. Patrick Crowley, of the San Diego Chamber of Commerce; Mr. George Scott, President of San Diegans, Inc.; Mr. Frank Curran, Director of Central City Association of San Diego; and Mrs. Joan Dahlin.

Member Morrow voiced his concern that the Horton Project originally entailed just Horton Plaza, but has now been enlarged to 16 blocks and questioned the sale versus the lease of this property.

RESOLUTION NO. 244, approving the Ernest W. Hahn Company's Concept Plan and Description of Proposal for redevelopment in the Horton Plaza Redevelopment Project, was adopted on motion of Member Hubbard, seconded by Member Johnson, by the following vote: Yeas - Members Johnson, O'Connor, Hubbard, Williams, Gade and Chairman Wilson. Nays - Member Morrow.

RESOLUTION NO. 245, authorizing the Executive Director, or his designee, to negotiate with the Ernest W. Hahn Company for a Disposition and Land Development Agreement for the Horton Plaza Redevelopment Project, under the terms set forth in the Concept Plan and Description of Proposal; and authorizing the Executive Director, or his designee, to execute a Fourth Amendment to Negotiation Agreement extending to June 7, 1976, the Negotiation Agreement entered into on June 4, 1974, was adopted on motion of Member Hubbard, seconded by Member Johnson, by the following vote: Yeas - Members Johnson, O'Connor, Hubbard, Williams, Gade and Chairman Wilson. Nays - Member Morrow.

RESOLUTION NO. 246, authorizing the Executive Director, or his designee, to execute an Agreement with Keyser-Marston and Associates with Appraisal Research, and E. M. Schaffran and Co. under sub-contract, for professional services in marketing and disposition procedures for the Horton Plaza Redevelopment Project; and authorizing the expenditure of not to exceed \$15,000.00 from Horton Plaza Redevelopment Project Fund No. 984 for said services, was unanimously adopted on motion of Member Hubbard, seconded by Member O'Connor.

RESOLUTION NO. 247, authorizing the Purchasing Agent to advertise for bids for the construction of street improvement work for "E" Street between Union and Front Streets in the Horton Plaza Redevelopment Project, was unanimously adopted on motion of Member Gade, seconded by Member O'Connor.

A proposed Resolution was presented authorizing the Executive Director, or his designee, to execute two Contracts: (1) With Land Title Insurance Company; and (2) with Title Insurance Trust Company; for Title Insurance and Escrow Services for the Horton Plaza Redevelopment Project.

On motion of Member Hubbard, seconded by Member O'Connor, it was unanimously approved to return this item to the Executive Director.

RESOLUTION NO. 248, adopting Redevelopment Agency Policy 300-4, entitled "Rules Governing Participation by Owners/Tenants in the Market Street Industrial Park Redevelopment Project", was unanimously adopted on motion of Member Williams, seconded by Member Gade.

RESOLUTION NO. 249, rescinding Resolution No. 222 and establishing a new regular meeting time for the Redevelopment Agency at 3:00 P.M. on the first Monday of each month, was unanimously adopted on motion of Member Morrow, seconded by Member O'Connor.

There being no further business to come before the Agency at this time, the Adjourned Regular Meeting was adjourned at 10:54 A.M.



Chairman of the Redevelopment Agency
of The City of San Diego, California

ATTEST:



Secretary of the Redevelopment Agency
of The City of San Diego, California