

MINUTES OF THE REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY OF
SAN DIEGO, CALIFORNIA
MONDAY, FEBRUARY 2, 1976

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

Acting Chairman Johnson called the Regular Meeting of the Redevelopment Agency to order at 3:26 P.M.

On motion of Member Gade, seconded by Member Haro, the Minutes of the Regular Meeting of January 5, 1976 were unanimously approved without reading, after which they were signed.

A proposed Resolution was presented 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 City College Redevelopment Project.

Mr. James Spotts, of City staff, discussed this item.

Dr. Dale Parnell, of the San Diego Community College District, spoke stating his appreciation and commending City staff for their work on this project.

A check payable to the San Diego Community College District in the amount of \$26,428.90 was presented to Dr. Parnell by Acting Chairman Johnson which represents money allocated for this project but not expended.

RESOLUTION NO. 253, 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 City College Redevelopment Project, was unanimously adopted on motion of Member Hubbard, seconded by Member Williams.

A Special Item regarding the matter of the Barrio Logan Planning Association's Resolution recommending termination of the agreement with the firm of Aguirre Associates for the Barrio-Logan Redevelopment Study was presented.

Mr. Edward Murphy, of City staff, discussed the Deputy Executive Director's Report dated February 2, 1976, which recommends the termination of the current agreement with the consultant, Aguirre Associates. Mr. Murphy stated that City staff will submit possible alternatives to the Agency in 30 days.

Mr. Abran Quevedo, Chairman of the Barrio Logan/Harbor 101 Community Planning Association, spoke stating that the Planning Association made a recommendation in December, 1975, that the Agency terminate its contract with Aguirre Associates. He cited the differences between Aguirre Associates and the Planning Association.

Mr. John Aguirre, of Aguirre Associates, spoke on the differences he has encountered with the Barrio Logan/Harbor 101 Community Planning Association.

Mr. Nicholas Ramos, of Auxiliary Management Systems, Inc., spoke.

Mr. Edward Murphy outlined the work which had been accomplished by Aguirre Associates, the amount of money expended to date, and answered questions posed by the Members.

Deputy Executive Director John Lockwood emphasized the need for the Barrio Logan/Harbor 101 Community Planning Association and the consultant on this project to work harmoniously. He stated that he is asking for 30 days' time for City staff to consult with the Barrio Logan/Harbor 101 Community Planning Association to determine each person's responsibility before making recommendations at the Agency's March meeting.

Deputy General Counsel Harold Valderhaug stated that the contract with Aguirre Associates could be suspended by the Executive Director without default. In fact, the agreement was suspended as of December 11, 1975.

A motion by Member Haro, seconded by Member Williams, and unanimously approved, directed that the contract with Aguirre Associates be terminated and City staff report to the Agency in 30 days on alternatives; also directing the Executive Director to submit a letter to Mr. Aguirre stating that this contract is not being terminated for professional or ethical standards.

Member Gade requested that it should be made clear who will have control of this project, due to the fact that the \$22,000 already spent on the Aguirre Associates' contract might not be salvaged. He requested that this be included in the Executive Director's report at the March meeting.

A Resolution was presented accepting the Rick Engineering Company's Summary Report on the Dells Redevelopment Project; and directing the Executive Director, or his designee, to prepare a redevelopment plan for the Proposed Dells Redevelopment Project Area in accordance with Section 33330 et seq. of the Health and Safety Code of the State of California.

Mr. Edward Murphy, of City staff, discussed this item and presented various maps of the area involved.

The following people appeared to speak: Mr. Larry Grogan, of the San Diego Gas and Electric Company; Mr. James H. Banks; and Mr. John Harper.

Mr. William Rick, of Rick Engineering Company, discussed the project and answered questions posed by the Members.

According to Deputy General Counsel Harold Valderhaug, it would be legal to increase the size of this project. In that case, however, it would have to be reconsidered by the Planning Commission.

Member Haro's motion to accept the report and direct the Executive Director to prepare a Redevelopment Plan for the Project Area extending it to Market Street did not receive a second.

Discussion followed regarding the boundary lines of the project.

RESOLUTION NO. 254, accepting the Rick Engineering Summary Report on the Dells Redevelopment Project; and directing the Executive Director, or his designee, to prepare a Redevelopment Plan for the Proposed Dells Redevelopment Project Area expanding the boundary to the south to include Area 5 to the alley, was unanimously adopted on motion of Member Haro, seconded by Member Williams.

RESOLUTION NO. 255, accepting the low bid from Sapper Construction Company for Schedule 1 for an estimated total of \$52,630.60; and authorizing the Executive Director, or his designee, to execute a contract for site improvements to "E" Street between Union and Front Streets within the Horton Plaza Redevelopment Project; and authorizing the expenditure of a sum not to exceed \$68,500.00 from Horton Plaza Redevelopment Fund No. 984 for said construction and related costs, was unanimously adopted on motion of Member Hubbard, seconded by Member Gade.

RESOLUTION NO. 256, authorizing the Executive Director, or his designee, to accept the proposal of George M. Graves to provide appraisal services for the Horton Plaza Redevelopment Project; and authorizing the expenditure of a sum not to exceed \$40,000 for said services and related expenses from Horton Plaza Redevelopment Fund No. 984, was unanimously adopted on motion of Member Gade, seconded by Member Haro.

There being no further business to come before the Agency at this time, the Regular Meeting was adjourned at 5:23 P.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