

MINUTES OF THE ADJOURNED REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY OF
SAN DIEGO, CALIFORNIA
TUESDAY, DECEMBER 7, 1976
ADJOURNED TO FRIDAY, DECEMBER 10, 1976

Present - Members Johnson, O'Connor, Hubbard, Williams, Haro and
Chairman Wilson.

Absent - Members Morrow and Gade. (Council seat for District 7 vacant.)
Secretary - Edward Nielsen.

Chairman Wilson called the Adjourned Regular Meeting of the
Redevelopment Agency to order at 8:11 A.M.

(This item was continued from the Regular Meeting of December 7,
1976.)

The hour of 2:00 P.M. having arrived, Chairman Wilson announced
this is the time and place to consider the matter of a Joint Public Hearing
by the City Council and the Redevelopment Agency of The City of San Diego
for the purpose of hearing testimony of all interested parties on the
Redevelopment Plan for the Marina Redevelopment Project.

Mr. James Spotts and Mr. Dave Allsbrook, both of City staff,
gave the background and description of the Marina Project.

Member Morrow entered the meeting.

Mr. Sherrard, representing the Pacific Soap Company, spoke
urging a continuance of this item until after January 1, 1977, to have
the benefit of State legislation which will be in effect at that time.

A motion was made by Member Morrow to continue this item
until after January 1, 1977, in view of the State Legislation which will
be effective on that date, and also due to the vacancy of Council seat
for District 7. This motion died due to lack of a second.

Richard Silberman, President of the Centre City Development
Corporation Board, stated that the Board has reviewed this plan in
substantial detail and considers the plan feasible. It was recommended
that the plan be adopted now.

Eugene Jacobs, Special Counsel for the Redevelopment Agency,
responded to questions from the Members.

Mr. James Murphy, of Pacific Soap Company, spoke in opposition
to the plan in its present form and asked that this item be continued
per Member Morrow's motion. He also asked that relocation laws be
adhered to and the cooperation of the property owners in the area be
sought in developing a plan.

Ms. Margaret Lander, League of Women Voters, spoke in favor
of the plan.

Mr. Don Reiss, from the San Diego Chamber of Commerce, spoke in favor of the plan.

On motion of Member Williams, seconded by Member Hubbard, it was unanimously agreed to suspend Council rules to permit the usual 15 minutes allotted to speak be extended to 30 minutes.

Mr. George Scott, President of San Diegans, Inc., spoke in favor of the plan.

Mr. Roy Potter, of San Diegans, Inc., spoke in favor of the plan.

Mr. Dave Speer, speaking for County Supervisor Lee Taylor at the request of the San Diego County Board of Supervisors, requested continuance of the Columbia and Marina proceedings until after January 1, 1977. He further stated that the Board of Supervisors desired that if it is not possible to do this, that the Council/Redevelopment Agency consider the following: Agreement that would distinguish between what the Board of Supervisors considers to be inflation tax increment; and, an agreement to establish fixed time limits regarding Marina and Columbia projects.

Mr. Robert Farmer, property owner, spoke in opposition to the plan.

Mr. Harry Wosk, of Wosk Investment Company (property owner), spoke asking that City staff and property owners in the Marina Project area meet to discuss the plan.

Mr. Maurice Clark spoke in opposition.

Mr. Bernard Flynn spoke in opposition.

Mr. Sayers, Vice President of the Union Ice Company, spoke in opposition.

Mr. Corjsha spoke in opposition.

Messrs. Speer, Silberman, Jacobs and Members of the Agency discussed inflationary effect and tax increment on the project, and other entities that rely on the Marina area property tax.

Mr. Silberman stated that after this plan has been adopted, the Centre City Development Corporation Board will present to the Council/Agency each indebtedness incurred and there will be considerable opportunity to make adjustments at each step.

Chairman Wilson declared the hearing closed.

(This item was continued from the Regular Meeting of December 7, 1976.)

RESOLUTION NO. 309, receiving the Final Supplemental Environmental Impact Report on the Marina Redevelopment Project and on the proposed amendments to the Land Use Control Provisions of the Redevelopment Plan for the Project; certifying to the preparation and completion of said Final Supplemental Environmental Impact Report and authorizing the filing of a Notice of Determination, was adopted on motion of Member O'Connor, seconded by Member Johnson, by the following vote: Yeas - Members Johnson, O'Connor, Hubbard, Williams, Gade, Haro and Chairman Wilson. Nays - Member Morrow.

Chairman Wilson recessed the meeting at 10:32 A.M. Upon reconvening at 11:43 A.M., the roll call showed all Members present.

(This item was continued from the Regular Meeting of December 7, 1976.)

A proposed resolution, authorizing the Executive Director, or his designee, to execute an Owner Participation Agreement with the San Diego Unified Port District for development of the Unified Port District's property within the Marina Redevelopment Project area, which agreement also includes covenants by the City of San Diego, was presented.

On motion of Member Morrow, seconded by Member Haro, it was unanimously agreed to continue this item to Tuesday, December 28, 1976, at 2:00 P.M.

(This item was continued from the Regular Meeting of December 7, 1976.)

The hour of 2:00 P.M. having arrived, Chairman Wilson announced this is the time and place to consider the matter of a Joint Public Hearing by the City Council and the Redevelopment Agency of The City of San Diego for the purpose of hearing testimony of all interested parties on the Redevelopment Plan for the Columbia Redevelopment Project.

Mr. Edward Murphy, of City staff, spoke on the background of this item.

Mr. Richard Silberman stated that the Centre City Development Corporation Board unanimously voted to recommend that this plan be adopted.

Chairman Wilson declared the hearing closed.

(This item was continued from the Regular Meeting of December 7, 1976.)

RESOLUTION NO. 310, receiving the Final Supplemental Environmental Impact Report on the Columbia Redevelopment Project and on the proposed amendments to the Land Use Control Provisions of the Redevelopment Plan for the Project; certifying to the preparation and completion of said Final Supplemental Environmental Impact Report and authorizing the filing of a Notice of Determination, was unanimously adopted on motion of Member O'Connor, seconded by Member Gade.

Chairman Wilson recessed the meeting at 11:54 A.M. Upon reconvening at 11:58 A.M., the roll call showed Member Morrow absent.

(This item was continued from the Regular Meeting of December 7, 1976.)

A proposed resolution, authorizing the Executive Director, or his designee, to execute a Sixth Amendment to Negotiation Agreement with the Ernest W. Hahn Company which amendment extends to March 1, 1977, or until the successful conclusion of negotiations, whichever comes first, the term of the Negotiation Agreement entered into on June 4, 1974, was presented.

Member O'Connor left the meeting.

Eugene Jacobs, Special Counsel to the Redevelopment Agency, spoke on this item.

Mr. Richard Silberman spoke urging the extension of this agreement.

RESOLUTION NO. 311, authorizing the Executive Director, or his designee, to execute a Sixth Amendment to Negotiation Agreement with the Ernest W. Hahn Company which amendment extends to March 1, 1977, or until the successful conclusion of negotiations, whichever comes first, the term of the Negotiation Agreement entered into on June 4, 1974, was unanimously adopted on motion of Member Hubbard, seconded by Member Williams.

(This item was continued from the Regular Meeting of December 7, 1976.)

Two resolutions relative to Market Street Industrial Park acquisition were presented:

- A. Authorizing condemnation with order of immediate possession to acquire property for the proposed Market Street Industrial Park located at the corner of 41st and Market Street in the Southeast San Diego area.
- B. Authorizing the Executive Director, or his designee, to execute an indemnification agreement with Title Insurance and Trust Company for issuance of Fee Title Insurance Policies of parcels to be acquired through Eminent Domain when granted immediate possession by the Court.

On motion of Member Haro, seconded by Member Gade, it was unanimously agreed to continue this item to Wednesday, December 15, 1976, at 2:00 P.M.

The Adjourned Regular Meeting was adjourned at 12 Noon to Wednesday, December 15, 1976, at 2:00 P.M. to consider Item 8 on the two proposed resolutions relative to Market Street Industrial Park acquisition.



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