

MINUTES OF THE CONTINUED SPECIAL MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY OF
SAN DIEGO, CALIFORNIA
OF JUNE 6, 1977
CONTINUED TO JUNE 20, 1977

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

Chairman Wilson called the meeting to order at 3:53 p.m., announcing that the joint public hearing of the Council and the Redevelopment Agency, originally in session on Monday, June 6, would now be continued to consider the Hahn Agreement.

John P. Fowler, Engineering & Development Director, introduced Eugene Jacobs, Special Counsel, who stated that the following events had taken place: (1) Mr. Hahn was in attendance at today's meeting. (2) Mr. Jacobs had met with the Legal Aid people. (3) Mr. Jacobs, Mr. Hahn, and Gerald Trimble, Executive Vice President of Centre City Development Corporation had met together, and there was "substantial agreement with the adjusted purchase price."

Mr. Jacobs said that in CCDC's morning session a motion had been approved in which Hahn would get an extension date to March 1, 1978 if there had been no action in the Gaslamp Quarter, in the purchase of Navy Field by the Port Authority, or exclusive negotiations with a developer of housing in the Marina area prior to November 1, 1977. If those things were not accomplished by March 1, 1978, then Hahn could terminate the Disposition and Development Agreement (DDA).

Tim Kelly of Keyser Marston economic consultants explained the reasons behind some of the other changes CCDC had approved, including the lease on Parcel E adjustments in the 11th year with a 30% cap up to the 21st year, there being no cap after that. In response to questions from Member Morrow, President Dean Dunphy of CCDC described some of the agreements and compromises taken by both sides, and the ultimate benefits to the citizens of San Diego. He recommended adoption of the revised agreement.

In response to questions from Members Morrow and Johnson, Mr. E. W. Hahn of the Hahn Company said he was "pleased that we have hammered out some compromises," that he has letters of commitment from Robinson's and Mervyn's, that Montgomery Ward and Buffums have both expressed an interest, but that so far there was no commitment for a convention center downtown, nor for construction activities in the Marina area.

The Relocation Report and the Replacement Housing Plan were then discussed at length. Mr. Jacobs, having previously met with Victor Harris, Villa Reyes, and Susan Cutler (whose presentations were heard during the June 6 session of the public hearing), indicated that some changes were being rewritten into both reports as a result of their discussions. Victor Harris cited some areas of disagreement still of concern: the citizen participation process, adequate surveys of housing needs and relocation sources, fire safety regulations in certain hotels, and land acquisition. Mr. Jacobs gave his legal opinion that the City is complying with the law, that it is not necessary to cease negotiations until the requirements are met for relocation and housing. He recommended that the residents of the area be surveyed as to their housing needs; that housing resources be studied; and that a check be made with the Fire Department, all of which to be completed by September 1st. Members Haro, O'Connor, and Williams expressed their concern for the perceived and real needs of the downtown residents.

Ms. Reyes asked that a senior citizen be heard whose suggestion was that the Council go out as a group and on foot to observe "what is going on in these hotels." Another citizen, Barbara Manus, expressed her fear that she would lose her restaurant customers. Mr. Jacobs said he could give her a more definitive answer in talking to her personally, but assured her the number of people moved in the next year would be minimal.

In answer to Member Morrow's questions about the finances, Redevelopment Superintendent Jim Spotts said that for implementation of the Hahn DDA, estimated expenses are \$26.69 million.

Member Johnson left the meeting.

Member Williams called attention to the communication from the League of Women Voters in which they urge that the design concept of the Horton Plaza commercial development be open and oriented toward "a more human scale...sensitive to the people who live and work downtown as well as offering an incentive to people from the entire San Diego area to come and enjoy it."

RESOLUTION NO. 332, approving and adopting the Replacement Housing Plan pertaining to implementation of the Ernest W. Hahn Disposition and Development Agreement, with certain amendments providing that there be no negotiation for properties that presently have residents, but that negotiations proceed on properties with no residents, and that a survey of housing resources be completed by September 1, 1977, was adopted on motion of Member Haro, seconded by Member O'Connor, by the following vote: Yeas - Members O'Connor, Williams, Gade, Strobl, Haro, and Chairman Wilson. Nays - Member Morrow.

RESOLUTION 333, approving and adopting the Relocation Plan pertaining to implementation of the Ernest W. Hahn Disposition and Development Agreement, with certain amendments providing that a survey of the housing needs of the residents as well as a survey of the housing resources be completed by September 1, 1977, was adopted on motion of Member Haro, seconded by Member O'Connor, by the following vote: Yeas - Members O'Connor, Williams, Gade, Strobl, Haro, and Chairman Wilson. Nays - Member Morrow.

A proposed resolution on the approval of the Ernest W. Hahn Disposition and Development Agreement was then considered. Mr. Dave Oddo of the Legal Aid Society urged that the consulting of downtown residents be done with intelligence and compassion; Mr. Jacobs responded that the amended report includes the requirements for citizen participation. Mr. Jim Harris of the Taxpayers' Association at 1010 Second Avenue reported that their board of directors had voted on June 17, 1977 to endorse the Hahn proposal.

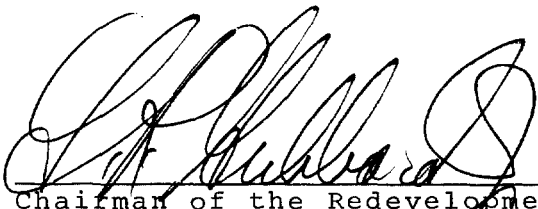
RESOLUTION 334, approving the Ernest W. Hahn Disposition and Development Agreement with amendments, was adopted on motion of Member Haro, seconded by Member O'Connor, with the following vote: Yeas - Members O'Connor, Williams, Gade, Strobl, Haro, and Chairman Wilson. Nays - Member Morrow.

Member O'Connor left the meeting.

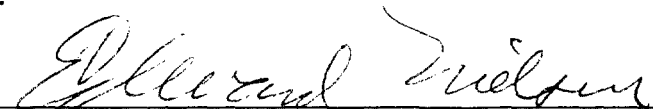
A motion was made to accept the amendments to the Hahn DDA, with Haro so moving, Williams seconding, and the following vote: Yeas - Williams, Gade, Strobl, Haro, and Chairman Wilson. Nays - Member Morrow.

A motion was made by Member Haro, seconded by Member Williams, that the meeting be continued to Tuesday, June 21 at 8:30 a.m. The vote was unanimous.

The meeting was adjourned at 6:30 p.m.

Acting 
 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