

MINUTES OF THE ADJOURNED SPECIAL MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY OF
SAN DIEGO, CALIFORNIA
OF JUNE 6, 1977
CONTINUED TO JUNE 20, 1977
ADJOURNED TO JUNE 21, 1977

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

In joint session with the City Council and Centre City Development Corporation, the Agency meeting was convened at 9:00 a.m. with Acting Chairman Johnson presiding.

CCDC President Dean Dunphy reported on the formulation of the proposed Fiscal '78 CCDC budget, a unique situation since formerly the corporation had used City staff. Gerald Trimble, Executive Director of CCDC, responded to questions from members, stating that the budget reflects the objectives of redevelopment downtown, that costs for travel, printing, promotional expenses are predicated on similar operations in Pasadena and Los Angeles. City Manager Hugh McKinley urged the members to avoid taking a penurious approach to the CCDC operating budget, since a rapid acceleration of activity is expected. Member Gade suggested that the matter of the CCDC budget be trailed at this time, since several members were absent. Acting Chairman Johnson agreed that the item would be trailed until others arrived.

Following a continuation of the report of downtown progress by CCDC President Dunphy, the Council adjourned, the members then being in session as the Redevelopment Agency alone.

Member Haro inquired about the effect on redevelopment projects outside the Centre City area insofar as support and staff have to such a large extent been directed to Centre City activities. John Fowler, Engineering and Development Director, stated that staff commitment to projects outside Centre City comprises 9.3 persons as compared to 5.6 to Centre City. Dells, Barrio-Logan, Linda Vista, Market Street and other such project areas will continue to receive full staff support.

At 10:00 a.m. a break was taken with the expectation that on return a quorum would be present. When the roll was called to reconvene at 10:19 a.m. the following were present: Members Williams, Morrow, Gade, Strobl, and Acting Chairman Johnson.

It was moved and seconded and unanimously approved that the minutes of the meeting and public hearing of June 6, 1977 be approved.

A proposed resolution authorizing the Executive Director to negotiate for the purchase of the property on the north half of the Golden West Hotel block was then presented. James Spotts, Superintendent of the Redevelopment Agency, explained the need for land for subsidized senior citizen housing, especially as it would be a resource for the Agency to use in replacement housing.

At 10:21 a.m. Member Haro entered the meeting.

Members Morrow and Williams asked questions concerning the comparability of land costs downtown and in other areas; cost savings when transportation is not a factor; land use; cost of investment and return in revenue. Director Hugh McKinley said that under the growth management program, much of that information will be covered. Larry Haden, Financial Management Director, was asked if the fiscal impact study had taken into account the redevelopment projects. He replied that the effect of the redevelopment projects was included in the fiscal study and that he would make a further report.

Mr. Dunphy spoke in favor of the resolution, citing the success of the City College area in the removal of blight from the area, the construction of a strong, viable institution, and the relocation of 1200 people. Remarking that the college was a public structure, Member Morrow suggested further that he would favor the formation of a special district downtown. Member Gade inquired about further acquisition in the Horton Plaza area. Mr. Spotts said that an additional 1 3/4 blocks might be acquired, but reminded the members that the Federal Office Building and Central Federal Tower are part of the project area, and that it is expected that the Spreckels and Balboa Theatres as well as the Golden West Hotel will participate in owner-participation agreements.

RESOLUTION 335, accepting the sum of \$1,085,000 from the City and authorizing the Executive Director to negotiate for the purchase of the property on the north half of the Golden West Hotel block; and authorizing the expenditure of a sum not to exceed \$1,220,360 for acquisition, relocation, and related expenses, was adopted on motion of Member Haro, seconded by Member Strobl, with the following vote:
Yeas - Members Williams, Gade, Strobl, Haro, and Acting Chairman Johnson.
Nays - Member Morrow.

A proposed resolution approving the concept of acquiring future excess right-of-way in the Marina Redevelopment Project and the Gaslamp Quarter District from the San Diego & Arizona Eastern Railway was then presented. Mr. Spotts, indicating this acquisition would help to minimize the separation between the Marina area and Navy Field, said the asking price by SD & AE of \$4.50 a square foot was considered a fair value and that CCDC had approved the concept. The question of comparability was brought up by Member Morrow who mentioned the City's having

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sold land in Kearny Mesa for \$1.50 a square foot. In response, Bill MacFarlane, Director of the Property Department, explained that in the San Diego Industrial Park, land was being sold generally in parcels of 10 acres or larger; in downtown San Diego sites are often sold in partial blocks.

Member Gade, ascertaining that two Santa Fe tracks would still remain, said it would be significant to predict the cost of additional property acquisition.

RESOLUTION 336, approving the concept of acquiring future excess right-of-way in the Marina Redevelopment Project and the Gaslamp Quarter District from the San Diego & Arizona Eastern Railway, was unanimously adopted following the motion by Member Williams and the second by Member Haro.

A motion was made by Member Williams, seconded by Member Haro, and unanimously approved that the item on charges of discrimination in the Linda Vista Redevelopment Project by Mr. Ernie Davis be continued to the next Agency meeting. John Fowler said sub-committee members O'Connor, Williams, and Haro would be meeting with a representative of Griffith and Company and with Mr. Davis before that date.

Following a 10-minute break, the Agency reconvened at 11:24 a.m. with Chairman Wilson presiding and the following members present: Members Johnson, Williams, Morrow, Gade, Strobl, and Haro.

RESOLUTION 337, approving the proposed Fiscal Year 1978 budget for the Centre City Development Corporation, was adopted on motion of Member Haro and second of Member Strobl, with the following vote: Yeas - Members Johnson, Williams, Strobl, Haro, and Chairman Wilson. Nays - Members Morrow and Gade.

RESOLUTION 338, accepting and adopting an annual budget for Fiscal Year 1978 for the Redevelopment Agency of the City of San Diego, was adopted on motion of Member Haro and second of Member Strobl, with the following vote: Yeas - Members Johnson, Williams, Strobl, Haro, and Chairman Wilson. Nays - Members Morrow and Gade.

The meeting was adjourned at 11:42 a.m.

Edward Wilson
Acting Chairman of the Redevelopment Agency
of the City of San Diego, California

ATTEST:

Edward Wilson
Secretary of the Redevelopment Agency
of the City of San Diego, California