

MINUTES OF THE ADJOURNED SPECIAL MEETING  
of  
TUESDAY, NOVEMBER 22, 1977

Present - Members Johnson, O'Connor, Hubbard, Morrow, Gade,  
Strobl, and Chairman Wilson.  
Absent - Members Williams and Haro.  
Secretary - Deputy Linda Osborne.

Chairman Wilson called to order at 2:10 p.m. the special meeting adjourned from November 15, 1977.

The minutes of October 19 and November 15 were approved unanimously, following the motion of Member Strobl and the second of Member Gade.

A proposed resolution was presented which would authorize a 90-day agreement to negotiate exclusively with San Diego Interfaith Housing Foundation the lease of a site and the development of 150 senior citizen dwelling units in the Horton Plaza Project area. A companion resolution was filed, its content having to do with the certification of Environmental Negative Declaration No. 75-01-00.25 BG. Counsel Valderhaug explained that since the 90-day agreement is not a commitment but rather a period for exclusive negotiations, a Negative Declaration certification would not be required at this time. Member Hubbard requested a legal opinion on the possibility that the site or facility could be considered government-sponsored and count toward the 10% limitation on such facilities within a redevelopment project area; Mr. Valderhaug replied that such a consideration would be investigated during the negotiation period.

RESOLUTION NO. 360, authorizing the Executive Director, or his designee, to execute an agreement to negotiate exclusively with the San Diego Interfaith Housing Foundation, for a period of 90 days, a lease of a site in the Horton Plaza Project generally bounded by Third Avenue on the west, "F" Street on the north, Fourth Avenue on the east, and the Golden West Hotel on the south, which lease would provide for the development on the site of 150 dwelling units for senior citizens of low and moderate income, was unanimously adopted on motion of Member Johnson and second of Member O'Connor.

Member Gade remarked on the news story in the November 22 SAN DIEGO UNION by John Donner, staff writer, about the estimated costs of the Marina housing project. In response, Gerald Trimble of Centre City Development Corporation reminded Agency members that on October 19, the date of CCDC's recommendation to the Agency of developers Shapell and Pardee, he had indicated that in 60 days he would come back with information regarding the first phase of negotiations and the expected budget. At that time he will also, he said, address the comments made in the news article.

REDEVELOPMENT AGENCY MINUTES

Next under consideration was the proposed resolution that the Redevelopment Agency accept expenditures by the City on the Convention Center Study and the Santa Fe Depot as debts of the Agency to be repaid by tax increment and other appropriate funds as available from the Columbia Redevelopment Project. In response to Member Hubbard's inquiries concerning the Santa Fe Depot, Mr. Trimble explained that administrative costs on the Depot (which is within the boundaries of the Columbia Redevelopment Project) from March, 1976 to the present were \$31,620 and that amount plus any such future costs would be considered as debts of the Agency.

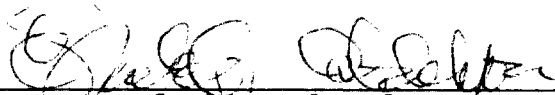
RESOLUTION NO. 361, accepting the expenditure of funds authorized by City Council Resolution No. 217686 as debts of the Redevelopment Agency with repayment to come from tax increments and other appropriate funds to be generated from the Columbia Redevelopment Project as and when such funds become available, was unanimously approved following the motion of Member Strobl and second of Member Morrow.

There being no further business, the meeting was adjourned at 2:22 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

*Union 11/22/77*  
MARINA HOUSING PROJECT

## City Withdraws Bid For Federal Millions

By JOHN DONNER

Staff Writer, The San Diego Union

The city Redevelopment Agency has withdrawn an application for \$15 million in federal money to begin buying land for the city's planned major downtown Marina housing project which, when completed, will cost an estimated \$145 million.

City officials said yesterday the application to the U.S. Department of Housing and Urban Development was withdrawn after the city failed to meet the criteria for obtaining a grant.

Only \$400 million is available nationally, which means the city would have competed with other cities for the money.

To begin the first phase of the 73-acre project, the city needs about \$8 million to \$14 million. The money could come from a variety of local, state and federal sources and would be used to buy and clear the land for devel-

opment, relocate businesses, and close and re route existing streets, along with any other necessary capital improvements.

Up to now the city's Redevelopment Agency and Centre City Development Corp, the City Council's advisory body on redevelopment, have been reluctant to give cost estimates for the project.

The grant application, however, estimates the total cost at \$145 million with \$100 million of that total being tagged to the developer.

Under the grant proposal, the city sought \$15 million from the federal government and would have raised another \$30 million from the sale of bonds. The bonds would have been sold after the first phase was under way or completed.

CCDC officials emphasized that project cost figures are preliminary and that new estimates will be presented to the council in January.

Negotiations are under way with two developers to handle the first phase of construction in the Marina area, bounded by Fourth Avenue, F Street, the Santa Fe Railroad tracks and San Diego Bay

One team consists of Shappell Government Housing Inc. and Goldrich Kest & Associates of Los Angeles, financiers, and the second, Pardee Construction Co., financed by San Diego Federal Savings and Loan Association.

City officials hope that the project eventually will consist of as many as 3,000 high- and low-rise condominium

and apartment units, open space and recreational areas and small shopping centers.

The city failed, however, to meet several federal government criteria for awarding funds based upon population decline, the age of housing, per capita income and number of families below the poverty level. The city did meet the unemployment standard.