

Minutes of the Regular Meeting
of March 7, 1978

Present - Members Mitchell, O'Connor, Schnaubelt, Gade, Stirling,
and Chairman Wilson
Excused - Members Lowery, Williams, and Haro
Secretary - Charles Abdelnour

The meeting was convened at 2:55 p.m. with Chairman Wilson presiding.

Minutes of the Special Meeting of February 21, 1978, and the Adjourned Regular Meeting of February 7 adjourned to February 14 adjourned to February 21, 1978, were approved unanimously on motion of Member O'Connor and second of Member Stirling.

Item 3, the Matter of Response to Councilman Gade's Questions on CCDC Activities, was trailed.

Item 4, on the Amended Procedures for Environmental Impact Report, and Item 7, relative to a proposed redevelopment plan for the Gaslamp Quarter, were continued due to a request from the excused members. After discussion about the appropriate date for the continued meeting, it was moved by Member Gade, seconded by Member Stirling to continue Items 4 and 7 to 2:00 p.m. Monday, March 13, 1978. The motion carried unanimously.

Item 5, a proposed resolution to execute a fifth amendment to the Keyser-Marston agreement, was discussed extensively, with Gerald Trimble of CCDC responding to questions of Members Stirling and Gade about the specialized services that the urban economist firm provides and the need for extending the contract. Member Stirling warned that he would not approve additional extensions in the future, but would expect Keyser-Marston to have to compete again in the consultant selection process with the Agency advertising for RFP's (Requests for Proposals). He also requested more information periodically on the variables that may affect a cost-benefit analysis, a one-page cost-benefit curve, perhaps.

RESOLUTION No. 371, authorizing Executive Director or his designee to execute a Fifth Amendment to the Agreement with Keyser-Marston Associates, Inc. for urban economic services for the Horton Plaza Redevelopment Project; and authorizing the expenditure of a sum not to exceed \$25,000 for said services, was passed unanimously on motion of Member O'Connor and second of Member Stirling.

Item 6, a proposed resolution approving the Gaslamp Quarter Project Area Committee (PAC), was then discussed. Member O'Connor disclosed that her father was a member of the Gaslamp PAC and owned property there. Counsel Hal Valderhaug said that would be no conflict of interest for Member O'Connor. The Code of Ethics, as described in Council Policy 000-4, should be reviewed, Valderhaug recommended, because of its being too broad and causing problems when legal opinions must be written.

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Chuck Tyson, of 1619 Forest Way, Del Mar, spoke to the Agency members as chairman of the Gaslamp Quarter PAC. The committee has been asked formally by CCDC to consider the plan, and has agreed to do that, he said. However, they have passed a resolution requesting an extension of time for a formal reply to the Agency. He said the committee is devoted to the implementation of the district, and will consider redevelopment. In response to Chairman Wilson's question about their being considered legally as the representative PAC, Mr. Tyson replied that the committee had agreed on the process by which it would become the official PAC. He described the election process, and said the elected committee is very representative and broad-based. Mr. Stirling asked whether property owners and tenants were kept informed in Gaslamp as well as other Centre City project areas. Mr. Trimble said a Gaslamp newsletter has been in effect for more than a year, and that a newsletter for the whole of the Centre City area is being devised. Face-to-face meetings are also taking place, he said, with groups being composed of owners and tenants from a 2- or 3-block area. Owner-Participation Agreements are among the topics of discussion at such meetings. Member Stirling asked for updates of information in the respective areas on a regular basis.

RESOLUTION No. 372, approving the Gaslamp Quarter Project Area Committee as a representative Project Area Committee consisting of persons who are residents, businesspersons, property owners, and members of community organizations within the proposed Gaslamp Quarter Redevelopment Project, was unanimously approved, on motion of Member Stirling and second of Member Schnaubelt.

Member O'Connor left the meeting.

On Item 8, discussion of proposed settlement in Superior Court Case 404741, it was explained that because of delays, it should be filed. The motion to do so was made by Member Mitchell, seconded by Member Stirling, and passed unanimously.

Item 3, which had been trailed from the beginning of the meeting, was continued to the next meeting, the motion being made by Member Stirling, seconded by Member Schnaubelt, and passed unanimously.

The meeting was adjourned at 3:34 p.m., with Items 3, 4, and 7 continued to Monday, March 13, 1978 at 2:00 p.m.

Pete L. Wilson

Chairman of the Redevelopment Agency
of the City of San Diego, California

ATTEST:

A. J. McElroy
Secretary of the Redevelopment Agency
of the City of San Diego, California