

MINUTES OF THE MEETING OF MARCH 21, 1978

Present - Members Mitchell, Williams, Schnaubelt, Gade, Stirling, Haro, and Chairman Wilson.

Excused - Members O'Connor and Lowery.

Secretary- Deputy Linda Osborne.

The meeting was convened at 2:40 p.m. with Chairman Wilson presiding.

Minutes of the meeting of March 14, 1978 were approved unanimously, Mr. Stirling so moving, Mr. Schnaubelt seconding.

Item 3, Gaslamp Project Area Committee Presentation of Schematic Design Concept, was continued to the next regular meeting of the Agency on April 17. The motion to do so was made by Mr. Gade, seconded by Mr. Stirling, and approved unanimously.

Item 4, on the "Amended Procedures for Implementation of the California Environmental Quality Act," was next on the agenda, having been continued from the meetings of March 7 and March 14. Responding to questions from Agency members, Gerald Trimble of CCDC and James Gleason of the City EQD staff explained the recommended procedures. Fred Ballmer, special legal counsel, noted that in the Amended Procedures, as revised March 20, 1978, the following changes should be made: page 7, in (o) add "water" following word "fuel"; page 11, delete (3)c; page 21, delete second sentence in second paragraph; and page 26, in first full paragraph, substitute the word "project" for "EIR".

RESOLUTION NO. 373, adopting the Amended Procedures for Implementation of the California Environmental Quality Act of 1970 and the Regulations of the California Resources Agency, and authorizing other procedures deemed necessary and convenient to carry out the purposes of CEQA, was unanimously approved on motion of Mr. Stirling and second of Mr. Williams.

RESOLUTION NO. 374, assigning the duties and responsibilities for implementing the procedures for CEQA as follows: (1) The Redevelopment Agency is the lead agency; (2) CCDC and its staff and consultants shall be the implementing staff for downtown redevelopment projects; (3) the City Redevelopment staff shall be the implementing staff for redevelopment projects in the City, except downtown; (4) the City EQD staff is responsible for coordination and review, was passed unanimously on motion of Mr. Stirling, and second of Mr. Haro.

Items 5 and 6, on the proposed Gaslamp Quarter redevelopment plan, were continued at the request of the Project Area Committee to provide time to work with the City Manager's office and CCDC on ways to consider the direction and goals of PAC. Chuck Tyson, chairman of PAC, indicated that one week's continuance would be timely; the motion to continue until Tuesday, March 28, was made by Mr. Haro and seconded by Mr. Mitchell, and passed unanimously. Mr. Mitchell asked for information from CCDC on the budgeted amount for the Gaslamp Quarter. Mr. Dean Dunphy of CCDC informed the Agency that CCDC had reversed its position in regard to recommending the adoption of the Gaslamp plan today.

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On Item 7, pertaining to the issuance of tax allocation bonds for the Marina project, Mr. Trimble discussed the proposed bonds sale, and introduced Dennis Ciocca of Blyth, Eastman, Dillon. The sale and delivery of the bonds were described, with the assurance that there is not chaos in the bond market. The bonds would be repaid with increment from the Marina project area, whose boundaries overlap with those of the Port District. It is anticipated that an amendment to the Owner Participation Agreement with the Port District will be worked out so that the tax revenue flow will include that from Seaport Village. Mr. Stirling made a motion to indicate the spirit and intent of the Agency in supporting the agreement with the Port District; Mr. Haro seconded the motion. There ensued discussion on acquisition of land. Mr. Schnaubelt said, "You understand my feelings about condemnation." Mr. Stirling reiterated the directive to keep property owners informed of proceedings, and the Agency informed with frequent updates. The vote on the above motion was Yeas - Wilson, Haro, Stirling, Williams, Mitchell; Nays - Gade, Schnaubelt.

At Mr. Trimble's suggestion, the motion was made by Mr. Stirling to continue for one week Item 8, the three resolutions pertaining to the issuance of Marina Tax Allocation Bonds. Mr. Haro seconded, and the motion passed unanimously.

On Item 8, authorizing the advance of funds for land acquisition in the Marina and Columbia Project areas, Mr. Trimble indicated the funds would be for necessary acquisition and title services.

RESOLUTION NO. 375, authorizing the advance of \$136,000 from Horton Plaza Fund 984 to the Columbia Redevelopment Project Fund 987, and the advance of \$106,500 to the Marina Redevelopment Project Fund 9836; and authorizing the transfer of \$121,000 from Columbia Fund 987 and \$79,000 from Marina Fund 9839 to CCDC for the administration of a land acquisition program in the Marina and Columbia Project areas, was unanimously approved on motion of Mr. Stirling and second of Mr. Mitchell.

RESOLUTION NO. 376, authorizing the Executive Director or his designee to execute a Fifth Amendment to Agreement with Eugene B. Jacobs, a professional corporation, for special legal services, and authorizing the expenditure of \$15,000 each from the Columbia and Marina Project Funds for these services, was unanimously approved on motion of Mr. Stirling and second of Mr. Mitchell.

RESOLUTION NO. 377, authorizing the Executive Director or his designee to execute an agreement with O'Melveny & Myers for bond counsel services in connection with the Marina Redevelopment Project; and authorizing the expenditure of \$12,500 from the Marina Redevelopment Project Fund 9839 following the delivery of the bonds and the issuance of the opinion to the purchaser, was unanimously approved on motion of Mr. Stirling and second of Mr. Mitchell.

RESO's 375, 376, 377

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RESOLUTION NO. 378, authorizing the Executive Director or his designee to execute an agreement with Blyth Eastman Dillon & Company, Inc. for financial consultant services for the Marina Redevelopment Project, and authorizing the expenditure of:

- (a) 1% of the first \$2,000,000 par value of bonds sold plus expenses for printing, informational meetings or tours, rating service, statistical charges, and legal and professional services,
- (b) 3/4 of 1% of the next \$2,000,000 par value of bonds sold, and
- (c) 1/2 of 1% of the par value of any bonds sold in excess of \$4,000,000,

was unanimously approved on motion of Mr. Stirling and second of Mr. Mitchell.

RESOLUTION NO. 379, approving proposal of Mr. John Cotton of Cotton-Ritchie Corporation to provide appraisal services for the Dells Redevelopment Project, and to expend a sum not to exceed \$9,175 from Fund 9835, was unanimously approved on motion of Mr. Stirling and second of Mr. Mitchell.

Item 13, Matter of Response to Councilman Gade's Questions on CCDC Activities, was continued on Mr. Gade's motion, and the vote was unanimous.

The meeting was adjourned at 3:55, with Items 5, 6, and 7 continued for one week to March 28, 1978, and Items 3 and 13 continued to the next regular meeting of April 17, 1978.



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