

SPECIAL MEETING OF JUNE 12 ADJOURNED TO JULY 10 ADJOURNED TO JULY 24

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

Absent - Members O'Connor, Lowery, Williams, and Haro.

Secretary - Linda Osborne.

At 5:50 p.m. Chairman Wilson called to order the adjourned special meeting of the Redevelopment Agency.

The minutes of the special meeting of June 12, regular meeting of June 19, adjourned special meeting of July 10, and regular meeting of July 17, 1978 were unanimously approved on Member Stirling's motion and Member Gade's second.

Member Lowery entered the meeting at 6:00; Member O'Connor at 6:05 p.m.

The Fiscal Year 1979 budget for the Agency was next on the agenda. James L. Spotts of the Redevelopment Division made a brief statement about the proposed annual budgets and the revisions made necessary by passage of Proposition 13. He indicated the first item to be considered would be the FY 79 budget for Gaslamp Quarter, and introduced Mike Stepner of the Planning Department, who with Ed Murphy of Redevelopment explained the projected costs for public improvements and also the loans for housing and commercial rehabilitation. Questioned by Member Schnaubelt, Counsel Hal Valderhaug explained the legal propriety of loans authorized for such purposes.

The motion made by Member Stirling and seconded by Member Lowery to approve the Gaslamp Quarter portion of the Redevelopment Agency budget was amended by Member Schnaubelt who asked that the \$300,000 for housing and commercial rehabilitation loans be considered separately. The vote on that portion was Yeas - Mitchell, O'Connor, Lowery, Stirling, and Wilson; Nays - Schnaubelt and Gade.

On the remainder of the Gaslamp Quarter budget, the motion having been made by Member Stirling and seconded by Member Lowery, the vote to approve was unanimous.

RESOLUTION No. 393, accepting and adopting the Fiscal 1979 budget for the Gaslamp Quarter Planned District, was approved unanimously as noted above.

At 6:20 p.m. the members voted unanimously to recess. When the meeting was reconvened at 6:56 p.m., all were in attendance except Members Williams and Haro.

It was then requested that the items on the agenda be taken out of order so that the Centre City Development Corporation budgets and the Marina development agreements could be considered next.

Dean Dunphy and Gerald Trimble of CCDC then reported on the status of the proposed residential development in the Marina/Columbia redevelopment areas. The Disposition and Development Agreements (DDA's) have been signed by the developers, and within 120 days a public hearing and acceptance by the Agency will be expected.

Following the motion by Member Stirling and second by Member Mitchell, the Agency voted unanimously to accept the CCDC report and to receive the DDA's from the joint venture of Pardee Construction Company/San Diego Federal Savings and Loan Association, and from the joint venture of Shapell Government Housing/Goldrich, Kest & Associates for residential development in the Marina/Columbia Residential Project areas.

CCDC Program Budget was next considered. Member Stirling moved for approval of the program budget as submitted; Member Mitchell seconded. During the discussion that followed, Mr. Mitchell commended CCDC for the way revisions had been made in the budget following passage of Proposition 13, adding that he thought press and community relations concerning downtown redevelopment should be of major concern. Members Schnaubelt and Gade expressed disapproval of the concept of government buying high and selling low, citing the Marina figures of \$38 million for land acquisition and a sale price to the developers of \$13 million. Member Stirling stated his view of this as a "positive partnership" between private development and the public sector in rebuilding the heart of the city.

RESOLUTION No. 394, accepting and adopting the program budget administered by the Centre City Development Corporation for the implementation of Centre City redevelopment projects, was approved with the following vote: Yeas - Mitchell, O'Connor, Lowery, Stirling, and Wilson; Nays - Schnaubelt and Gade.

At this point, Mr. Stirling asked that a staff economist might be available to comment on the basic premises of redevelopment.

Next up for consideration was the CCDC administrative budget. Since Member Gade questioned the second year raise in salary in Mr. Trimble's contract, a vote was taken to divide that item from the rest of the budget. The vote was: Yeas - O'Connor, Lowery, Schnaubelt, Gade, and Stirling; Nays - Mitchell and Wilson. The discussion concerned the negotiation of the 3-year contract between Richard Silberman, then president of CCDC, and Mr. Trimble. Ms. O'Connor stated that it was an unfortunate misunderstanding, that Mr. Silberman had been "less than candid" with Agency members who had believed the 3-year contract was for \$50,000 yearly. In response to members' questions, Counsel Valderhaug asserted that Agency by-laws designate authority to CCDC to negotiate contracts and agreements. The vote to indicate acceptance of the contract between the Corporation and its Executive Vice President was: Yeas - Mitchell, O'Connor, Lowery, Schnaubelt, Stirling, and Wilson; Nay - Gade.

The vote on the balance of the CCDC administrative budget was: Yeas - Mitchell, O'Connor, Lowery, Stirling, and Wilson; Nays - Schnaubelt and Gade.

RESOLUTION No. 395, accepting and adopting the administrative budget for activities of the Centre City Development Corporation in Fiscal Year 1979, was approved as indicated by the votes recorded in the above paragraph.

Member O'Connor left the meeting at 8:00 p.m.

The remaining item on the agenda, approval of the budget of redevelopment projects administered by the Redevelopment Division of the Engineering and Development Department (Barrio Logan, Dells Redevelopment Project, Linda Vista Shopping Center, Market Street Industrial Park, and Wabash Corridor Study) was then brought up by staff member James Spotts, who indicated that he was ready to go into as much detail as the Agency members desired. The need for a briefing was indicated by Members Stirling and Mitchell.

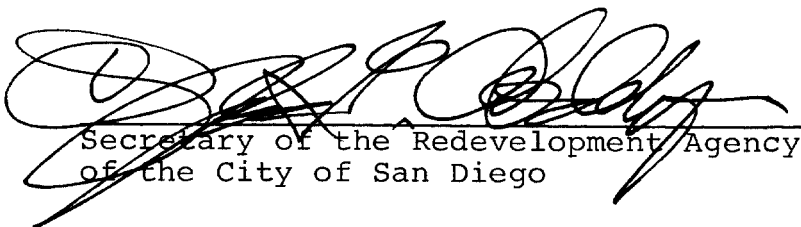
Member Gade moved to continue the meeting until August 7, 1978; Mr. Lowery seconded. The vote was unanimous.

The meeting was adjourned at 8:08 p.m.



Chairman of the Redevelopment Agency
of the City of San Diego

ATTEST:



Secretary of the Redevelopment Agency
of the City of San Diego