

MINUTES OF THE REGULAR MEETING
AND
MINUTES OF THE JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING
OF
MONDAY, OCTOBER 13, 1980

The meeting was called to order at 10:41 a.m. by Chairman Wilson.

Item 1: Roll Call

Present: Members Mitchell, Williams, Gotch, Stirling, Killea, and
Chairman Wilson
Not Present: Members Cleator (excused), Lowery, and Schnaubelt
Secretary: Charles Abdelnour

Item 2: Approval of the minutes of the meeting of September 23, 1980.

Motion by Gotch to approve the minutes.
Second by Mitchell.
Vote: 6-0 (Cleator, Lowery, and Schnaubelt not present).

Member Lowery entered the meeting.

Item 3: Resolution authorizing the Executive Director to proceed with acquisition of state owned property in Subarea IV of the Dells Redevelopment Project.

Motion by Killea to adopt the resolution.
Second by Stirling.
Vote: 7-0 (Cleator and Schnaubelt not present).

ADOPTED AS RESOLUTION NO. 599

Member Schnaubelt entered the meeting.

Item 4: Resolution authorizing the Centre City Development Corporation to advertise and receive bids for off-site improvements within the Marina Redevelopment Project; authorizing the Executive Director of the Agency, or his designee, to award said contract to the lowest qualified bidder; and authorizing CCDC to administer said contract.

Motion by Killea to adopt the resolution.
Second by Lowery.
Vote: 7-1 (Schnaubelt voting nay; Cleator not present).

ADOPTED AS RESOLUTION NO. 600

REDEVELOPMENT AGENCY MINUTES

Item 5: Resolution authorizing the Centre City Development Corporation to advertise and receive bids for demolition of structures occupying parcels C651-06; C551-11, and C551-12 within the Marina/Columbia Residential Project; authorizing the Executive Director of the Agency, or his designee, to award said contract to the lowest qualified bidder; and authorizing CCDC to administer said contract.

Motion by Mitchell to adopt the resolution.

Second by Killea.

Vote: 7-1 (Schraubelt voting nay; Cleator not present).

ADOPTED AS RESOLUTION NO. 601

Item 7: Joint public hearing by the Redevelopment Agency and City Council of the City of San Diego on the lease of the proposed convention center from the Agency to the City of San Diego, on the Lease Agreement pertaining thereto; and on the expenditure of tax increment funds by the Agency to pay part of the cost of the convention center.

The joint public hearing was opened.

Kevin Lawler, Vice President of Glastone Associates, reported on the approach used in projecting the transient occupancy tax increase.

Stephen Stern from O'Melveny & Myers, bond counsel for CCDC, gave a brief presentation on the lease revenue bond financing and type of bond that CCDC is proposing to sell in order to finance the land assembly and construction of both parking and convention center.

Member Lowery left the meeting.

Motion by Stirling to continue the meeting to 2:00 p.m.

Second by Killea.

Vote: 7-0 (Cleator and Lowery not present).

The meeting was recessed at 11:19 a.m. and reconvened at 2:59 p.m.

Present: Members Mitchell, Lowery, Williams, Schraubelt, Gotch, Stirling, Killea, and Chairman Wilson

Not Present: Member Cleator (excused)

The Agency continued with the joint public hearing on Item 7.

Cal Hollis, President of Katz, Hollis, Coren & Associates, described the revenue sources for the convention center.

Ray Blair, Executive Director of the Redevelopment Agency, gave a presentation on the transient occupancy tax. Libby Anderson, Assistant Director of the Financial Management Department, also spoke on this subject.

REDEVELOPMENT AGENCY MINUTES

Larry Marshall, attorney for CCDC, explained the Sports Arena arrangement regarding noncompetition.

Member Lowery left the meeting.

The following people spoke in support:

Dorothy Migdal representing the San Diego Chamber of Commerce.
Frank Nicol representing San Diego Convention and Visitors Bureau.
William Nelson, President of San Diegans, Inc.
Waren Swill representing the Hotel/Motel Association
Jack Ameany
Bill Edwards, General Manager of the San Diego Hilton in Mission Bay.
Josie Filamontes representing the Centro Cultural de la Raza.

The following people spoke in opposition:

Maurice Clark
Meyers Jacobsen representing Aero World.
Joe Stern, consumer advocate.
Craig Wylie representing the Mission Bay Associates.

The joint public hearing was closed.

Larry Arceneau of Katz, Hollis, Coren & Associates explained the chart on the Convention Center Projected Cash Flow - Lease Revenue Bonds.

Frank Soriano of Blythe, Eastman, Paine, Weber explained the approach taken on the flow chart for the convention center.

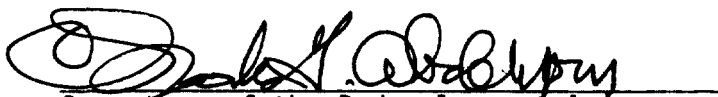
The meeting was recessed at 4:14 p.m. and reconvened at 4:36 p.m.

Present: Members Mitchell, Lowery, Williams, Schnaubelt, Gotch,
Stirling, Killea, and Chairman Wilson
Not Present: Member Cleator (excused)

Member Stirling left the meeting.

Motion by Mitchell to continue the meeting to 3:00 p.m., October 14, 1980.
Second by Lowery.
Vote: 7-0 (Cleator and Stirling not present).

The meeting was adjourned at 4:55 p.m. to October 14, 1980 at 3:00 p.m.


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