

MINUTES OF THE REGULAR MEETING
AND
MINUTES OF THE JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING
OF
TUESDAY, OCTOBER 28, 1980

The meeting was called to order at 9:07 a.m. by Chairman Wilson.

Item 1: Roll Call

Present: Members Mitchell, Cleator, Lowery, Williams, Schnaubelt,
Gotch, Stirling, Killea, and Chairman Wilson
Not Present: None
Secretary: Charles Abdelnour

Item 2: Approval of the minutes of the meetings of October 13 and 14, 1980.

Motion by Stirling to approve the minutes.
Second by Killea.
Vote: 9-0

Item 3: Resolution authorizing \$33,000 of the Dells Industrial Park Budget (Fund No. 98350, Dept. No. 9720, Organization No. 1001) for the administration of the Southeast Economic Development Corporation, Inc.

Motion by Williams to adopt the resolution.
Second by Stirling.
Vote: 8-1 (Schnaubelt voting nay).

ADOPTED AS RESOLUTION NO. 602

Item 4: Resolution authorizing the Executive Director to negotiate with Mr. Gary Stang and Mencor Enterprises, Inc., and approve in concept their proposal to develop Parcel B of the Linda Vista Redevelopment Project.

Motion by Schnaubelt to adopt the resolution.
Second by Killea.
Vote: 9-0

ADOPTED AS RESOLUTION NO. 603

Item 5: Resolution approving an underground conduit system agreement with Pacific Telephone Company; and authorizing the expenditure of \$30,900 from CDBG Fund 98350 for the required advance deposit required by the agreement.

Motion by Williams to adopt the resolution.
Second by Lowery.
Vote: 8-1 (Schnaubelt voting nay).

ADOPTED AS RESOLUTION NO. 604

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- Item 7: a) Resolution determining that the convention center is of benefit to the area; that no other reasonable means of financing are available.
- b) Resolution approving the lease of the convention center by the Redevelopment Agency to the City of San Diego; and making certain findings with respect to such lease.
- c) Resolution approving the reimbursement agreement with the City of San Diego.
- d) Resolution certifying the Final Supplement to the Environmental Impact Reports for the Columbia Redevelopment Project pertaining to the proposed convention center/hotel complex and making certain findings.

(Continued from the meetings of October 13 and 14, 1980)

The joint public hearing was opened.

Motion by Stirling to suspend the public speaking rules and to allow both sides (support and opposition) 35 minutes each.

Second by Gotch.

Vote: 9-0

The following people spoke in support:

Meyers Jacobsen representing Aero World.

R. H. Peck, President, Hotel/Motel Association.

Anthony Caputo, representing the Hotel/Motel Association.

Fred Stalder representing San Diegans, Inc.

Frank Nicol, President, San Diego Convention and Visitors Bureau.

The following people spoke in opposition:

Maurice Clark.

Janet Hintzman.

Dan Russell.

James Sills representing San Diego Young Americans for Freedom.

Olive Wehbring, citizens coordinate for Century 3.

Patricia Richardson, President, League of Women Voters of San Diego.

E. Kemper Nelson.

Merlin Osterhaus.

Joe Stern.

Joyce Urban representing the San Diego War Against Litter Committee.

Josie Talamantez, Director, Central Cultural de la Raza.

Kevin Lawler, Vice President of Gladstone Associates, commented on the urban economics for the convention center.

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Marilyn Wolfram, Assistant Vice President/Operations for CCDC, commented on the legal aspects of the relocation plan and replacement housing plan.

Bruce Ballmer, legal counsel for CCDC, commented on the issues raised on the relocation plan.

The joint public hearing was closed.

The joint public hearing on the Final Supplement to the Environmental Impact Reports for the Columbia Redevelopment Project was opened.

No one appeared on this item.

Max Schmidt, Assistant Vice President/Planning & Engineering for CCDC, commented on the written responses received by CCDC on the draft Environmental Impact Report.

The joint public hearing was closed.

Motion by Schnaubelt to place the convention center item on the ballot to allow the voters to determine if a new convention center should be built.

Second by Gotch.

Vote: 2-7 (Mitchell, Cleator, Lowery, Williams, Stirling, Killea, and Chairman Wilson voting nay).

MOTION FAILED.

Motion by Killea to adopt the resolution for Item 7a.

Second by Lowery.

Vote: 7-2 (Schnaubelt and Gotch voting nay).

ADOPTED AS RESOLUTION NO. 605 (City Council Resolution No. 252998)

Motion by Cleator to adopt the resolution for Item 7b.

Second by Killea.

Vote: 7-2 (Schnaubelt and Gotch voting nay).

ADOPTED AS RESOLUTION NO. 606 (City Council Resolution No. 252999)

Motion by Killea to adopt the resolution for Item 7c.

Second by Lowery.

Vote: 7-2 (Schnaubelt and Gotch voting nay).

ADOPTED AS RESOLUTION NO. 607 (City Council Resolution No. 253000)

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Motion by Killea to adopt the resolution for Item 7d.
Second by Cleator.
Vote: 8-1 (Schraubelt voting nay).

ADOPTED AS RESOLUTION NO. 608 (City Council Resolution No. 253001)

Members Williams and Stirling left the meeting.

Item 6: Continued to November 10, 1980 (Item 6a).

- a) Resolution adopting the Relocation Plan for the Convention Center/Hyatt Hotel Development in the Columbia Redevelopment Project.
- b) Resolution adopting the Replacement Housing Plan pertaining to the Convention Center and Hyatt Hotel Development in the Columbia Redevelopment Project.

The following people spoke in opposition to Item 6a.

Victor Harris, Supervising Attorney for Legal Aid Society, representing the Housing Coalition of Greater San Diego.
Linda Cabulong-Holz, attorney for Legal Aid Society, representing the Housing Coalition of Greater San Diego.

Motion by Mitchell to continue Item 6a to November 10, 1980 at 10:30 a.m. and to adopt the resolution for Item 6b.
Second by Killea.
Vote: 7-0 (Williams and Stirling not present).

ADOPTED AS RESOLUTION NO. 609

Item 9: Resolution approving an agreement with Security Pacific National Bank for fiscal agent services for the proposed sale of \$75.7 million lease revenue bonds in the Columbia Redevelopment Project.

Motion by Mitchell to adopt the resolution.
Second by Killea.
Vote: 6-1 (Schraubelt voting nay; Williams and Stirling not present).

ADOPTED AS RESOLUTION NO. 610

Item 11 and 8: Resolution approving a preliminary official statement relating to the issuance of residential mortgage revenue bonds; 1980 Series A (Marina/Columbia Redevelopment Projects) and authorizing the distribution of said statement to prospective purchasers.

Resolution approving the assignment of the agreement for bond counsel services in regards to the sale of Mortgage Revenue Bonds between the Centre City Development Corporation and Borge & Pitt from CCDC to the Redevelopment Agency.

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Motion by Mitchell to adopt the resolutions for Items 11 and 8.

Second by Killea.

Vote: 6-1 (Schraubelt voting nay; Williams and Stirling not present).

ADOPTED AS RESOLUTION NOS. 611 and 612

Item 10: Resolution authorizing the expenditure of \$13,440.12 to the law firm of Luce, Forward, Hamilton and Scripps for legal services provided regarding condemnation proceedings.

Motion by Mitchell to adopt the resolution.

Second by Killea.

Vote: 6-1 (Schraubelt voting nay; Williams and Stirling not present).

ADOPTED AS RESOLUTION NO. 613

The meeting was adjourned at 12:07 p.m.



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