

ADJOURNED JOINT CITY COUNCIL/ REDEVELOPMENT AGENCY
PUBLIC HEARING AND MEETING
OF
SEPTEMBER 28, 1981

The meeting was called to order at 2:39 p.m.

Item 1: Roll Call

Present: Members Mitchell, Cleator, Golding, Williams, Schnaubelt,
Gotch, Murphy, Killea and Chairman Wilson.
Not Present: None.
Secretary: Paul Mutascio

Joint City Council/Redevelopment Agency Publics Hearing and Meeting

Item 2: Second Amended Disposition and Development Agreement - Ernest W. Hahn, Inc.

- a) Resolution certifying the Secondary Study of Environmental Impacts with respect to the proposed Second Amended Disposition and Development Agreement between the Redevelopment Agency of the City of San Diego and Ernest W. Hahn, Inc., and the proposed sale of real property and construction of a major regional shopping center, office building (and/or alternate residential use); and related parking facilities pursuant thereto.
- b) Resolution approving the sale of certain property in the Horton Plaza Redevelopment Project area to Ernest W. Hahn, Inc.; approving the second amendment to the Disposition and Development Agreement pertaining thereto, and making certain findings with respect to such sale.
- c) Resolution approving the basic concept drawings for the development of a major regional shopping center, and office building, and related parking facilities within the Horton Plaza Redevelopment Project, subject to the conditions as stated herein.
- d) Resolution rescinding and terminating a certain lease agreement and a certain reimbursement agreement between the City of San Diego and the Agency pertaining to proposed public parking facilities within the Horton Plaza Redevelopment Project area.

Staff reports were made by Gerald Trimble and Max Schmidt. Ernest Hahn and John Jerde commented on the Horton Plaza Project.

Member Cleator left the meeting.

The Joint Public Hearing was opened, and the following people spoke in support of the Agreement:

Clarence Pendleton, Jr., President of the San Diego Urban League
Bud Fisher, of the Gaslamp Quarter Association, while generally in support of this project, expressed some concerns of Gaslamp Quarter owners that parking rates in the project remain competitive.

Speaking in favor of the companion City Council item were:

William Nelson, San Diegans, Inc.
John Brown, Executive Director, San Diego Economic Development Corp.
Lee Grissom, President of the Greater San Diego Chamber of Commerce

Opposition to this item was expressed by Lucy Goldman, of the Committee for Fiscal Responsibility. Ms. Goldman urged postponement of this item to further study it, and come up with a more business-like agreement.

Speaking in opposition to the companion City Council item were:

Marilyn Marx, of the Gaslamp Quarter Area Committee, felt free flow problems for pedestrians in and out of the project had not been solved.
Michael Sullivan, of SOHO, asked for a continuance of this item until a completion bond could be obtained from Ernest W. Hahn, Inc.

The Public Hearing was closed.

The following item was taken out of order, in order to facilitate implementation of the demolition contract:

Item 4: Resolution authorizing the demolition of improvements on Agency-owned properties in the Horton Plaza Redevelopment Project (Demolition Contract No. 12).

Motion by Killea to adopt the resolution, with the additional requirements that the possibility of saving the facades of the Bradley Bldg. and Cabrillo Theatre be pursued as vigorously as possible, and every effort be made to incorporate them into the design of the project.

Second by Mitchell.

Vote: 5-3 (Golding, Schnaubelt and Gotch voting nay)

ADOPTED AS RESOLUTION NO. 691

The meeting was recessed at 4:43 p.m. and reconvened at 5:03 p.m.

Present: Members Cleator, Golding, Schnaubelt, Gotch, Murphy, Killea and Chairman Wilson.

Not Present: Members Mitchell and Williams.

The Agency resumed discussion of Item 2.

Members Mitchell and Williams returned to the meeting.

Mr. Trimble responded to concerns voiced by Lucy Goldman and Marilyn Marx. Member Schnaubelt requested a schedule itemizing the loan and advances from the City in the amount of \$65,080,000, as shown on page 2 of the Summary report. Mr. Trimble agreed to furnish an itemized schedule to Member Schnaubelt.

Members Killea and Williams left the meeting.

Motion by Cleator to continue the item to a Joint Meeting at 8:30 a.m. Time Certain on Tuesday, October 27, 1981.

Second by Murphy.

Vote: 7-0

Item 3: Resolution amending the annual program budgets previously adopted for Fiscal Year 1982 for the Horton Plaza Redevelopment Projects.

This item will be considered along with Item 2 at the October 27, 1981 meeting.

Item 5: Resolution approving an Agreement for Indemnification with San Diego Gas and Electric Company and Applied Energy, Inc.

Motion by Cleator to adopt the resolution.

Second by Murphy.

Vote: 7-0

ADOPTED AS RESOLUTION NO. 692

Item 6: Resolution approving a negotiation agreement with the San Diego Repertory Theatre, Inc. and the Redevelopment Agency of the City of San Diego.


Motion by Cleator to adopt the resolution.

Second by Golding.

Vote: 7-0

ADOPTED AS RESOLUTION NO. 693

The meeting was adjourned at 6:27 p.m.


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