

ADJOURNED REGULAR MEETING
AND
JOINT CITY COUNCIL/REDEVELOPMENT AGENCY PUBLIC HEARING AND MEETING
OF
SEPTEMBER 21, 1982

The meeting was called to order at 8:47 a.m.

Item 1: Roll Call

Present: Members Cleator, Golding, Williams, Struiksmas, Murphy
and Acting Chairman Gotch.
Not Present: Members Mitchell and Killea, and Chairman Wilson.
Secretary: Charles G. Abdelnour

Item 2: Approval of the minutes of the Regular Meeting of September 14, 1982.

Motion by Murphy to approve the minutes.
Second by Golding.
Vote: 6-0

Joint City Council/Redevelopment Agency Public Hearing and Meeting

Item 3: Horton Plaza Redevelopment Project: Joint Public Hearing on proposed Third Amendment to the Disposition and Development Agreement Between the Redevelopment Agency and EWH 1979 Development Company L.P., of which Ernest Hahn, Inc. is the General Partner.

- a) A resolution certifying the Secondary Study of Environmental Impacts with respect to the proposed Third Amendment to the DDA (above); 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) A resolution approving certain changes in the terms and conditions for the sale of property in the Horton Plaza Redevelopment Project area to EWH 1979 Development Company L.P.; approving the Third Amendment to the DDA pertaining thereto; and making certain findings with respect to such sale.
- c) A resolution approving certain revisions in the schematic drawings for the development of a major regional shopping center, and office building, and related parking facilities within the Horton Plaza Redevelopment Project.

Chairman Wilson and Member Mitchell entered the meeting.

Gerald Trimble commented on the above resolutions, and outlined some changes which were being made in material which had previously been distributed. John Gilchrist, President of Ernest W. Hahn, Inc. also spoke on this matter.

Chairman Wilson opened the Public Hearing.

Douglas Jacobs, Artistic Director of the San Diego Repertory Theatre, expressed concern about certain provisions for the theatre in the shopping complex. Mr. Trimble clarified several items of concern by Mr. Jacobs, and further responded to questions from Agency Members.

There being no further public testimony, Chairman Wilson declared the Public Hearing closed.

Motion by Golding to adopt the three Agency Resolutions, and Council Docket Items 601 a), b) and c).

Second by Williams.

Vote: 8-0

ADOPTED AS AGENCY RESOLUTIONS NO. 799, 800 and 801 and Council Resolutions No. R-257193, R-257194 and R-257195.

Regular Meeting

Item 4: A resolution authorizing the Executive Director or his designee to obtain a letter of credit in the amount of \$3 million as security for the repayment of advances to EWH 1979 Development Company, L.P.

Member Murphy voiced his concern over the necessity of obtaining a Letter of Credit, and hoped it would not become a pattern.

Motion by Cleator to adopt the resolution.

Second by Mitchell.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 802

Item 5: A resolution approving the Third Implementation Agreement to the DDA between the Agency and Pacific Centre Associates; and authorizing the execution of said Third Implementation Agreement.

Motion by Cleator to adopt the resolution.

Second by Murphy.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 803

Item 6: A resolution awarding \$5 million Subordinated Tax Allocation Bonds to the best bidder (Ernest W. Hahn), and rejecting all other bids.

Motion by Murphy to adopt the resolution.

Second by Struiksma.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 804

- Item 7: a) A resolution authorizing an amendment to the contract for demolition and site clearance of buildings and other improvements on eleven parcels of the Horton Plaza Redevelopment Area, with the Mark McDowell Corporation (Demolition Contract #12); and
- b) A resolution authorizing an amendment to the contract for "Improvements and Demolition and Site Clearance on Vacated Streets and Adjacent Property in the Horton Plaza Redevelopment Area," (Demolition Contract #13) with the Mark McDowell Corporation.

Motion by Murphy to adopt the two resolutions.

Second by Mitchell.

Vote: 7-1 (Gotch voting nay)

ADOPTED AS RESOLUTIONS NO. 805 and 806

Item 8: A resolution amending the Annual Program Budgets previously adopted for Fiscal Year 1983 for the Horton Plaza Project.

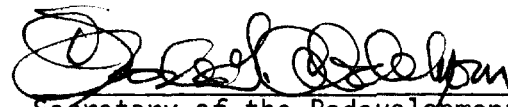
Motion by Cleator to adopt the resolution.

Second by Mitchell.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 807

The meeting was adjourned at 9:29 a.m.


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