

REGULAR AND JOINT MEETING  
AND  
PUBLIC HEARING  
OF  
APRIL 23, 1985

The meeting was called to order at 11:42 a.m.

Item 1: Roll Call

- Present: Members Cleator, McColl, Struiksma, Gotch, Murphy and Chairman Hedgecock.
- Excused: Members Jones and Martinez.
- Not Present: Member Mitchell.
- Secretary: Charles G. Abdelnour

Item 2: Approval of the minutes of the Regular Meeting and Public Hearing of April 9, 1983.

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

Item 11: Resolution approving the basic concepts for the Front and "F" Street Building, subject to certain conditions. (Continued from meeting of April 9, 1985.)

Craig Beam, representing Terry Nash, spoke in support of this project. Richard Burt, representing the Meridian Group, opposed it, saying the proposed development was not the highest and best use of the site.

At 11:58 a.m. the Chairman recessed the meeting until 2:00 p.m.

The meeting reconvened at 2:09 p.m. Roll call revealed Member Jones excused, and Members Mitchell and Cleator not present.

Chairman Hedgecock and Members Murphy, Gotch and Martinez discussed residential and retail uses for this property, calling it a premier block significant to the success of Horton Plaza and downtown San Diego.

Member Mitchell entered the meeting.

- Motion by Struiksma to adopt the resolution.
- Second by Mitchell.
- Vote: 2 - 5 (Members McColl, Gotch, Murphy, Martinez and the Chairman voting nay) Motion Failed

.....continued

## Item 11: (continued)

Motion by Martinez directing CCDC to proceed with the actions appropriate to the Agency's purchase of the subject property for the purpose of allowing its best use, and report back to the CCDC Board and Redevelopment Agency within sixty days regarding a source of revenue for said purchase.

Second by Gotch.

Vote: 5 - 2 (Members Mitchell and Struiksma voting nay)

ADOPTED AS RESOLUTION NO. 1073

Joint Meeting and Public Hearing

Item 3: Resolutions certifying the Final Amended Supplement to the Environmental Impact Report, and the Disposition and Development Agreement with Art Center Redevelopment, Ltd., developer of the San Diego Art Center.

Mary Karo requested that this Public Hearing be continued to a later date, due to a misunderstanding about the hearing date. Chris Mortensen asked that the Agency deny the continuance. By consensus, it was agreed to hold the noticed Hearing.

Member Mitchell left the meeting.

The Chairman opened the Public Hearing. Those speaking in favor of the Art Center project were Chris Mortensen, Danah Fayman and Marilyn Unger, of the Gaslamp Quarter Council.

Those speaking in opposition to the Art Center, and in support of rehabilitating the Balboa Theater for legitimate theater use were: Mary Karo, Don Reeves, Dixie Burton, Shirley Bernard, Jan Hicks Manos, Michele del Grande, Leo Schario and Robert Ramsey.

The Chairman closed the Public Hearing.

Member Cleator entered the meeting.

Members discussed this issue, including financing costs of both alternatives.

Motion by Martinez to adopt the resolutions.

Second by Gotch.

Vote: 5 - 2 (Member Cleator and the Chairman voting nay)

ADOPTED AS RESOLUTIONS NO. 1074 and 1075

- Item 4: Resolutions approving the Redevelopment Agency's proposed sublease of certain property in the Horton Plaza Redevelopment Project area to the Horton Plaza Theaters Foundation for the development and operation of the Horton Plaza Theaters.

Motion by Martinez to continue this item until Tuesday, May 14, 1985 at 10:30 a.m.

Second by Murphy.

Vote: 7-0

#### Regular Meeting

- Item 5: In the matter of Horton Plaza Project Tax Allocation Notes, Series 1985, four resolutions: a) declaring the intent to sell \$15 million Tax Allocation Notes; b) amending the Notice of Intent to sell notes, increasing the amount from \$12 million to \$15 million; c) authorizing the issuance and sale of \$15 million Tax Allocation Notes; and d) approving the Official Statement.

Motion by Martinez to adopt the resolutions.

Second by Murphy.

Vote: 7-0

ADOPTED AS RESOLUTIONS NO. 1076, 1077, 1078 and 1079

- Item 6: Resolution amending the FY 1985 budget providing for the redemption of the Horton Plaza Tax Allocation Bonds, Series 1982 in the amount of \$6,200,000.

Motion by Martinez to adopt the resolution.

Second by Struiksma.

Vote: 7-0

ADOPTED AS RESOLUTION NO. 1080

- Item 7: Resolution approving an amendment to the FY 1985 Horton Plaza Theater Budget, increasing the budget amount by \$1,405,000.

Motion by Martinez to adopt the resolution.

Second by Struiksma.

Vote: 7-0

ADOPTED AS RESOLUTION NO. 1081

- Item 8: Resolution authorizing the award of the general construction, drywall and steel contract to J.A. Stewart Construction in the amount of \$2,425,700, and increasing the authorized amount by \$1,018,270 for the Horton Plaza Theater.

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Item 8: (continued)

Motion by Martinez to adopt the resolution.  
Second by Struiksma.  
Vote: 7-0

ADOPTED AS RESOLUTION NO. 1082

Item 9: Resolution approving the Lease Agreement with Horton Plaza Associates, Inc. for the Horton Plaza Theater.

The Executive Director and CCDC staff were directed to report back to the Agency recommending alternative sources for financing the operating deficit so that no government subsidy will be required.

Motion by Struiksma to continue this item to May 14, 1985 at  
10:30 a.m.  
Second by Murphy.  
Vote: 7-0

Item 10: Resolution authorizing the relocation of a San Diego Transit bus stop, eliminating a bus stop, and implementing the construction of a bus pad in Broadway. (Continued from meeting of April 9, 1985.)

Motion by Martinez to adopt the resolution.  
Second by Struiksma.  
Vote: 7-0

ADOPTED AS RESOLUTION NO. 1083

Item 12: Two resolutions necessary to implement the Urban Development Action Grant (UDAG) for the Horton Grand Saddlery Hotel: a) approving the Finance Cooperation Agreement between the City and the Redevelopment Agency; and b) approving the Loan Agreement between Horton Grand Saddlery Hotel and the Redevelopment Agency.

Motion by Martinez to adopt the resolutions.  
Second by Gotch.  
Vote: 7-0

ADOPTED AS RESOLUTIONS NO. 1084 and 1085

Member Cleator left the meeting.

Item 13: Resolution entering into a ninety-day negotiation agreement with Meric, National and Halenza Partners as the developer for a multi-family rental housing development located on the block bounded by Union and Front, Market and "G" Streets.

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Item 13: (continued)

Judd Halenza commented on his proposed project, and the architect, Rob Quigley, presented a slide show.

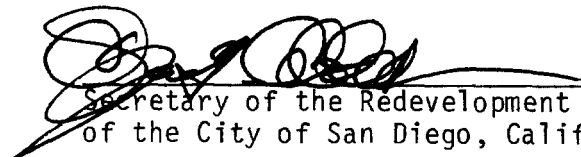
Motion by Gotch to adopt the resolution.

Second by McColl.

Vote: 6-0

ADOPTED AS RESOLUTION NO. 1086

The meeting was adjourned at 4:30 p.m.



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