

ADJOURNED REGULAR AND JOINT MEETING
& PUBLIC HEARING
OF
DECEMBER 15, 1986

The meeting was called to order at 6:47 p.m.

Item 1: Roll Call

Present: Members Wolfsheimer, McColl, Struiksma, Gotch, McCarty,
Ballesteros and Vice Chairman Jones
Excused: Member Cleator and Chair O'Connor
Secretary: Charles G. Abdelnour

Item 2: Approval of the minutes of the Regular Meeting of November 25, 1986.

Motion by Struiksma to approve the minutes.
Second by Wolfsheimer.
Vote: 7-0

Item 3: In the matter of the Emerald-Shapery Center in the Columbia Redevelopment Project, resolutions:

- a) Approving the basic concept and schematic drawings;
- b) Certifying the Environmental Impact Report; and
- c) Approving the sale of certain property and approving the Disposition and Development Agreement pertaining thereto.

Speaking in opposition to approval of the DDA were C. Edward Dilkes and Harold Small, attorneys for the Wosk Family. Sandor Shapery commented in favor of his proposed project.

Member Gotch left the meeting.

Motion by Struiksma to adopt the resolutions.
Second by Wolfsheimer.
Vote: 6-0

ADOPTED AS RESOLUTIONS NO. 1420, 1421 and 1422

Item 4: Resolution amending the Fiscal Year 1987 Horton Plaza Theatre budget by increasing the original budget of \$7,451,000 by \$139,000.

Motion by Struiksma to adopt the resolution.
Second by Ballesteros.
Vote: 5-1 (Wolfsheimer voting nay)

ADOPTED AS RESOLUTION NO. 1423

The Agency adjourned to a Closed Session. When the Agency reconvened, the following two items were added to the agenda by Unanimous Consent:

Resolution increasing the contract with J.A. Stewart Construction Company for work at the Lyceum Theatre from \$2,852,272 to \$2,961,700.

Motion by Struiksma to adopt the resolution.
Second by Ballesteros.
Vote: 5-1 (Wolfsheimer voting nay)

ADOPTED AS RESOLUTION NO. 1424

Resolution authorizing CCDC to pay \$29,559.38 to the J. A. Stewart Construction Company in settlement of each and every claim against the Agency, CCDC, the City of San Diego, their agents and employees resulting from the construction of the Lyceum Theatre.

Motion by Struiksma to adopt the resolution.
Second by Ballesteros.
Vote: 5-1 (Wolfsheimer voting nay)

ADOPTED AS RESOLUTION NO. 1425

Item 5: Resolution approving the contract with ABC Construction Co. in the amount of \$51,451, and increasing the total authorized amount to \$62,460 for the off-site improvements for the Deane Theatre in the Marina Redevelopment Project.

Motion by Struiksma to adopt the resolution.
Second by McCarty.
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1426.

Item 6: Resolution increasing the Fiscal Year 1987 Horton Grand Saddlery Hotel budget by \$25,000.

Motion by Struiksma to adopt the resolution.
Second by McColl.
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1427.

Item 7: Resolution authorizing CCDC to advertise and receive bids for the construction of off-site improvements around Market Street Square at an estimated cost of \$433,252; authorizing award of the contract to the lowest qualified bidder; and authorizing CCDC to administer said contract.

Motion by Struiksma to adopt the resolution.
Second by Wolfsheimer.
Vote: 6-0 ADOPTED AS RESOLUTION NO. 1428

- Item 8: Resolution consenting to the substitution of Shapell Industries, Inc. for Shapell Housing, Inc. in Redevelopment Agency transactions; and authorizing the Executive Director to take such actions and execute the consents as may be necessary or appropriate to implement such substitutions.

Motion by Struiksma to adopt the resolution.
Second by Wolfsheimer.
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1429

- Item 9: Resolution indicating that the Agency conducted a biennial public hearing and has reviewed the redevelopment plans for the Horton Plaza, Marina and Columbia Redevelopment Projects as required by California Redevelopment Law.

As no one appeared to speak, the Vice Chairman closed the Public Hearing.

Motion by Struiksma to adopt the resolution.
Second by Wolfsheimer.
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1430

- Item 10: Status report on the U.S. Navy Broadway Complex.

Motion by Struiksma to receive and file the report.
Second by Wolfsheimer.
Vote: 6-0

- Item 11: Resolution approving the First Implementation Agreement to the Disposition and Development Agreement between the Agency and the San Diego College of Retailing in the Gateway Center East Project.

Motion by McCarty to adopt the resolution.
Second by Wolfsheimer.
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1431

- Item 12: Resolution approving the First Implementation Agreement to the Disposition and Development Agreement between the Agency and Gateway Vista, Ltd. in the Gateway Center West Project.

Motion by Struiksma to adopt the resolution.
Second by Ballesteros.
Vote: 6-0

ADOPTED AS RESOLUTION NO. 1432

Item 13: Resolution approving the Agency's Annual Report for the fiscal year ending June 30, 1986, for submission to the Council of the City of San Diego and State Department of Housing and Community Development.

Motion by Wolfsheimer to continue this item to the Regular Meeting of Tuesday, January 13, 1987 at 9 a.m. in the 12th floor Council Chambers.

Second by Ballesteros.

Vote: 5-1 (Struiksma voting nay)

S-1 Resolution establishing the time and place of the Regular Meetings of the Redevelopment Agency.

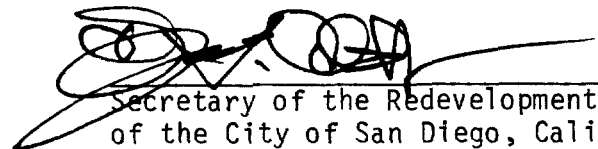
Motion by Struiksma to adopt the resolution.

Second by Wolfsheimer.

Vote: 6-0

ADOPTED AS RESOLUTION NO. 1433.

The meeting was adjourned at 8:09 p.m.



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