

REGULAR & JOINT MEETING
OF
AUGUST 2, 1988

The meeting was called to order at 3:40 p.m.

Item 1: Roll Call

Present: Members Wolfsheimer, Roberts, McColl, Pratt, Struiksma,
Henderson, McCarty, Filner and Chair O'Connor.
Secretary: Jack Fishkin

Item 7: Resolutions approving the selection of the Pacific Scene, Inc., Patrick Development and Gordon's Building Supply development team; directing SEDC to negotiate the appropriate Disposition and Development Agreement within ninety days; and exempting the development of the 252 Corridor from the City's proposed growth management plan.

Steve Harding described the scope of the project, and criteria used in selecting the development team. The Chair then opened the hearing.

Those speaking in favor of SEDC's recommendation were: Frank Jordan, Rev. Willie Manley, Kathleen Harmon, Joshua Von Wolfolk, Ramsey Najor and Rev. George Stevens.

Speaking in opposition were: Father Ned Brockhaus, Roberto Lobato, Verna Quinn and Miguel Gomez.

Member Pratt noted that a mixed-use project is vital to the community, and this developer is willing to work on possible alternative uses, including senior housing. He requested that SEDC furnish him with information on projected generation of employment.

Motion by Pratt to adopt the resolutions, with the direction to SEDC that the community be included in all discussions, and that SEDC come back in ninety days with a compromise which is in the best interest of all concerned citizens.

Second by Roberts.

Vote: 9-0

ADOPTED AS RESOLUTIONS NO. 1628 and 1629

Member McColl and Chair O'Connor left the meeting.

Item 3: Resolutions adopting SEDC's Fiscal Year 1989 Administrative and Project budgets.

Motion by Pratt to continue this item to Tuesday, September 6, 1988 at 2 p.m. in the 12th floor Council Chambers.

Second by Henderson.

Vote: 7-0

At 4:40 p.m. Acting Vice Chair Struiksma recessed the Redevelopment Agency meeting. The meeting was reconvened at 5:30 p.m. Members McColl and Pratt and Chair O'Connor were not present.

Item 2: Approval of the minutes of the June 28 and July 20, 1988 meetings.

Motion by Filner to approve the minutes.

Second by McCarty.

Vote: 6-0

Member Henderson left the Chambers.

Item 4: Adoption of four resolutions necessary for the implementation of AB-265 and AB-1735 - 20% set-aside of tax increment for low and moderate income housing.

Member Filner requested a report from CCDC staff within sixty days which would address various alternatives for the provision of low and moderate income housing. Member Wolfsheimer asked that the report also include information on the source of other funds being deposited into the Low and Moderate Income Housing Fund in lieu of tax increment monies.

Motion by Filner to adopt the resolutions.

Second by McCarty.

Vote: 5-0

ADOPTED AS RESOLUTIONS NO. 1630, 1631, 1631 and 1633

Members Pratt and Henderson entered the meeting.

Item 5: Resolutions adopting CCDC's Fiscal Year 1989 Administrative and Project budgets.

Member Filner requested that CCDC prepare a report within 90 days outlining the work and funding necessary to accomplish improved lighting in the Gaslamp Quarter, restroom facilities in Centre City, and possibly a comprehensive downtown homeless facility.

Motion by McCarty to adopt the resolutions.

Second by Filner.

Vote: 7-0

ADOPTED AS RESOLUTIONS NO. 1634 and 1635

Item 6: Resolution adopting the Redevelopment Agency's Fiscal Year 1989 budget for City-administered projects.

Motion by Pratt to continue this item to Tuesday, September 6, 1988 at 2 p.m. in the 12th floor Council Chambers.

Second by McCarty.

Vote: 7-0

Item 8: Resolution extending the Negotiation Agreement with Charles P. Tyson and Milton Fredman for a residential project (Tyson Plaza) bounded by First, B, Second and Market Streets, for a 180-day period.

Motion by Henderson to adopt the resolution.
Second by McCarty.
Vote: 7-0

ADOPTED AS RESOLUTION NO. 1636

Member Filner left the meeting.

Item 9: Resolution extending the Negotiation Agreement with Wine Bank, Inc. and San Diego Inner City Projects, Inc. for the proposed Brunswig Square Hotel, for an additional 180-day period, or to January 20, 1989.

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

ADOPTED AS RESOLUTION NO. 1637

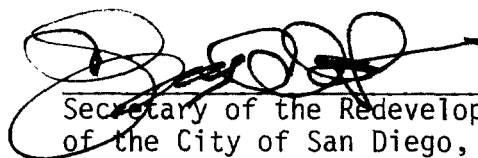
Item 10: Resolution approving an agreement for legal services with Kane, Ballmer and Berkman for Fiscal Year 1989 for an amount not to exceed \$350,000, for the Centre City Development Corporation.

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

ADOPTED AS RESOLUTION NO. 1638

Item 11: Public Comment - none.

The meeting adjourned at 5:58 p.m.


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