

**SPECIAL MEETING  
OF  
NOVEMBER 13, 1990**

The meeting was called to order at 5:12 p.m.

Item 1: Roll Call

Present: Members Roberts, Pratt, Henderson, McCarty, Filner and  
Vice Chair Wolfsheimer  
Excused: Member Bernhardt and Chair O'Connor  
Not Present: Member Hartley  
Secretary: Jack Fishkin

Item 2: Approval of the minutes of the meetings of October 8, October 15,  
October 16 and October 30/31, 1990.

Motion by McCarty to approve the minutes.  
Second by Filner.  
Vote: 6-0

Member Hartley entered the meeting; Vice Chair Wolfsheimer left the meeting.

Item 3: Resolution approving the Owner Participation Agreement (OPA) with  
Marina Village Associates for the site bounded by Market, Union and  
the Linear Park (Soap Factory/Frost Lumber properties).

Pam Hamilton and the developer, Mike Kriozere, commented on the  
project. Member Filner thanked Ms. Hamilton and Mr. Kriozere for  
working with the community and responding to their concerns.

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

**ADOPTED AS RESOLUTION NO. 1917**

Vice Chair Wolfsheimer returned to the meeting; Member Henderson left the meeting.

Item 4: Resolution approving the Negotiation Agreement with Shapco, Inc. and  
Senturia Investments, Inc. for the development of approximately 80  
residential units and 200 below-grade parking spaces on the southerly  
one-half of the block bounded by J, K, Third and Fourth Avenues.

Speaking in favor of this Negotiation Agreement were James Milch and  
Brian Seltzer, representing Shapco, Inc. and Senturia Investments, Inc.  
Models and diagrams of the proposed project were displayed, and the  
equity of the RFP process discussed.

Vernon Schwartz, representing Catellus Development Corporation, spoke in  
opposition to this Negotiation Agreement. Scott Jones, of Ace Parking,

## Item 4: (continued)

and a member of the Centre Core PAC, expressed concerns regarding the precedent which is being established.

Pam Hamilton described the background of this RFP process, and the desire to obtain the highest and best use of the property within an appropriate time schedule.

Motion by Filner to approve the resolution, with provisions in the DDA reverting the development opportunity back to the Catellus Development Co. if Shapco, Inc. does not go forward within a reasonable time.

Second by Hartley.

Vote: 6-0

**ADOPTED AS RESOLUTION NO. 1918**

Motion by Filner to adopt Items 5, 6 and 7.

Second by McCarty.

Vote: 6-0

Item 5: Resolution approving the Basic Concept Drawings of the India and "A" Street office project, subject to certain conditions.

**ADOPTED AS RESOLUTION NO. 1919**

Item 6: Resolution authorizing CCDC to advertise and receive bids for construction and installation of Type "A" street lights on Broadway; authorizing award of the contract to the lowest qualified bidder, provided bids are within the established budget of \$99,248; and authorizing CCDC to administer said contract.

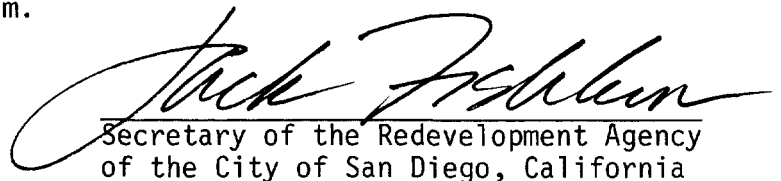
**ADOPTED AS RESOLUTION NO. 1920**

Item 7: Resolution accepting and filing the Fiscal Year 1990 Audited Financial Statements of the Centre City Development Corporation.

**ADOPTED AS RESOLUTION NO. 1921**

Public Comment - none.

The meeting was adjourned at 6:12 p.m.

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