

**SPECIAL MEETING
OF
SEPTEMBER 10, 1991**

The meeting was called to order at 3:53 p.m.

Item 1: Roll Call

Present: Members Wolfsheimer, Roberts, Hartley, Pratt, Behr,
Henderson, McCarty, Filner and Chair O'Connor
Secretary: Jack Fishkin

Motion by McCarty to adopt Items 2, 4, 5, 7, 9, 10, 11, 12, 13
and 14 on the Consent Agenda.

Second by Hartley

Vote: 9-0 (Items 2, 5, 7, 9, 10, 11, 12, 13 and 14)
8-0 (Item 4 -- O'Connor abstaining)

Item 2: Approval of the minutes for the meetings of July 30 and August 6,
1991. -- Approved.

Item 4: Resolution authorizing a Repayment Agreement with Downtown Senior Center for
the early payment of the Promissory Note in the amount of \$600,000.

ADOPTED AS RESOLUTION NO. 1995

Item 5: Resolution approving two change orders and amending the contract with
JHP Construction Co. to add \$34,665.50 to the authorized amount for
Gaslamp Phase VI, for a total contract amount of \$351,132.

ADOPTED AS RESOLUTION NO. 1996

Item 7: Resolution approving design revisions to the basic concept/schematic
drawings for City Suites at Old Columbia Square, at the northeast
corner of "B", "C", State and Columbia Streets, subject to certain
conditions.

ADOPTED AS RESOLUTION NO. 1997

Item 9: Resolution approving the Fourth Implementation Agreement to the Dispo-
sition and Development Agreement (DDA) with The Roger Morris Plaza, Ltd.
for a development on the site bounded by Market St., First Ave., Front
St. and Harbor Dr.

ADOPTED AS RESOLUTION NO. 1998

Item 10: Resolution approving the Fifth Amendment to the agreement with Morrison
& Foerster for special legal counsel services for environmental law/
hazardous substances to add \$40,000 to the compensation, for a total
contract amount not to exceed \$353,000.

ADOPTED AS RESOLUTION NO. 1999

Item 11: Resolution approving the demolition of a dilapidated residential structure located at 3293 "E" Street in the Gateway Center West Project.

ADOPTED AS RESOLUTION NO. 2000

Item 12: Resolution approving a contract with Robinson Development & Construction in an amount not to exceed \$20,000, for the above demolition.

ADOPTED AS RESOLUTION NO. 2001

Item 13: Resolution approving a contract in an amount not to exceed \$75,250 with Jaykim Engineers, Inc. to prepare the master design plan to widen 43rd Street and to realign the intersection at 43rd St. and National/Logan Avenues in the Southcrest Redevelopment Project.

ADOPTED AS RESOLUTION NO. 2002

Item 14: Resolution approving a contract in an amount not to exceed \$60,000 with Wallace, Roberts & Todd for design services for the Market St. Commercial Corridor in the Mt. Hope Redevelopment Project.

ADOPTED AS RESOLUTION NO. 2003

Item 3: Resolution approving the Negotiation Agreement with Vista Hill Community Treatment Systems for the rehabilitation and lease of the Lincoln Hotel, located at 536 Fifth Avenue in the Gaslamp Quarter Project.

Pam Hamilton gave the staff report, describing the actions of the CCDC Board in selecting the Vista Hill proposal. Member Behr requested that translation services be provided to summarize testimony for Chinese speaking members in the Chambers. Consequently, after each speaker, a translation was provided.

Speaking in favor of the Vista Hill proposal were: Daniel Orosz, a former Vista Hill patient, who expressed his gratitude for the work done by Vista Hill; Neil Longo, representing Vista Hill Treatment Systems, who spoke and submitted letters of support from Charles W. Kovar, a Gaslamp Quarter merchant and Areta Crowell, Ph.D., the County's Local Mental Health Director; Cheryta Moss, of the Jary Barreto Crisis Center; Henry Tarke, Regional Manager of the San Diego County Mental Health Center; and Samuel Scott, representing Homeless Veterans. Betty Abell Jurus, of the Writers' Bookstore and Haven Cafe, and Giovanna Zerbi, of Vista Hill Community Treatment Systems, were in the audience and stated they would be available to answer questions.

Those speaking in opposition to the Vista Hill proposal and supporting the proposal of the Chinese Social Service Center were: Michael Yee; Collin Fat, past-President of the San Diego Chinese Center; Rom Sarno, of the Mayor's Asian Advisory Board; Charles Williams, a Gaslamp Quarter merchant; and Gil Ontai, a CCDC Board member, the lone dissenting voter on the Board's decision to select the Vista Hill proposal, rather than the one from the Chinese Social Service Center. Speaker slips were

also submitted by Lynda Hart and Villa Mills, of the Filipino American Chamber of Commerce; and Simon Wong.

Members Roberts, Behr and Hartley discussed the merits of both proposals. Member McCarty noted she could not support the Chinese Social Service proposal because it was not the selection of the CCDC Board. Member Wolfsheimer did not favor the Chinese proposal due to their lack of financing for the project.

Motion by Roberts to direct CCDC to renegotiate with the Chinese Social Service Center staff regarding the \$400,000 difference in the proposals, with the proviso that the property would only be leased to the Center. He further directed CCDC staff to work with Vista Hill representatives to locate a suitable facility for their project.

Second by Behr.

Vote: 7-2 (Members Wolfsheimer and McCarty voting nay)

- Item 6: Resolution approving the Third Implementation Agreement to the DDA with San Diego Tower Associates, for the America Plaza at Broadway, Kettner, "B" and India Streets in the Columbia Project.

Pam Hamilton noted a revision which omits reference to SC America Plaza Corp. from the Agreement.

Motion by Roberts to adopt the resolution.

Second by Filner.

Vote: 9-0

ADOPTED AS RESOLUTION NO. 2004

Members Pratt and McCarty left the meeting.

- Item 8: Resolution approving the Second Amendment to the Negotiation Agreement with Shapco, Inc. and Senturia Investments, Inc., extending negotiations for a 180-day period for the southerly one-half of the block bounded by "J", "K", Third and Fourth Avenues, in the Marina Project.

For the record, Member Henderson received assurance that the Santa Fe Railroad has no involvement in this project.

Pam Hamilton gave the staff report. Speaking in favor of this action was James Milch, representing Neil Senturia. Vernon Schwartz, of Catellus Development Corp. opposed the extension.

Motion by Roberts to adopt a resolution extending negotiations for a 141-day period, with no further extensions to be granted.

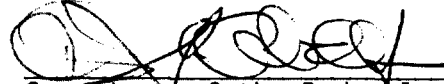
Second by Behr.

Vote: 6-1 (O'Connor voting nay)

ADOPTED AS REVISED RESOLUTION NO. 2005

Public Comment - none.

At 5:34 p.m. Chair O'Connor adjourned the meeting to Tuesday, September 24, 1991 at 2 p.m. in the 12th floor Council Chambers.



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