

**ADJOURNED REGULAR MEETING
OF
DECEMBER 9, 1991**

Item 1: Roll Call

Present: Members Wolfsheimer, Roberts, Hartley, Stevens, Behr,
Stallings, McCarty, Filner and Chair O'Connor
Secretary: Charles G. Abdelnour

Item 2: Adoption of resolutions relating to the Redevelopment Agency Organizational Structure. (Continued from meetings of October 22 and 29, 1991.)

Motion by Hartley to continue this item to Monday, January 6, 1992
at 2 p.m. in the 12th floor Council Chambers.
Second by Stevens.
Vote: 9-0

At 2:23 p.m. the Adjourned Meeting was recessed. At 3:40 p.m. on Tuesday, December 10, 1991 the meeting was reconvened. All Members were present.

On a motion by Member Roberts, seconded by McCarty, and a 9-0 vote (with Wolfsheimer abstaining on Item 10) the following items were adopted by Unanimous Consent:

Item 4: Resolution approving a First Amendment to a contract between the Agency and the Butler Roach Group, adding \$27,400 for Barrio Logan consulting services, for a total amount not to exceed \$34,200.

ADOPTED AS RESOLUTION NO. 2022

Item 6: Resolution approving the sale of Agency-owned property in the Gateway Center West Project to the California Department of Transportation for \$22,400.

ADOPTED AS RESOLUTION NO. 2023

Item 7: Resolution approving a Sidewalk Improvement Agreement for 528-540 "F" St. and 802-810 Sixth Ave. (New Moon) in the Gaslamp Quarter; and authorizing advertising and bidding of public sidewalk and street improvements, and award of the contract to the lowest qualified bidder, provided the bid is within the established budget of \$51,664.

ADOPTED AS RESOLUTION NO. 2024

Item 8: Resolution authorizing written consent to the Easement Agreement between Catellus Development Corporation and the San Diego Metropolitan Transit Development Board for the Old Town Trolley alignment in the Columbia Project.

ADOPTED AS RESOLUTION NO. 2025

Item 9: Resolution approving the First Implementation Agreement to the DDA with Broadway Ventures II for development of the block bounded by "C", Union, Broadway and State Streets in the Columbia Project.

ADOPTED AS RESOLUTION NO. 2026

Item 10: Resolution authorizing the First Implementation Agreement to the Owner Participation Agreement for City Front Terrace in the Marine Project.

ADOPTED AS RESOLUTION NO. 2027 (Wolfsheimer abstaining)

Item 11: Resolution approving payment of an amount not to exceed \$29,538 to JMB/Santa Fe - Bayfront Venture for the upgrading of off-site improvements on Pacific Highway adjacent to the Seabridge project in the Marina Project.

ADOPTED AS RESOLUTION NO. 2028

Item 12: Resolution authorizing advertising and bidding of public sidewalk and street improvements at Second, Island and Third Avenues for the Harbor Place Inn, and award of the contract to the lowest qualified bidder, provided the bid is within the established budget of \$214,196.

ADOPTED AS RESOLUTION NO. 2029

Item 13: Resolution approving the Second Implementation Agreement to the Housing Rehabilitation Agreement with Vietnam Veterans of San Diego.

ADOPTED AS RESOLUTION NO. 2030

Supplemental

Item S-1: Resolution approving the Annual Financial Report of the Agency for FY 1991 and transmitting the Report to the City Council for approval and authorizing its transmission to the State Dept. of Housing and Community Development.

ADOPTED AS RESOLUTION NO. 2031

At 3:42 p.m. the meeting was recessed, and reconvened at 8:32 p.m. All Members were present, with the exception of Member Behr.

Item 3: Resolutions approving the City Heights Updated Preliminary Report, and authorizing its distribution to affected taxing entities; authorizing transmittal of an Updated Draft Redevelopment Plan to, and consultation with affected taxing entities; and authorizing completion of an Updated Draft Environmental Impact Report, its circulation to public agencies for review and comment, and the filing and publication of a Notice of Completion and establishment of time, date and place of a Public Hearing.

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Item 3: (continued)

Staff member Jim LoBue reported on the proposed action and responded to Member's questions. Member Hartley thanked community and PAC members who had remained for the consideration of this item.

Lincoln Pickard commented on his opposition to inclusion of The Visions Project, noting the long delay in beginning work on the I-15 freeway project and his belief that work should go forward as soon as possible.

Motion by Hartley to adopt the resolutions.

Second by Stevens.

Vote: 8-0

ADOPTED AS RESOLUTIONS NO. 2032, 2033 and 2034

- Item 5: Resolutions approving the Central Imperial Preliminary Report and authorizing its distribution to each affected taxing entity; authorizing consultation with a fiscal review committee, if and when created, and transmittal of the Redevelopment Plan to any such fiscal review committee; and authorizing completion of a Draft Environmental Impact Report and its circulation to public agencies for review and comment, and the filing and publication of a Notice of Completion and establishment of time, date and place of a Public Hearing.

Carolyn Smith, of SEDC, gave the staff report.

Motion by Stevens to adopt the resolutions.

Second by Hartley.

Vote: 8-0

ADOPTED AS RESOLUTIONS NO. 2035, 2036 and 2037

- Item 14: Resolution approving an agreement for CCDC's legal services with Kane, Ballmer and Berkman for an amount not to exceed \$200,000.

Member Wolfsheimer discussed her opposition to this action.

Motion by Roberts to adopt the resolution.

Second by McCarty.


Vote: 7-1 (Wolfsheimer voting nay)

ADOPTED AS RESOLUTION NO. 2038

Public Comment:

Lincoln Pickard commented on the election process to fill vacancies on Project Area Committees. He proposed allowing community members, rather than the other PAC members, to vote on candidates.

The meeting was adjourned at 8:57 p.m.


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