

REDEVELOPMENT AGENCY MINUTES

**SPECIAL JOINT
REDEVELOPMENT AGENCY/CITY COUNCIL MEETING
OF
TUESDAY, AUGUST 9, 1994**

The meeting was called to order as The City Council at 10:03 a.m.

Roll Call

Present: Members Mathis, Roberts, Kehoe, Stevens, Warden,
Stallings, McCarty, Vargas, and Chair Golding

City Manager, Jack McGrory
City Attorney
Secretary, Jack Fiskin

The meeting adjourned as The City Council at 10:30 a.m.

The meeting reconvened as The Special Joint Redevelopment Agency/City Council meeting at 10:31 a.m.

CONSENT/JOINT PUBLIC HEARING

1. Approving resolutions and document to:

Item A. The amended and restated Disposition and Development Agreement with Pacific Scene, Inc. and Patrick Development, Ltd.; and

Item B. Approve the Environmental Secondary Study for the sale and development of real property pursuant to the Amended and Restated Disposition and Development Agreement.

See Southeastern Economic Development Corporation Report dated August 9, 1994.

No one spoke in opposition to these items.

Motion by Member Roberts to approve
Second by Member Stallings
Vote: 9-0

Council Companion Item 601, City Council Resolution Numbers R-284519 and R-284520; and Redevelopment Resolution Numbers R-2411 and R-2412; and Document Number D-2164.

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CONSENT/JOINT PUBLIC HEARING

2. Approving resolutions and document to:

Item A. The sale of real property and a Cooperation Agreement with the San Diego Unified School District for the development of an elementary school located in the 252 Corridor; and

Item B. Certify the Environmental Secondary Study for the proposed sale of property within the 252 Corridor.

See Southeastern Economic Development Corporation Report dated August 9, 1994.

No one spoke in opposition to these items.

Motion by Member Roberts to approve

Second by Member Stallings

Vote: 9-0

Council Companion Item No. 602, City Council Resolution Numbers R-284521 and R-284522; and Redevelopment Resolution Numbers R-2413 and R-2414; and Document Number D-2165.

4. Approving resolutions and documents to:

Item A. The Purchase Agreement and Joint Escrow Instructions between the Redevelopment Agency and David Engel, as Trustee/U/T/D dated May 20, 1992, and adopt the resolution approving the purchase and financing of the property described in the Purchase Agreement; and

Item B. The Disposition Agreement between the Redevelopment Agency and the Children's Museum and adopt the resolutions certifying that the Agency has considered the Master Environmental Impact Report and the Secondary Study with respect to King Promenade, approving the lease and sale of certain property to the Children's Museum pursuant to the Disposition Agreement and approving the payment by the Agency for the value of the land for, and the cost of the improvements to, that portion of King Promenade between Union and Front street.

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See Centre City Development Corporation Report dated July 21, 1994.

No one spoke in opposition to these items.

Motion by Member Roberts to approve
Second by Member Stallings
Vote: 9-0

Council Companion Item No. 603, City Council Resolution Numbers R-284523, R-284524, R-284525, and R-284526; and Redevelopment Resolution Numbers R-2415, R-2416, R-2417 and R-2418; and Document Numbers D-2166, D-2167 and D-2168.

ADOPTION/JOINT PUBLIC HEARING

3. Approving resolutions and documents to:

Item A. Accept the geotechnical analysis "Report of Fault Hazard Investigation of the Entertainment and Sports Center, San Diego, California: prepared by Woodward-Clyde Consultants. In its report, Woodward-Clyde has determined that the "preferred site" (the area bounded by 12th Avenue to 14th Street, K Street to Imperial Avenue) could accommodate the development of the Entertainment and Sports Center; and

Item B. Endorse the "Preliminary Master Plan for the San Diego Entertainment and Sports Center: (Preliminary Master Plan) and authorize:

- CCDC to proceed with redevelopment activities that would complement the Entertainment and Sports Center if it were developed on the preferred site; and
- The City Manager and CCDC to continue to work with SDG&E to develop a phased relocation and reuse plan for SDG&E Station "A" properties. In the relocation plan, SDG&E is to determine site and building area requirements for relocation, and alternative relocation sites; and the City is to identify possible City-owned real estate, and other assets, available for consideration in development, exchange, or sale for the relocation of SDG&E Station "A" uses; and

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- CCDC to coordinate area-wide infrastructure improvements with the development of the Sports Center including: street lighting; sewer, water, and storm drain improvements; and accelerating, and/or re-prioritizing, utility undergrounding districts.
- CCDC to proceed to evaluate the "10th, 11th, and 12th Avenue Parkway" and "International Plaza" concepts identified in "A Vision for Centre City East" prepared by Dean Adele Santos. This to be followed by an access and parking plan for the Sports Center to determine traffic impacts, transportation management and mitigation measures, and the siting of planned parking structures.

Item C. Accept "An Analysis of the Financial and Fiscal Impacts of the San Diego Sports Area Redevelopment Alternatives" prepared by CIC Research, Inc. (CIC). CIC's findings are that redevelopment of the Midway Sports Arena site could help support the development of the downtown Sports Center. Annual revenue to be derived by the City through the redevelopment of the Midway site is estimated to range from \$0.9 million to \$1.4 million; and

Item D. Authorize the City Manager and CCDC to continue to negotiate with Arena Group 2000 in the acquisition of NBA and NHL Franchise(s) and to formulate a financing plan for the proposed downtown Entertainment and Sports Center.

See Centre City Development Corporation Report dated July 15, 1994.

Mark Wardlaw of Centre City Development Corporation presented staff report, and gave a brief overview of the Preliminary Master Plan.

Public testimony in favor:

Ms. Lostal spoke in favor of the proposed center, but felt that the location at 12th Street was wrong and would impact the trolley lines, buses, and add to the pollution in the area.

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Public testimony in favor - continued

Ms. Bearice Kemp, a member of Arena 2000, Stadium Authority Board of Governor, and the City Advisory Committee, said that the Committee, after careful examination of the economic effect of all the issues, urged approval of the Preliminary Master Plan.

Wayne Buss, architect, East Village/Centre City East, said the development would create a golden link to the Gaslamp District and would be a catalyst for redevelopment in the surrounding area. He had a concern regarding the graphics of the 10th Avenue, a solution for the approach from 163 north, and encouraged staff to address the traffic issue through East Village.

Barry Foerster, a property owner and Board member of Centre City East Associates, said he was concerned over the emphasis being put on the charette. He endorsed the Entertainment Facility with an extension or improvement of the Cabrillo Freeway, but opposed the 10th Avenue solution.

John Lynch, Chairman of the Coalition of Business and Community Leaders, supported the Preliminary Master Plan. He stated the expansion of the Convention Center and the building of the Entertainment and Sports Facility would generate revenue and would benefit Centre City East.

Sandy Purdon, Vice President of Greater San Diego Sports Association, reorganized and to be renamed in 1995 as the San Diego International Sports Council. She stated that their mission is to promote San Diego and the Tijuana region as the preferred area for sport events benefitting the community and that the downtown sports center would enable San Diego to attract regional, national and international Sports events. Ms. Purdon stated the Association supports the Preliminary Master Plan.

Ron Hahn, a member of Area Group 2000, urged acceptance of the Plan and to proceed with redevelopment activities in Centre City East.

Ron Phillips, representing San Diego Economic Development Corporation encouraged approval of the Plan. He said that the development would benefit and revitalize the "L" Street Corridor, the Centre City East area, the tourist industry, and continue to send a message to the NBA and NHL of the City's serious desire to acquire a franchise.

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Public testimony in favor - continued

William Sauls, a resident, business owner and member of the advisory committee to the Sport Arena and CCDC, supported the Plan and said it was essential for the continued revitalization of the Gaslamp District, expansion of the convention center, and fundamental to the downtown redevelopment process.

Ron Oliver, Executive Vice President of the Downtown San Diego Partnership, emphasized the Arena location as the perfect site for the Entertainment Facility and urged support of the Master Plan as part of an overall plan that would link Gaslamp, Convention Center, Horton Plaza, waterfront facilities, Balboa Park, Park Boulevard as putting the puzzle together for a Vital downtown.

Leslie Wade, representing Centre City East Association, thanked everyone responsible for their work on the Master Plan and asked for continued support for the "L" Street Corridor, 12th and Market, and surrounding area. She urged a resolution for the Parkway study proposal.

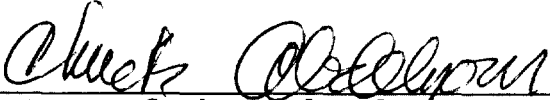
No one spoke in opposition to these items.

Motion by Member Roberts to adopt the Preliminary Master Plan for the Entertainment and Sport Center with the exception if Item C, "an Analysis of the Financial and Fiscal Impacts of the San Diego Sport Area Redevelopment Alternatives" prepared by CIC Research, Inc.,
Second by Member Warden
Vote: 9-0

Council Companion Item No. 602, City Council Resolution Number R-284528; and Redevelopment Resolution Number R-2440.

ADJOURNMENT

The meeting adjourned at 3:50 p.m. to the next regular meeting of October 4, 1994.


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