

REDEVELOPMENT AGENCY MINUTES

SPECIAL JOINT CITY COUNCIL/REDEVELOPMENT MEETING  
OF  
TUESDAY, OCTOBER 18, 1994

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

Roll Call

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

City Manager, Jack McGrory  
Attorney, John Witt  
Secretary, Charles G. Abdelnour

JOINT MEETING - CONSENT

2. Approving resolutions to:

Council Item No. 331, Redevelopment Agency Item No. 2.

The FY95 Budget Actions for the Southcrest Redevelopment  
Project-252 Corridor.

<u>Fund</u>	<u>Fund Name</u>	<u>Amount</u>
98330	Southcrest	\$ 63,000
983301	Alpha Street Construction (Commercial)	57,500
983302	Alpha Street Construction (Residential)	75,000
983303	School District Development	<u>53,500</u>
	Total Cost	\$249,000

See Southeastern Economic Development Corporation Report dated  
October 18, 1994.

No one spoke in opposition to this item.

Motion by Member McCarty to approve  
Second by Member Mathis  
Vote: 9-0

Council Resolution Number R-284790 and Redevelopment Agency  
Resolution Number R-2429.

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**JOINT MEETING - CONSENT**

1. Approving resolutions to:

Council Item No. 333, Redevelopment Agency Item No. 1.

Item A. Approve acceptance of \$100,000 in Transit Funds for the purpose of implementation of a landscaping plan for the intersection of 54th Street and University Avenues; and

Item B. Authorize an Amendment to the FY95 Redevelopment Agency budget to include said funds; and

Item C. Authorize the Corporation, on behalf of the Agency, to advertise and receive bids for the landscaping of the intersection at 54th Street and University Avenue, and awarding of the contract to the lowest qualified bidder.

See Mid-City Development Corporation Report dated July 25, 1994.

No one spoke in opposition to these items.

Motion by Member McCarty to approve  
Second by Member Mathis  
Vote: 9-0

**City Council Resolution Number R-284792, and Redevelopment Agency Resolution Number R-2430.**

The meeting adjourned as The City Council at 10:24 a.m.

The meeting reconvened as The Redevelopment Agency at 10:25 ap.m.

**ADOPTION - CONSENT**

3. Approving resolution to:

Adopt a resolution accepting a transfer of three hundred thousand dollars (\$300,000) as an interest-bearing loan to be used in the FY94-95 Project Budget for implementation costs to augment the Southcrest Projects.

See Southeastern Economic Development Corporation Report dated October 18, 1994.

No one spoke in opposition to this item.

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Redevelopment Agency Item No. 3 - continued

Motion by Member McCarty to approve  
Second by Member Mathis  
Vote: 9-0

**Redevelopment Agency Resolution Number R-2431.**

The meeting adjourned as The City Council at 2:49 p.m.

The meeting reconvened as The Redevelopment Agency at 2:50 p.m.

4. Approving resolution and document to:

Authorize the Executive Director to enter into an agreement with the County of San Diego for the development of a Government district Master Plan in an amount not to exceed \$75,000 (Exhibit 1); and authorizing Centre City Development Corporation to issue a Request for Qualification (RFQ) for consultant services to prepare a Civic Center Mater Plan (Exhibit 2), and to award a contract for such consultant services.

See Centre City Development Corporation Report dated September 16, 1994.

Pam Hamilton, Executive Vice President, Centre City Development Corporation, presented the staff report, and gave a brief background on the request for qualifications for consultant services and the Civic Center Master Plan.

Public testimony in favor:

Wayne Rafflesberger, representing the Downtown Partnership Task Force, spoke in support of hiring a master planner through CCDC to start working on the Civic Center Master Plan. He stated available to answer questions.

Ron Oliver, Executive Director, Downtown Partnership, spoke in support of the process, and that the Agency move forward with this master plan.

No on spoke in opposition to these items.

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Member McCarty requested that the motion be split.

Public testimony:

Bob Lichter, former President of San Diegans, now Downtown Partnership, gave a brief history of these two organizations working with CCDC.

Motion by Member Stallings to approve the agreement with the County of San Diego for the development of Government district Master Plan (with McCarty voting in the negative, and Members Roberts and Warden not present)

Second by Member Stevens

Vote: 6-1

Motion by Member Stallings that CCDC to issue a Request for Qualifications for consultant services to prepare a Civic Center Master Plan, and award a contract for such consultant services (with Members Roberts and Warden not present)

Second by Member Stevens

Vote: 7-0

**Redevelopment Agency Resolution Number R-2432; and Document Number D-2175.**

**ADOPTION**

5. Approving resolutions to:

Item A. Accept the Fourth Avenue/Fifth Avenue Loop Alignment Alternative for the Gaslamp Historic Trolley; and

Item B. Certify the Negative Declaration; and

Item C. Authorize the Corporation to pursue obtaining federal or state funds to construct the project; and

Item D. Maintain \$1.8 million in the Gaslamp Historic Trolley line item of the Fiscal Year 1994-1995 Budget to provide local match monies for federal or state funding and consider additional local match monies in the Fiscal Year 1995-1996 Budget and

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Redevelopment Agency Item No. 5 - continued

- Item E. Direct the Corporation to identify and evaluate operating alternative for the project which might eliminate or reduce operating subsidies; and
- Item F. Direct the Corporation to identify funding sources that may be appropriate to offset projected operating deficits; and
- Item G. Direct the Corporation to notify the Port District, the Convention Center Corporation, and the City's consultants responsible for the Convention Center's expansion, of the desirability of extending the Loop Alignment to cross Harbor desirability of extending the Loop Alignment to cross Harbor Drive on Fifth Avenue with a Convention Center station; and
- Item H. Direct the Corporation and MTDB to explore the desirability, feasibility, and funding alternatives for an overhead electric trolley system which would use rubber-tired vehicles rather than fixed rail.

See Centre City Development Corporation Report dated August 31, 1994.

Pam Hamilton, Executive Vice President, Centre City Development Corporation, presented display charts and gave an overview of the Gaslamp Historical Trolley.

No one spoke in opposition to these items.

Deputy Mayor Stevens assumed chair of the meeting at 3:25 p.m.

Member Mathis asked where will the vehicles be warehouse?

Pam Hamilton said at the MTDB trolley station.

Public testimony in favor:

Jim Walsh, Chair of the Gaslamp Quarter Association, the community planning group for the Gaslamp Quarter area. He stated we have a long history of supporting the trolley concept, there has been proposals, rubber tire, fixed rail, diesel bus, but we supported the trolley concepts. Mr. Walsh stated we are in support of the eight (8) recommendations as stated in the staff report.

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Redevelopment Agency Item No. 5 - continued

Chair Stevens said in support of the staff recommendations, staff plans to raise the money, find the funds to operate and to construct this project.

Member Mathis what is being proposed is not committing us to expenditures, but basically getting the information necessary for this project.

Member Stallings said we are accepting this loop, a fixed rail concept.

Pam Hamilton said to change "Accept the Fourth Avenue/Fifth Avenue Loop Alignment Alternative as the preferred alternative for a fixed rail Gaslamp Historic Trolley if implemented.

Member Mathis said I did not see this as approving a fixed rail system.

Member Stallings said I would like to see us explore the little buses used in Coronado, that people use travelling back and forth. If we review this, then do we need to use the trolley?

Chair Golding assumed chair of the meeting at 3:50 p.m.

Pam Hamilton said that CCDC has had discussions with the Gaslamp Quarter Merchants about doing research on the rubber tire trolleys again. We have not figured out how to make that revenue neutral, that the Redevelopment Agency cannot buy rubber tire trolleys and operate them because we are not authorized under State law to operate transit.

Member Stallings asked can we add to the motion, that we aggressively pursue the rubber wheel option because the trolleys have the overhead wires.

Chair Golding said I cannot support only fixed rail and look at other options, costs, clean fuels, alternative fuels or alternative methods of transportation.

Member Mathis stated can amend the motion to add Member Stallings and Chair Golding recommendations.

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Redevelopment Agency Item No. 5 - continued

Member Vargas asked can we run trolleys on the existing tracks?

Pam Hamilton said these tracks are heavy duty enough for the Red Cars. The Historic Trolley can run on the Red Car Line, but the Red Car cannot get on this line.

Member Vargas asked can this be readjusted to connect into the Sport Arena?

Pam Hamilton answered that we continue down L Street, the L Street Corridor is the major connection between the Convention and Center, Gaslamp and the Sports Arena.

Motion by Member Mathis to approve as amended (with Members Roberts and Warden not present): 1) to look at the assessment district which is a specific area, as one of the items that CCDC consider as a means of mitigating cost; 2) not locked into fixed rail; and 3) explore the rubber wheel bus not the ones using the catenary; and 4) staff recommendations.

Second by Member Vargas

Vote: 7-0

**Redevelopment Agency Resolution Number R-2433 and R-2434.**

**ADJOURNMENT**

The meeting adjourned at 4:00 p.m. into Closed Session, and to the next regular meeting of November 1, 1994.



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