

REDEVELOPMENT AGENCY MINUTES

**THE REGULAR REDEVELOPMENT AGENCY MEETING
OF
March 21, 1995**

Meeting called to order as The City Council at 10:05 a.m.

Roll Call

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

City Manager, Jack McGrory
City Attorney, John Witt
Secretary, Jack Fishkin

The meeting adjourned as The City Council at 10:15 a.m.

The meeting reconvened as The Redevelopment Agency at 10:16 a.m.

ADOPTION - CONSENT

2. Approving resolution to:

Item A. Authorize the Corporation on behalf of the Agency, to advertise and receive bids for the demolition of the Graybar Building located at 101 Island Avenue in the Marina Sub Area; and

Item B. Authorize the Executive Director of the Redevelopment Agency to award the contract to the lowest qualified bidder for the demolition of these improvements, provided the bids are within the established budget; and

Item C. Authorize the Corporation, on behalf of the Redevelopment agency, to administer said contract.

See Centre City Development Corporation report dated February 24, 1995.

No one spoke in opposition to these items.

Motion by Member McCarty (Warden not present) to approve

Second by Member Vargas

Vote: 8-0

Redevelopment Agency Resolution Number R-2485.

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ADOPTION - CONSENT

3. Approving resolution and document to:

The Second Amendment to the Agreement with the Redevelopment Agency and Kane, Ballmer and Berkman for legal services to add \$50,000.

See Redevelopment Agency report RA 95-10, dated March 15, 1995.

No one spoke in opposition to these items.

Motion by Member McCarty (Warden not present) to approve

Second by Member Vargas

Vote: 8-0

Redevelopment Agency Resolution Number R-2486 and Document Number D-2049.

4. Approving resolution and document to:

That the Redevelopment Agency approve the extension to the Agreement for engineering services with RBF/Sholders and Sanford for Phase II of the Alpha Street Improvement Project in an amount not to exceed \$20,000.

See Southeastern Economic Development report dated March 21, 1995.

No one spoke in opposition to this item.

Motion by Member McCarty (Warden not present) to approve

Second by Member Vargas

Vote: 8-0

Redevelopment Agency Resolution Number R-2487 and Document D-2196.

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ADOPTION - CONSENT

5. Approving resolution to:

That the Redevelopment Agency approve reinstatement and revision to the Real Estate Commission Policy Resolution No. 908.

See Southeastern Economic Development report dated March 21, 1995.

No one spoke in opposition to this item.

Motion by Member McCarty (Warden not present) to approve
Second by Member Vargas
Vote: 8-0

Redevelopment Agency Resolution Number R-2488.

The meeting adjourned as The Redevelopment Agency at 10:19 a.m.

The meeting reconvened as The City Council at 10:20 a.m.

JOINT MEETING - ADOPTION

1. **CENTRAL LIBRARY FINANCING.**

(RA 95-65)

Council Companion Item No. 331, and Redevelopment Agency Item No. 1.

The proposed the following contributions:

Item A. That the \$5 million designated in the Fiscal Year 94-95 Centre City Redevelopment Project Budget as "Gymnasium-USA Volleyball" be provided toward the financing of a new Central Library if the Central Library financing moves forward ahead of the financing of the Entertainment and Sport Center (in which case, the gymnasium would not be funded; and

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Item 1 - continued

Item B. That up to \$5 million be provided toward the financing of a new Central Library from the proceeds of the next bond issue for the Centre City Redevelopment Project. It is not known at this time when tax increment flow will be sufficient for this bond issue.

See Centre City Development Corporation report dated December 15, 1994.

Bill Sanwald, Library Director, presented the staff report, and said staff available to answer questions.

Councilmember McCarty asked the changes in the branch sites since last July?

Mr. Sanwald said the branches that are recommended for replacement or renovation are: Balboa, College Heights, East San Diego, Logan Heights, Normal Heights, Pacific Beach, Paradise Hills, Point Loma, San Carlos, San Ysidro, Serra Mesa, and Skyline Hills.

Councilmember Harvey asked what is the cost to add Mission Hills to this list?

Mr. Sanwald responded about 3.7 million dollars.

Councilmember Warden asked about the 15,000 square feet at San Carlos; 10,000 square feet at San Ysidro and multiply at \$210 a square foot, is this structure, increased books, electronics.

Mr. Sanwald said this is the construction, land, and added engineering costs.

Councilmember Warden asked about raising the 10 million dollars?

Mr. Sandwald responded for a foundation to incorporate a foundation of private citizens throughout the city for a period of years.

Jack McGrory, City Manager, said the council directed staff to go out and hire a consultant whose an expert in private fund raising.

Councilmember Harvey had concerns about the 10 million dollars from CCDC, that 5 million coming from a future bond issue, do we know the date of that bond issue?

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Item 1 - continued

Bruce Herring said there is no date, depends on what the increment is within the next few years it would have to go up by a few million dollars to generate a new bond issue. The first 5 million dollars originally for the entertainment center, if approved would be available is budgeted out of the last bond issue.

Peter Hall, Centre City Development Corporation, gave a brief overview of the bond financing.

Barry McComic talked about the opportunity to build a library in a public, private partnership, and the navy.

Vivian Warren said she chaired the Library Now Task Force, gave a brief background of the task force and talked about the vision, the report "Library Now".

Chair Golding thanked everyone who participated in the Library Now Task Force for their input and vision.

Public Testimony - Favor

Jim Dawe, Chair of the Library Commission, gave a brief history of the Library Commission. He thanked the Mayor, City Council, City Manager and staff to this issue.

Betty Sherman, representing the San Carlos Branch, and presented a petition of over 260 signatures, that the library not be downtown. She said as the Executive Director of the Friends of the Library, the only place to have the library is downtown San Diego because it is the hub, the city center.

Councilmember Stevens asked about the signatures on the petition, this was not a cross section?

Ms. Sherman responded no, it was done at our book sale on Saturday and Sunday, and spare of the moment.

Debra Blum speaking for the President of the League of Women Voters of San Diego, the League of Women Voters strongly supports the obligation of local government to provide free quality library services. Ms. Blum said the City of San Diego needs a new main library, and we strongly support, the City Manager's recommendations.

Carolyn Wilcox Kelly representing the Friends of the Library, Director of the Community Outreach. She spoke in support of the new library.

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Item I - continued

Salmon Rosenbald, Chair of Citizens in Actions for Local Libraries (CALL) gave a brief background of the organization, and in support of the new library.

Patrick Flynn, representing himself, wife, and on behalf of the Board of Directors of the Pacific Beach Town Council in support of the new the new central library.

Martha Nielsen, President of the Friends of the Mission Hills Library, in favor of the new central library proposal. She addressed the issue that Mission Hills Branch Library was on the list but is not now.

Craig Adams, Chair of the Uptown Planners, and in support of the manager recommendations. He stated we should have a library with more books downtown.

Ian Gil, representing Project Solutions and Highland Partnership. He discussed public and private partnerships, and that our organization will assist in anyway it can in support of the new central library.

Public Testimony - Opposition

Tom Stillwell in support of a new library, but in opposition to the bond because it creates debt which creates taxes.

Scott Barnet, Executive Director, San Diego Taxpayer Association, and addressed the issue of the September ballot. He read into the record letter sent to the Mayor and Council, dated March 20, 1995.

Public testimony closed.

Mayor Golding said we direct the City Manager the option that Mr. Hall presented a inner jurisdiction partnership between CCDC, the Port, and the City having the library operation part in one location; and Mr. McComie.

Councilmember McCarty requested that the City Manager propose some way we can pay for furniture, fixtures, and operational costs, and staff.

Councilmember Harvey requested that we have public input on the list, before it returns back to us.

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Item 1 - continued

Chair Golding asked Councilmember McCarty to include in the motion that we ask the Chair of the Library Commission to hold those hearings and then the committee?

Councilmember McCarty said yes, they would.

Councilmember Warden stated when this returns back to us, the cost of specific sites we are looking at, the criteria for the branches selected, the comparison of usage of the libraries, the costs broken down on the central library, what the electronic capabilities, construction of the actual library and branch libraries.

Chair Golding stated if some of the questions are not asked today to the City Manager put it in writing and send it to him.

Councilmember Vargas addressed pages 6 and 7 of the staff report, the following branches, Logan Heights opened in 1927; and San Ysidro opened in 1924, these facilities need to be expanded and upgraded.

Councilmember McCarty said part of last summer's motion that we try to offset the cost of the special election with private solicitations, that this be part of the motion?

Chair Golding said if we make the decision to put on a special election ballot.

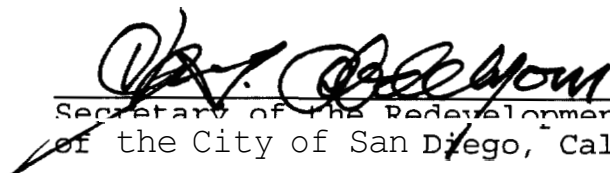
Motion by Member McCarty to refer back to the City Manager, with the above issues by the Mayor and Councilmembers, and continue to May 2, 1995.

Second by Member Stevens

Vote: 9-0

ADJOURNMENT

The meeting adjourned at 12:15 p.m.


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