

REDEVELOPMENT AGENCY MINUTES

THE REGULAR REDEVELOPMENT AGENCY MEETING
OF
May 2, 1995

Meeting called to order as The City Council at 11:05 a.m.

Roll Call

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

City Manager, Jack McGrory
City Attorney, John Kaheny
Secretary, Charles Abdelnour

Chair Golding stated the Redevelopment Agency items number 1 and 2 will be trailed to 2:00 p.m.

The meeting adjourned as The City Council at 12:10 p.m.

The meeting reconvened as The City Council at 2:30 p.m. into Closed Session.

The meeting reconvened as The City Council at 2:45 p.m.

ADOPTION

1. Approving resolution to:

Council Item No. 336, and Redevelopment Agency Item No. 1.

These items were continued from the meeting of March 21, 1995.

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

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.

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Item 1 - continued

Bruce Herring, Deputy City Manager, presented the staff report and discussed the changes, and questions raised from the March 21, 1995 meeting.

Peter Hall, Executive Vice President, Centre City Development Corporation, stated at the request of the City Council, met with representatives from the Port District, the City of San Diego and Centre City Development Corporation. He said several meetings were held to discuss and define a public-private joint venture of a mixed-used facility on land at Lane Field or some other parcel within the city. Mr. Hall stated copies of that report were distributed to the Mayor and Councilmembers, and available to answer questions.

Chair Golding stated this proposed project is in the development stage.

Barry McComic presented a display chart and aerial photo of the Navy Complex, gave a brief overview of this site that it can be developed economically to incorporate the new Central Library.

Chair Golding said another option site located next to the Great American Building, One American Plaza, that maybe available, consider directing CCDC negotiate, and the City Manager to work with CCDC, this particular parcel.

Peter Hall gave a brief background on the Great American Building, SEPC Inc., owners are considering selling or development of this site. That City Council direct CCDC to work with SEPC, Inc.

Chair Golding said she recommend this site to City Council because the direction last time was to examine public private partnerships, and other ways to build and other sites to build a central library. That this building has potential advantages, location, the pad, public transit, and parking already in place.

Public testimony - favor

Jim Dawe, Chair, Library Commission, stated the Council directed the Library Commission to hold a public forum. This forum was held to receive public comment regarding the library branches that were proposed in the Manager's report. He said the members of the Friends of the Library, and the planning groups that attended all indicated to have significant support for a bond measure.

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Item 1 - continued

Public testimony - favor - continued

Mr. Dawe said based upon the public input and discussions, the Library Commission recommended the following: 1) the branch portion of the bond issue for land acquisition and construction should be increased from 41 million to 45 million dollars; 2) priority list of branches recommended by the City Manager should be used only as a guide, not as a hard and fast list; 3) the list of branches to be improved should be updated on an annual basis.

Richard Epiley, representing the Friends of the Pacific Beach Branch, said in support of Jim Dawe recommendations.

Betty Sherman, Executive Director of Friends of the Library, spoke in support of Jim Dawe recommendations for a new central library.

Parker Foster, President of the Friends of the San Diego Library, spoke in support of the bond measure, and the Mayor's site recommendation.

Solman Rosenbald, Chair of the Citizens in Action for Local Libraries, spoke in support of Jim Dawe, Betty Sherman, and Parker Foster recommendations for a new central library.

Evelyn Moore, Carol Kirchie, Francis Pierce, Martha Nielsen, did not speak, in favor.

Public testimony - opposition

Dennis Frieden, representing the President of the Mission Hills Community Association. He addressed concerns that the Mission Hills branch library not on the list for libraries not being improved.

Don Stillwell spoke in opposition to the bond issue.

Victor Guerrero spoke in opposition to the construction of the new library on the basis of abusive authority, the chain of command. He stated a Library Assistant with the San Diego Public Library, and was terminated. This matter was referred to the for further review.

Craig Adams, representing Uptown Planners Community Planning Association. He spoke in opposition, that University Heights and Mission Hills were not included in the Manager's recommendation for funding.

Robert Magnus addressed the list of branches, and there are libraries that were not included on that list for funding.

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Item 1 - continued

Public testimony - opposition - continued

Steve MaHaley, President of the Friends of the La Jolla Library, stated that all of the libraries should be evaluated on an annual basis, and included the La Jolla Library for improvements and expansion.

Motion by Member Stevens to: 1) authorize the City Manager, the Redevelopment Agency, and Centre City Development Corporation to enter into negotiation with SEPC, Inc., parcel number 5 of American Plaza, 600 West Broadway as possible site of a new central library and report back to City Council with the costs and financial arrangements within the next two weeks; 2) direct CCDC and the City Manager to continue working with Mr. McComic and the Navy on that site, and continue discussions with the Port; 3) amend the development agreement for storage; 4) include the recommendation by Jim Dawe, the list of branches be updated annually to take into account both for Council consideration, as well as for a bond measure should the Council decide to act on a ballot measure.

Second by Member McCarty

Vote: 9-0

Councilmember McCarty stated the special election in September or November is not in the best interest for San Diego, the libraries, the taxes, the costs. That we review the list of branches, fixtures, basic maintenance, books, and costs to bring these libraries up to modern technology.

Motion by Member McCarty that we send the issue of various branches to the PS&S Committee for a thorough discussion and public hearings; how we are going to provide the technology for the maintenance, books, and costs. So that we can put on the March, 1996 ballot.

Second by Member Warden

Vote: 9-0

Chair Golding asked for a motion on Central Library financing to ask CCDC to set aside 10 million dollars.

Motion by Member McCarty request the financing of the Central Library and to set aside 10 million dollars.

Second by Member Warden

Vote: 9-0

City Council Resolution Number R-285698, and Redevelopment Agency Resolution Number R-2489.

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The meeting adjourned at 4:15 p.m. as The City Council.

The meeting reconvened as The Redevelopment Agency at 4:16 p.m.

ADOPTION

2. Approving resolution and document to:

That the Redevelopment Agency approve the First Amendment to the Agreement with Grigsby Brandford & Company, Inc. for an additional amount of \$30,000 not to exceed the total contract amount of \$96,000 for financial consulting services to be completed within the scheduled times relating to the SEDC bond issuance.

See Southeastern Economic Development Corporation report dated May 2, 1995.


No one spoke in opposition to this item.

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

Redevelopment Agency Resolution Number R-2514, and Document Number D-2218.

ADJOURNMENT

The meeting adjourned at 4:16 p.m. to the next regular meeting of May 16, 1995.


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