

REDEVELOPMENT AGENCY MINUTES

**THE REDEVELOPMENT AGENCY MEETING
OF
OCTOBER 17, 1995**

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

Roll Call

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

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

Excused: Stevens

CONSENT - JOINT MEETING

Council Companion Item No. **333**, Redevelopment Agency Companion Item No. **2**

2. Approve resolution to:

- Item A. Authorize the Corporation, on behalf of the Agency, to advertise and receive bids for construction of the Washington Elementary School Site Expansion and Park Development; and
- Item B. Authorize the Executive Director or his designee to award the contract to the lowest responsible bidder; and
- Item C. Authorize the Corporation, on behalf of the agency, to administer the contact; and
- Item D. Make findings that improvements are of benefit to the neighborhood, that no other reasonable means of financing are available, that the payment of funds will assist in elimination of blighting conditions, that improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code **22390**.

See Centre City Development Corporation report dated, September 27, **1995**

No one spoke in opposition to these items.

Motion by Member McCarty to approve (with Harvey and Stevens not present
Second by Member Kehoe

Vote: 7-0

City Council Resolution Number R-286451, and Redevelopment Agency Resolution Number R-2563.

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The meeting adjourned as The City Council at 10:11 a.m.

The meeting reconvened as The Redevelopment Agency at 10:12 a.m.

CONSENT

1. Approval of the minutes of October 3, 1995.

Motion by Member McCarty to approve (with Harvey and Stevens not present)

Second by Member Kehoe

Vote: 7-0

CONSENT - ADOPTION

3. Approving resolution and document to:

Approve an amendment to the Fiscal Year 1995-96 program budget for the Washington School Expansion Project, increasing the amount by \$350,000, and decreasing the Public Improvement Budget for Area-Wide projects in a similar amount.

See Centre City Development Corporation report dated, October 2, 1995.

No one spoke in opposition to this item.

Motion by Member McCarty to approve (with Harvey and Stevens not present)

Second by Member Kehoe

vote: 7-0

Redevelopment Agency Resolution Number R-2564, and Document Number D-2249.

4. Approving resolution and document to:

Approve a Second Amendment and Supplement to the ground Lease with Market Street Square, a California Limited Partnership.

See Centre City Development Corporation report dated, October 2, 1995.

No one spoke in opposition to this item.

Motion by Member McCarty to approve (with Harvey and Stevens not present)

Second by Member Kehoe

Vote: 7-0

Redevelopment Agency Resolution Number R-2565, and Document Number D-2250.

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The meeting adjourned as The Redevelopment Agency at 10:15 a.m.

The meeting reconvened as The City Council at 10:16 a.m.

Councilmember Harvey present at 10:20 a.m.

The meeting adjourned as The City Council at 10:35 a.m.

The meeting reconvened as The Redevelopment Agency at 10:36 a.m.

ADOPTION

5. Approving resolution and document to:

The Negotiation Agreement with Little Italy Neighborhood Developers ("**LIND**", the "**Developer**") for the purchase and development of the 60,000 square-foot site bounded by Kettner Boulevard and Beech, India and Cedar streets.

See Centre City Development Corporation report dated, October 2, 1995

Peter Hall, Executive Vice President, Centre City Development Corporation presented the staff report.

Janice Weinrick, project manager, presented a slide presentation on the Focus Plan and Vision. She gave an overview of the RFP process, the selection process, and the specific project.

Michael Glasso, President of Roan and Glasso Associates, Team Manager for the LIND proposal. He introduced the members of the team, Jonathan Segal, Ted Smith, Lloyd Russell, James Brown, Robin Biswalk, Kathleen McCormick, and Kathleen Halahan. Mr. Glasso presented a slide presentation of the projects done by the team members, and gave a brief overview of the project.

Rob Quigley, project architect, talked about the neighborhood, and the focus plan.

Jonathan Segal talked about affordable family housing downtown, making row houses, ranging from \$159,000 to \$169,000.

Janice Weinrick presented and discussed the agency's investment on the LIND Project Financial Proposal.

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5. The LIND Project - continued

Public Testimony - Opposition

Richard Cardulla, an Italian American, spoke in opposition, stated this project does not reflect the ambiance of Little Italy.

Lynn Hastings spoke in opposition to the financing of the proposed project.

Matt Giacalone said this project is called Little Italy, needs to maintain the culture of the Italian heritage.

Sal D'Acquisto spoke in opposition, this project include a cultural center, the location to be in the business district.

Public Testimony - Favor

Greg Shannon, co-chairman of the Downtown San Diego Partnership Urban Design and Development Committee gave a brief background of the involvement Downtown Partnership, and stated in support of the proposed project.

Jacqueline Angove lives in Little Italy, owner, and in support of the this project.

Ward Thompson spoke in support of CCDC process and their recommendations, and the design of this project will benefit the community.

Don Blankenship, Chair of the PAC, stated the voted was 18-2 in support of the project.

Mark Miller lives in Little Italy, stated this project conforms to the urban design of downtown San Diego.

Ilaria Fritz lives in Little Italy, stated this project will benefit Little Italy, the community, and move forward with approval.

Fred Barolowski, President elect of the Downtown San Diego Partnership, stated a letter from Scott Hasting, Chairperson of the Downtown Partnership Urban Design Committee, stated our support of the LIND proposal.

Tom Growdona, architect, lives in Little Italy, spoke in support because its the thought and the goals that the architects put into this project.

Gordon Menzie lives in Little Italy for 23 years, business, and property owner. He stated been involved with this project for 2 ½ years, through the focus plan, community meetings, and in compliance with the community.

Gil Johnson, boardmember of CCDC, stated in support of the DDA, and urge the Mayor and council to move forward with approval to the proposed project.

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5. The LIND Project - continued

Public Testimony - Favor

Andrew Leritz, business owner, said this project will provide much needed boost to revitalizing the neighborhood without compromising the qualities of the community.

Gordon Carrier, architect, boardmember of CCDC, stated this project is a model for urban design throughout the United States to redevelopment with diversity.

Wendell Shackelford said he lives and works in the Jonathan Segal building, and support of the LIND project it will provide homes for families.

Georgina Medina stated she works in Little Italy, in support of the proposed project.

Catherine Herbst, architect, lives and work in Little Italy, in support of CCDC process, and the LIND project.

Public Testimony - opposition

Tony Cutri, architect, representing Pizza D'Italia Partnership, stated their proposal is less than the LIND proposal.

Public testimony closed.

The meeting adjourned as The Redevelopment Agency at 12:10 p.m.

The meeting reconvened as The Redevelopment Agency at 2:20 p.m.

Councilmember Harvey asked if there are projects similar to this project, that focus on the substitutes and investments, the Marina project.

Peter Hall gave a brief overview of the Marina project, Park Row, 600 Front Street and Market Street Square.

Councilmember Harvey asked to explain the LIND proposal and the Pizza D'Italia proposal.

Paul Maura, Keyser Marston and Associates, stated he presented to CCDC a memorandum of the analysis of the LIND proposal as well as the Pizza D'Italia proposal. He gave a brief summary of the two proposals, and the cost evaluations.

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5. The LIND Project - continued

Councilmember Vargas addressed the issues of the controversy on both proposals; the financing, tax increments, community support of the LIND project.

Peter Hall said Paul Maura addressed the issues concerning the financing of both projects.

Janice Weinrick stated people from the community, and PAC members came forward in support of this project.

Peter Davies, Chair, Centre City Development Corporation, stated this project met all of the challenges that was brought forward, prior to the Redevelopment Agency meeting today.

Chair Golding said that Gil Johnson called and talked to City Manager, Jack McGrory.

Jack McGrory, City Manager, stated that Mr. Johnson at this morning session retracted his vote, that he wants to move forward with approval.

Councilmember Warden said when a project this size comes before us, that we have all of the information, and in support of the project.

Councilmember Kehoe said we need all of the data when a project this size comes before us. Ms. Kehoe said this project will have low and moderate income housing, in support of the LIND project.

Peter Davies informed Councilmember Kehoe that he would be more than happy and willing to meet with her and staff.

Councilmember Mathis said there is support from the community, that people want to live in Little Italy because there will be affordable housing.

Councilmember McCarty said in support of the project.

Chair Golding said staff and herself have met with both groups, and in support of the project.

Motion by Member Harvey to approve (with Vargas voting in the negative, and Stevens not present

Second by Member McCarty

Vote: 7-1

Redevelopment Agency Resolution Number R-2566, and Document Number D-2251.

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ADOPTION

6, Approving resolution and document to:

Approve the selected bid to SEDC for construction of **252** Corridor Public Improvements (Alpha Street, Phase II); **(2)** Authorize the Assistant Executive Director of the Redevelopment Agency to execute a contract with Castello, Inc., in an amount not to exceed **\$158,294** dollars to be utilized for the construction of Alpha Street, Phase II, and **(3)** Amend the approved total project cost estimate of \$160,000 dollars to \$1,767,068.

See Southeastern Development Corporation report dated, October 3, 1995.

Public testimony - opposition

Warren Nielsen presented photographs, and distributed a proposal for the school expansion and the R-252 Corridor Development.

Carolyn Smith, President of Southeastern Development Corporation, said Mr. Nielsen report has nothing to do with this item. She stated that we have conveyed **9 9 1/2** acres to the school district in the excessive 3 million dollars, and escrowed closed in September. Ms. Smith said we reviewed the proposal, and the board declined to accept.

Chair Golding asked if escrow closed?

Carolyn Smith responded yes.

Councilmember Vargas thanked Mr. Nielsen for his involvement to put the school in the corridor.

Motion by Member Vargas to approve (with Stevens not present)

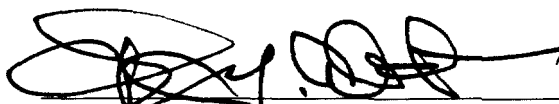
Second by Member Harvey

Vote: 8-0

Redevelopment Agency Resolution Number R-2567, and Document Number D-2252

ADJOURNMENT

The meeting adjourned at 3:30 p.m. to the next regular meeting of October 31, 1995.



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