

FACILITIES & REDEVELOPMENT COMMITTEE
Meeting Minutes
September 30, 2002

Attendees

Members- Cassandra Clady; Pepper Coffey; Bill Largent; Joe Martinez;
Patti Roscoe; Jeff Smith
Staff- Libby Coalson; Stephen Shushan.
Others- Jack McGrory, Price Legacies; Barry McComic, Transwest Housing;
Michael Beck and Robert Hutzel, San Diego River Park Foundation;
Geoffrey Chiapella, citizen; Scott McLachlan, citizen.

Item 1: Call To Order

The meeting was called to order at 5:30 pm.

Item 2: Approval of Minutes

The approval of the September 25, 2002 meeting minutes were trailed to the next meeting.

Item 3: Comments By Co-Chairpersons

Joe Martinez discussed the committees' final report. He felt that it is important that a methodology be developed. He suggested that there are possibly 3 scenarios that the committee should look at: Chargers moving to another location and redevelopment on the stadium site; construct a new stadium on the existing site; and remodel Qualcomm Stadium. This item was referred to the next meeting for further discussion.

Item 4: Presentations on Potential Development on the Qualcomm Stadium Site

Jack McGrory of Price Legacies and Barry Mc Comic of Transwest Housing discussed what can be done on the stadium site. They indicated that the stadium site is ideal for a residential and commercial development because it is in the center of the urban core, by the trolley and river and close to freeways. They felt that with the right development the property could approach an assessed value of \$2 billion and approximately \$50 million in revenues per year to the City. Their proposal did not include a river park. They suggested that if the City decides to develop the property they should issue an RFP for a land developer who would then do an RFP to builders. The City could also decide to put a stadium on the site along with other development, which would reduce the value of the property. Mr. McGrory mentioned that Price Legacies is not interested in developing the site.

Michael Beck and Rob Hustel of the San Diego River Park Foundation said there are positive aspects in using the river as part of the development. One half of the stadium

property is in the floodplain so there would be problems in fully developing the entire property. They discussed about keeping a portion of the stadium site for river purposes. They also mentioned there are water quality issues with the river that would need to be addressed with any development.

Item 5: Future Meeting Agendas

Oct. 7th- Brainstorming on Methodology

Oct. 21st- Community Groups , Frank Belock, Jim Schmidt

Oct. 30th- Mark Fabiani

Item 6: Public Comment

Scott McLachlan indicated there are parking problems now at the stadium with people parking in the surrounding neighborhoods and there will be bigger problems if there are other uses on the property.

Item 7: Adjournment

The meeting adjourned at approximately 8:45 pm.