

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING MINUTES
JANUARY 09, 2006**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

Karen Bucey	Astrid Cybulskis	Richard DeHoyos
Kathy Evans-Calderwood	Paulina Gillette	Jim Gingles (6:07)
Amy Gonyeau	Kevin Hauck	Alfred Ilginis (6:03)
Fred Lindahl	David Nelson	Juan-Pablo Sanchez
Joe Sciarretta	Michael Sprague	Jim Varnadore

The following members were absent:

Valentina Hernandez	Danielle Moser	David Taylor
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Also Present: Pam Ison (CD3), Jim LoBue (Redevelopment), Bob Kennedy (Redevelopment) and Raul Gudino (Redevelopment).

- I. Call to Order:** The meeting was called to order at 6:01 p.m. Roll call was conducted. A quorum was established.
- II. Agenda:** M/S/UC (15-0-0, Gillette/Varnadore) Motion to approve the agenda.
- III. Minutes:** M/S/P (14-0-1, Gillette/Cybulskis) Motion to approve the December 12, 2005 minutes with the correction to Jim Varnadore's name in the Public Comment section.
- IV. Public Comment, PAC Members Comment and Staff Announcements**

Public Comment

John Stump – Asked PAC to review plans for trains on SR-15.

Michele Anderson / Larry Fitch – Reported on situation with Metro Building lease with Workforce Partnership, stating that there are problems with unfulfilled pledges of proposed subleases by San Diego Community College District, Head Start and EDD. Proposal is to sell floors 2-4 for condominiumization with a master lease with Workforce Partnership and for present ownership to retain the ground floor for other commercial users.

Rich Juarez – Represents the Christopher Sickles Group. Requested that an Exclusive Negotiations Agreement (ENA) for the Pilot Village project site be placed on the February agenda.

Elise Lowe – Announced new City Council assignments.

Pam Ison – Announced new City Heights City Services Workshop at Sacred Heart Center January 19, 2006 at 6:00 pm. It is an opportunity to meet with City Staff that deals with City Heights. January 23rd at 6:00 pm there will also be a Canyon Committee meeting on preservation. Residents who are eligible for home improvements should apply through the Labor Council Program.

PAC Member Comment

Kevin Hauck – Recommends community organization be listed on ballots along with individual's name.

Michael Sprague – Suggested that the Model School JPA meet at 10:00 a.m. on January 12th and 21st, at 5379 El Cajon Blvd. There will be a bicycle fair with free helmets. Also, Michael Sprague would like to thank to the Alpha Project for 42nd Street. The City Heights Area Planning Committee elections will be held on March 6th 2006. The filing deadline is on February 27th.

Kathy-Evans Calderwood – Evoke Dance group will be giving a presentation about single mothers raising children. They are looking for a population to view this production. The location is 930 10th Avenue. Call (619) 283-1729 for more information.

Jim Varnadore – Local football team cannot find a development partner. Also, adds that the Redevelopment Agency is getting an outside review of best management practices and it should be made available to the public.

David Nelson – Crossroads project is displacing the low income residents and using Auburn Park units for replacement units, suggests advising PAC members to fill out FPPC forms or have to pay forced fines.

Juan Pablo Sanchez – City Heights Business Association moves to Metro Building on January 11th.

V. Administrative Matters

A. Election of PAC Officers 2006

Paulina Gillette reported on Nominations Committee activities and nominations.

Chair:

M/S/P (14-0-1, Nomination Subcommittee/Varnadore) Motion to elect Karen Bucey as PAC Chair.

Vice Chair:

M/S/P (14-0-1, Nomination Subcommittee/Bucey) Motion to elect David Nelson as PAC Vice Chair.

David Nelson nominated Fred Lindahl, Alfred Ilginis seconded the nomination. Fred Lindahl declined the nomination.

Secretary:

M/S/UC (15-0-0, Nomination Subcommittee/Bucey) Motion to elect Fred Lindahl as PAC Secretary.

B. Subcommittees

Housing – David Nelson, Alfred Ilginis, Michael Sprague, and Astrid Cybulskis are currently on the committee. Kathy Evans-Calderwood volunteered to join.

Budget – Joe Sciarretta, Fred Lindahl, Michael Sprague, David Nelson, and Alfred Ilginis are currently on the committee.

VI. Old Business – PAC action

A. Auburn Park Apartments – request for amended project budget

Bob Kennedy reported on the updated budget that requires approximately \$2 million less than Disposition and Development Agreement (DDA) allows of Redevelopment Agency funding. Staff recommendation to accept the amended budget and return remainder \$2,038,823 to NOFA. David Nelson reported from Housing Subcommittee who recommended approval of staff recommendation.

M/S/P (12-3-0, Varnadore/Evans-Calderwood) Motion made to consider substitute motion of modifying Housing Subcommittee motion to specify that \$300,000 of savings would be returned to City Heights Project Area Low and Moderate Income Housing Set-aside funds and \$1,738,823 to NOFA.

M/S/P (12-2-1, Varnadore/Evans-Calderwood) Motion to specify that \$300,000 of savings would be returned to City Heights Project Area Low and Moderate Income Housing Set-aside funds and \$1,738,823 to NOFA.

B. City Heights Square

Bob Kennedy gave report and stated that NOFA’s collaborative review team recommends adding a \$2 million of Agency funds and allow project to keep all of AHP grant funds received. David Nelson reported on the Housing Subcommittee motion to recommend approval of up to \$2 million added Agency funds if cost review analysis shows it’s needed and allows project to keep 50% of AHP funds.

M/S/P (11-1-3, Nelson/Calderwood) Motion to approve the Housing Subcommittee recommendations.

M/S/P (12-0-3, Nelson/Calderwood) Motion to allocate the \$300,000 of City Heights Tax Increment Low/Mod set-aside funds from Auburn Park be used for the City Heights Square Senior project.

C. City Heights Paseo, L.L.C. Request for ENA and Multi-Family Project

Item was continued until after the Owner Participation process is complete. PAC designated Alfred Ilginis to sit on Owner Participation Proposals Review Committee.

VII. New Business

A. Vacant Lots on Euclid Ave and Landis St.

Staff passed out maps and information on the property Nelson reported for Housing Subcommittee who recommended staff, he asked to look into recommendation to pursue acquiring the site.

M/S/P (14-0-0, Motion from Housing Subcommittee) Alfred Ilginis recused himself from the vote.

B. Mid-City transit Gateways Project

Jeff Kavar and Alicia Martinez Higgs presented on a request for one hundred thousand dollars

(\$100,000) added funding for project. They passed out information on project chronology and charge orders.

M/S/P (9-5-0, Gillette/DeHoyos) Motion to support the \$100,000 added funding from City Heights Redevelopment which would be reimbursed if funding from another source is secured. Joe Sciarretta recused himself from the vote.

VIII. Chair and Subcommittee Reports

No Reports

IX. Next Meeting Agenda

A. January 24, 2006 - Special PAC Meeting

- NOFA
- Bond/Financing Workshop

B. February 13, 2006

- Fill in vacancy in community organization
- Safe routes to Model School
- Mass Transit on I 15
- El Cajon Blvd Pilot Village
- Status of property purchases
- Concerns from San Diego Police Department

X. Adjournment

The meeting adjourned at 9:10 p.m.