

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING MINUTES
APRIL 10, 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 (6:15)	Paulina Gillette	Jim Gingles
Amy Gonyeau	Kevin Hauck	Valentina Hernandez
Fred Lindahl	Tony LoPresti *	David Nelson
Joe Sciarretta	Michael Sprague	Elizabeth Tate (6:20)
Jim Varnadore		

** New Member*

The following members were absent:

Alfred Ilginis (out of town)	Juan-Pablo Sanchez	David Taylor
------------------------------	--------------------	--------------

Also Present: Bob Kennedy (Redevelopment) and Sam Johnson (Redevelopment).

I. Call to Order: The meeting was called to order at 6:07 p.m. Roll call was conducted. A quorum was established.

II. Agenda:
M/S/P (11-1-1), Gillette/Gonyeau) Motion to approve the agenda.

III. Minutes:
Valentina Hernandez requested that she be listed as present at the March 2006 PAC meeting. The PAC decided that the record show that she was absent.
M/S/P (12-1-0), Cybulskis/Gillette) Motion to approve March 13, 2006 minutes with the added notation that Valentina Hernandez departed at 6:15 p.m.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comment

Maria Cortez invited all to attend the “Metro Miles Peace in the Park Picnic Celebration” at Teralta West Neighborhood Park on April 14, 2006 from 10am -3pm. There will be food, music, and an Easter egg hunt for children.

Pat Calloway from Price Charities announced that rehabilitation loans have gone up to \$25,000 per home. Now, applicants can go directly to Price Charities in addition to the

Housing Commission to apply. Price Charities also has a first time home-buyer program. Pat can be reached at 619-795-2018.

PAC Member Comment

Michael Sprague – Announced a Facelift event on June 10th at 48th St. and Orange Ave. and a second event on October 14th.

Kathy Evans-Calderwood – Commented that the Community Forest Advisory Board will be holding a meeting and on recent tree cutting by SDG&E and WalMart. Stated that there is a need to inform the community of these actions. A meeting with the Mayor will be taking place at 2:00 pm. addressing concerns for the disabled community and fair treatment by law enforcement agencies who deal with disabled people. Commented that the San Diego Earth Times, April Edition, mentions activities related to Auburn Park. Earth Day is going to be Sunday April 23rd.

David Nelson – Announced that the Cambodian New Year Festival at Colima Park will be held Thursday the 13th, through Saturday, the 15th of April. Adams Avenue is having it's annual Roots Festival from April 21st through the 23rd. JPA and Model School had their meeting last week announcing a \$24 million shortfall with their latest revision that includes more non-subsidized for sale and rental town homes. Commented that he could not support a \$24 million dollar subsidy, but maybe a \$10 million subsidy.

Jim Gingles - Commented that maybe he could save the City some money by not having minutes mailed to him. (It was clarified that a mailing should go out to all members and that emails were an added courtesy.)

Valentina Hernandez – Announced the Mary Lanyon Fay Elementary School groundbreaking last month. Mary Fay served on the San Diego school board for 18 years. Valentina commented that she attended the G.A.T.E. Advisory Council for students. The meeting looked at keeping G.A.T.E. students within local schools versus and bussing them to other schools. Commented on the recent immigration marches.

Elizabeth Tate – Commented on the Flo-Jo International Festival held April 1st.

Staff Announcements

Bob Kennedy – Announced that Form 700s were due April 1st. May 9th, the Redevelopment Agency is going to City Council to extend all of the project areas, with the exception of Linda Vista, by one year. This extension is needed due to September 2003 Senate Bill 1045 (ERAF) which mandated \$145 million dollars of state-wide redevelopment funds be placed in the State's 2003-2004 budget. The bill included the provision that all agencies adopt, by ordinance, a one year extension of redevelopment plans. City Heights would have to repay its debt by the year 2043 instead of 2042.

The parking lot attached to Tortilleria Lilly is no longer leased to them and the lot is now vacant. This issue to be a new agenda item for the May PAC meeting.

V. Administrative Matters – PAC Action

A. PAC Member Attendance

1. Valentina Hernandez – 4 absences in six (6) consecutive regular meetings (November 2005, January 2006, February 2006 and March 2006).

M/S/F (6-7-2, Sprague/Evans-Calderwood) Motion to retain Valentina Hernandez on the PAC.

The PAC determined that all motions to terminate PAC members due to excessive absences will come before the PAC as automatic motions.

The PAC discussed that after a termination vote is taken on a PAC member then they will not go up for another termination vote until the member is absent again and still has 3 absences in the past 6 meetings.

Kathy Evans-Calderwood called a point of order stating that the rules on PAC member removal were being changed and then voted on again. The PAC chair did not agree with the point and the meeting continued.

M/S/F (7-7-1, Gingles/Gonyeau) Motion to remove Valentina Hernandez from the PAC.

Bob Kennedy commented that Staff will put PAC members up for a termination vote at the direction of the Secretary of the PAC.

2. Kevin Hauck – 3 absences in six (6) consecutive regular meetings (October 2005, December 2005 and February 2006).

M/S/F (2-12-1, Sprague/Nelson) Motion to remove Kevin Hauck from the PAC.

B. Election of Open Residential Tenant Representative Seat

Sam Johnson presented Carl Davis and Tony LoPresti as candidates for the open Residential Tenant seat on the PAC. Both candidates addressed the PAC.

The PAC votes and Tony LoPresti was declared the winner.

Tony LoPresti immediately assumed office and took his seat on the PAC.

VI. Old Business – PAC Action

A. Affordable Housing Collaborative (NOFA) Recommendations and Funding

Michele St. Bernard of Redevelopment gave an update of the NOFA program. She announced that some of the possible recommendations Staff will make to the Agency include: Recommending that NOFA funds be used outside of project areas, PAC Chairs will be noticed and welcomed to attend NOFA committee meetings and that the PAC Chairs quarterly meetings will have the NOFA program as a standing agenda item.

VII. New Business – PAC Action

A. Opportunity Purchases at Euclid Ave. and Landis Street and other locations

Bob Kennedy explained that a development opportunity at Euclid Ave. and Landis St. was infeasible due to high land prices and restrictive zoning.

David Nelson commented that the Housing Subcommittee considered the property but voted to no longer consider the particular site at the current price.

B. Metro Career Center

Michele Anderson announced that the building's ownership has submitted plans to condominiumize the building. The first floor would be leased for retail purposes while floors 2, 3 and 4 would be retained by S.D. Workforce Partnership.

VIII. Chair and Subcommittee Reports - Action Items

A. Chair's Report

Chair announced that she has met with Redevelopment Staff to work on mapping infrastructure needs in the Project Area.

B. Housing Subcommittee

Report given by David Nelson earlier in section VII. A.

C. Budget Subcommittee

No report.

IX. Next Meeting Agenda

Tortillaria Lilly (Glass property), Languages to be used for PAC items, Model School Project, NOFA Recommendations (tentative), Police Cameras Funding, Sally Wong OPA, Budget.

X. Adjournment

The meeting adjourned at 8:15 p.m.