

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING MINUTES
DECEMBER 11, 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	Valentina Hernandez (6:52)	Michael Sprague (6:15)
Kathy Evans-Calderwood	Alfred Ilginis (6:50))	Elizabeth Tate (6:12)
Astrid Cybulskis	Fred Lindahl	David Taylor (6:12)
Paulina Gillette	David Nelson	Jim Varnadore
Kevin Hauck	Juan Pablo Sanchez	

The following members were absent: Amy Gonyeau, and Joe Sciarretta.

Also Present: Bob Kennedy (Redevelopment), Pam Ison (CD3) and Sam Johnson (Redevelopment).

I. Call to Order: The meeting was called to order at 6:10 p.m. Roll call was conducted. A quorum was established.

II. Agenda:
M/S/U (11-0-0, Calderwood/Cybulskis) Motion to approve the agenda with the movement of VI. A. Mid-City Transit Gateways Project to be discussed after IV. Public Comment.

III. Minutes:
M/S/P (11-0-1, Cybulskis/Gillette) Motion to approve November 13, 2006 minutes with the following corrections: Juan Pablo Sanchez was not present for the November meeting, I. Call to Order should read that Fred Lindahl began the meeting on behalf of Karen Bucey, III. Minutes should include a statement that the November Agenda misprinted September 11, 2006 Minutes to be approved when it should have read the October 9, 2006 Minutes.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comment

Maria Cortez – Encouraged all to support the food mart at Regional Transportation Center.

Staff Announcements

Pam Ison (CD3) – Announced Council Member Atkins has been selected to represent the City on a number of intergovernmental bodies in 2007 including SANDAG Board of Directors, alternate on the SANDAG Executive Committee and Regional Planning Committee, and Co-chair of SANDAG Housing Group. She will continue to serve on

MTS Support and Executive Committee and was reappointed to City Cabinet Joint Homeless Task Force. As for City Council committees, she was selected to be Chair of Budget and Finance Committee and the Council Land Use and Housing Committee. She wished everyone a Happy Holidays and announced she will be on vacation the last week of December until January 2, 2007.

PAC Member Comment

Sprague – Annual Azalea Park Holiday Celebration and potluck are tomorrow night December 12, 2006 at 6pm.

Gillette – No celebration date as of yet for the completion of the median strips and the bridgedeck projects on El Cajon Blvd.

Evans-Calderwood – Elected Second Vice Chair to the CHAPC and will continue to be the PAC representative until March 2007.

Tate – Merry Christmas and a Happy New Year.

Hauck – Mentioned the concern of the growing number of abstentions. Requested the need for further training regarding the use of abstentions and other voting procedures particularly for new members.

Varnadore – Congratulated Kevin Hauck for his dog receiving Best in Breed.

Bucey – Recognized the new PAC members in the audience: Carl Davis, Aide Rodriguez and Andrea Zinko.

Staff Announcements cont.

Bob Kennedy (Redevelopment Agency) – Announced the resignation of Kelly Kreuzinger effective December 11, 2006 as well as Richard De Hoyos effective the 16th of November. Gave an update on RFP for the line of credit which went out on December 6, 2006 and the deadline for submission is Friday December the 22nd. Expect financial analysts to be reviewing the RFP in early January and taking it to the Council in February or March at the latest. Special Meeting may need to be called to have the PAC review the RFP before it reaches the City Council. Discussed the Draft 2007 Meeting schedule to be approved at the Annual Meeting on January 8, 2006. Mentioned a training session for new members and encouraged all members to attend. Informed new PAC members that they will be issued information packets. Suggested adjusting PAC Bylaws to move the next election earlier to avoid issues with seating new members of the PAC. Announced Jim LoBue's last day was last Tuesday and the City Council declared it Jim LoBue day.

VI. Old Business (requested by PAC to move this item after Public Comment)

A. Mid-City Transit Gateways Project – Report by Scott Kessler regarding the requirement for additional City Heights Redevelopment Tax Increment funds for the Mid-City Transit Gateways Project. Distributed a Cost Breakdown of the Cost Overruns from the Mid-City Project.

V. Administrative Business

- A. 2006 City Heights Project Area Committee Election** – Bob Kennedy referred to handout Exhibit A City Heights PAC 2006 Election Results and recognized the winners. Mentioned the number of voters this year was only about 50. Announced that there was a tie between Jim Varnadore and Carl Davis. Jim Varnadore voluntarily dropped himself from the running to allow Carl Davis to win the seat.
- B. Nominating Committee for 2006-2007 PAC Officers-** The Chair appointed Carl Davis, Juan Pablo Sanchez, David Taylor and Alfred Ilginis to the committee.

VII. New Business: None

VIII. Chair and Subcommittee Reports

- A. Chair's Report** – Apologized for not handling the Mid-City issue better or at least differently such as holding a special meeting to discuss the problem.
- B. Housing Subcommittee** – David Nelson reported that architect Bruce Dammann gave a presentation to the Subcommittee regarding the design of hybrid row homes. They are single family homes without condo home owners association. They discussed the pros and cons of each and determined that this should be pursued in City Heights.

IX. Next Meeting Agenda

Rough Draft Budget, Seating New Members, PAC Bylaws, New Chair to Appoint Members of Subcommittees, Euclid Tower, and Line of Credit.

X. Adjournment

The meeting adjourned at 7:30 p.m.