CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING MINUTES
December 10, 2007

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

The following members were present:

Karen Bucey 6:06	David Nelson	Elizabeth Tate	Andrea Zinko
Astrid Cybulskis	Aide Rodriguez	David Taylor 6:19	
Valentina Hernandez 6:11	Juan Pablo Sanchez	Patty Vaccariello	
Tony LoPresti 6:13	Joe Sciarretta	Jim Varnadore	

Carl Davis and Alfred Ilginis joined the PAC until the new PAC members were seated.

The following members were absent: David Bowen, Rudy Burlin, Jay Levine, Fred Lindahl, Torr Melling, and Michael Sprague.

Also Present: Melissa Garcia (Redevelopment), Kenia Rivera (Redevelopment).

I.   **Call to Order:** The meeting was called to order at 6:00 p.m. Roll call was conducted. A quorum was established.

II.   **Agenda:**
       Joe Sciarretta motioned to approve the agenda seconded by Juan Pablo Sanchez Motion passed 11-0-0.

III.   **Minutes:**
       Elizabeth Tate motioned to approve minutes from November 19, 2007 seconded by Aide Rodriguez. Motion passed 11-0-1.

IV.   **Public Comment, PAC Members Comment and Staff Announcements**

       Public Comment
       The following members of the Public made comments:
       Southcrest Neighborhood Association President

       PAC Member Comment
       The following PAC members made public comments:
       Alfred Ilginis
       Andrea Zinko
       Elizabeth Tate
       Carl Davis

Astrid Cybulskis.
Patty Vaccariello
Jim Varnadore

Staff Announcement

Melissa Garcia-The possible Redevelopment Agency restructuring was discussed amongst Council members on December 4, 2007. Discussion on this topic included the possibility of removing the Redevelopment Agency from the City structure to a commission model. A motion was passed that asked the Mayor and the Agency staff to bring back a fiscal analysis that compares the commission model to the current model of the Agency. Item will be back before the Agency Board on January 15, 2007. Melissa also announced that the grand opening of the Auburn Park Apartments was held on December 5, 2007 and mentioned that the City Heights PAC and Planning Group were thanked for their support.

V. **New Business**
   A. **Election of PAC officers for 2008-Action-**Karen Bucey thanked the outgoing members Alfred Ilginis and Carl Davis for their contributions to the PAC. As head of the Nominating Committee Patty Vaccariello asked each member of the PAC to vote for one nominee in the following categories: Chair, Vice Chair, and Secretary. For the seat of the Chair there were six (6) nominees (Karen Bucey, Astrid Cybulskis, Valentina Hernandez, Tony LoPresti, David Nelson and Jim Varnadore) of the six Karen Bucey and Astrid Cybulskis accepted the nominations. By a vote of 9 to 4 Karen Bucey was elected Chair of the City Heights PAC. For the Vice Chair seat there were seven (7) nominees (David Bowen, Astrid Cybulskis, Fred Lindahl, Tony LoPresti, Joe Sciarretta, Elizabeth Tate, and Patty Vaccariello) of the seven David Bowen, Astrid Cybulskis and Tony LoPresti accepted the nominations, Patty Vaccariello mentioned that in order to be elected the winner must receive 51% of the votes. By a vote of 9 to 4 Astrid Cybulskis was elected as the City Heights Vice Chair. For the Secretary seat there were six (6) nominees (Fred Lindahl, Tony LoPresti, Joe Sciarretta, David Taylor, Patty Vaccariello and Jim Varnadore) of the six Fred Lindahl accepted the nomination. With 13 votes Fred Lindahl was elected as the City Heights PAC Secretary.
   B. **Meeting Dates for 2008-Action-** After review of the meeting dates for the 2008 PAC meetings by the members of the PAC Jim Varnadore motioned to approve the meeting dates seconded by Patty Vaccariello. Motion passed 13-0-0.
   C. **Subcommittees-Action-**The Housing Subcommittee members include; Astrid Cybulskis, Tony LoPresti, David Nelson, Elizabeth Tate, Michael Sprague, Jim Varnadore and Andrea Zinko.

VI. **Old Business**
   A. **Home in the Heights Program Guidelines-Action Item-** Presentation by Michele St. Bernard regarding the guidelines. After review of the Home in the Heights Program Guidelines by the members of the PAC the following amendments were recommended:
   1. Page 2 of 7 – Eligibility Requirements Add the phrase "seeking to reside"…The Program is open to all first-time homebuyers **seeking to reside** within the Project.
   2. Page 4 of 7 – Agency Loan Amount In no event may the Agency loan amount exceed ~~20%~~ **30%** of the total purchase price of the loan.

3. Page 4 of 7 and Page 6 of 7 – Agency Loan Terms
In no event shall the first **and second** trust deed loan ~~exceed a loan to value ration of eighty percent (80%) and in no event shall the Agency loan, together with the first trust deed loan,~~ exceed a loan-to-value ration of **ninety-seven (97%)**
4. Page 7 of 7 – Agency Loan Terms
Keep final paragraph as drafted, with one change - "without limitation" to **"but not be limited to"** Jim Varnadore motioned to approve amendments seconded by Astrid Cybulskis Motion passes 9-4-0.
   B. El Cajon Blvd. Pilot Village Project-Possible Action Item- The PAC was provided an outline of the RFQ/P for the El Cajon Blvd. Pilot Village. Melissa Garcia asked the PAC for suggestions or comments regarding the content in the outline and stated that the RFQ/P will be issued in February 2008. Melissa stated that she had attended the Normal Heights Planning Committee meeting and had gathered comments from the group. A general PAC discussion ensued regarding the outline and the project. The PAC requested that the item be placed on the January 2008 agenda for more discussion.

   VII.   **Chair and Subcommittee Reports**
      A. Chair's Report- Report from Karen Bucey, Chair's annual report will be sent in the mail.
      B. Housing Subcommittee-The Housing Subcommittee did not meet in December.

   VIII.   **Next Meeting Agenda-** PAC discussion on next meeting's agenda.
         A. City Heights Paseo-Update
         B. El Cajon Pilot Village Project

   IX.   **Adjournment -**The meeting adjourned at 8:10 p.m.