

**City Heights Redevelopment
Project Area Committee Minutes
Monday, December 13, 2010**

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:

Allen, Aaron 6:15	Malinomar, Ahmed	Vaccariello, Patty
Avalon, Liz	Nelson, David	Varnadore, Jim
DiPaolo, Niki	Nguyen, Kim	Williams, LaToria
Eaton, Katt	Rossler, Michael	Yigal, Adato
Hernández, Valentina 6:15	Otero, Mary	
Lindahl, Fred	Tate, Elizabeth	

The following members were absent: Cormier, Mark & Gomez, Georgette

Also present: Melissa Garcia, Esther Chialim, James Davies, & Karina Danek (Redevelopment)

I. Call to Order

The meeting was called to order at 6:05 pm. Roll call was conducted. A Quorum was established.

II. Agenda

City Heights Community Development Corporation requested to move item VI.A. Fairmount 26 Mixed Use Affordable Family Project after item V.A. Installation of new PAC Members. Niki DiPaolo made a motion to approve the December 13, 2010 agenda, as amended seconded by Jim Varnadore. Motion passed 10-0-0.

III. Minutes

Jim Varnadore made a motion to approve the October 11, 2010 minutes seconded by Ahmed Malinomar. Motion passed 10-0-1.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comments

The following members of the Public commented:

Linda Pennington, Community HousingWorks-provided 1st quarter update (July-Sep) for FaceLift/Project Clean.

Jay Powell, City Heights CDC- Made a \$19,000 payment towards the Community Housing Trust Fund. To date, the total is \$74,000.

Ellie Wiedenhoff- Meeting at City Hall January 24, 2011 2:00PM to prevent water rates from increasing.

PAC Members Comments

The following members of the PAC made public comments:

David Nelson – Acknowledge Jim Wiezner, the first City Heights PAC Chair.

Jim Varnadore –Treasury Tax Collector, Dan McAllister, announced that more than \$11M transferred to City Heights Redevelopment Project Area last month; another \$3M will be transferred to City Heights Redevelopment Project Area in December.

Liz Avalon – Announced her resignation from the City Heights PAC; will be moving to Orange County in January.

Staff Announcements

Jim Davis provided the following update:

Karina Danek has been promoted to serve as the 2nd Project Manager for City Heights Redevelopment Project Area.

Melissa Garcia provided the following updates:

EPA Grant

The Agency received \$400K in grant funds to be used for environmental assessments within the City Heights & Central Imperial Redevelopment Project Areas. Staff will be issuing an RFP to bring environmental consultants on board to complete the assessments.

Home Avenue Park

The City of San Diego was awarded \$2.8M in grant funds from the State for the design and construction of the Home Avenue Park. In February, the PAC recommended providing \$500K to pay for improvements related to the park. The Mitigated Negative Declaration for the park has been out for public review and identified a noise mitigation measure that includes the installation of rubberized asphalt on Home Avenue to reduce the noise level. The estimated cost for the rubberized asphalt is \$400K. The City has asked the Agency to fund this amount; staff will bring the item to the PAC next month to get a recommendation to provide an additional \$400K.

Karina Danek provided the following updates:

Esther Chialim is the new intern assisting the City Heights Redevelopment Project Area.

Silverado Ballroom

Staff is working with the owner of the Silverado Ballroom to rehabilitate the building. Staff is hoping to bring the project to PAC in January.

V. New Business

- A. Installation of new PAC Members-Information Item-** Outgoing member Valentina Hernandez was recognized for her service to the PAC. Incoming PAC members LaToria Williams, Kim Nguyen and Mary Otero were installed; reelected PAC Members Katt Eaton, Georgette Gomez, David Nelson and Elizabeth Tate were reinstalled. Three (3) Community Organization At Large seats remain vacant. .
- B. Fairmount 26 Mixed Use Affordable Family Project - Action Item-** Michele St. Bernard, Affordable Housing Project Manager for the Redevelopment Agency, requested a recommendation to terminate the Owner Participation Agreement (OPA) for the Fairmount 26 Mixed Use Affordable Family Project due to the developer's inability to perform in accordance with the provisions of the OPA. Mary Otero recused herself from further discussion on this matter due to a conflict of interest. Steve Russell, president of the board of City Heights CDC, announced the City Heights CDC agrees the project is not feasible as it's currently proposed. Questions and discussion followed. The Housing Subcommittee voted to recommend termination of the OPA. Motion passed 11-0-2.
- C. Formation of Ad-hoc Committee for Officer Nominations – Action Item -** PAC Members formed an Ad-hoc Committee to solicit officer nominations to be elected at the January 2011 PAC Meeting. Members include Patty Vaccariello, Elizabeth Tate and David Nelson.

- D. Meeting Dates for 2011 – Action Item** - Karina Danek presented the PAC meeting dates for 2011. David Nelson made a motion to approve the 2011 PAC meeting dates seconded by Patty Vaccariello. Motion passed 15-0-0.
- E. City Heights PAC Extension and Authorization for 2011 PAC Election – Action Item** - Karina Danek: The City Heights PAC Election will tentatively take place in October 2011. Jim Varnadore made a motion to recommend to the City Council extension of the City Heights PAC for one additional year and to authorize the 2011 City Heights PAC Election seconded by Elizabeth Tate. Motion passed 14-0-0.

VI. Old Business

- A. Living Lab Facility – Information Item** – Shara Fisler, Ocean Discovery Institute, presented a video and an update on the Living Lab Facility, an education complex in the City Heights community. Questions, answers and comments followed.
- B. Colina Park Public Improvements – Action Item** – Melissa Garcia: In 2009, the PAC made a recommendation to fund missing sidewalks in the Colina Park neighborhood and along Euclid Ave. After completing the Colina Park neighborhood study, the Infrastructure Ad-hoc Committee discussed and reaffirmed the priority is to install missing sidewalks in the Colina Park neighborhood. A discussion ensued and members of the public commented. The Infrastructure Ad-hoc Committee voted to recommend directing staff to work with City Engineers to obtain a cost estimate to install missing sidewalks in the Colina Park neighborhood. Motion passed 15-0-0.

VII. Chair and Subcommittee Reports

- A. Chair’s Report-** No report.
- B. Housing Subcommittee-** \$3.1M is coming back to City Heights. The PAC will need to identify a good project for these funds.
- C. Ad-hoc Committee Infrastructure and Implementation Plan-** Information about permitted pop out locations along Euclid Ave Project was improperly communicated. The design for Euclid Ave (west) will be halted until this policy is clarified by the City Traffic Engineering.
- D. Ad-hoc California Endowment’s Building and Healthy Communities Initiative-** Residential momentum team is in the process of obtaining a proposal for an education project.

VIII. Next Meeting Agenda- PAC discussion and action on next meeting’s agenda.

- A. Officer Nomination
- B. Alternative Projects for Fairmont Property
- C. Absences
- D. Community Housing Trust Fund

IX. Adjournment- The meeting adjourned at 8:20 pm.

(This information will be made available in alternative format upon request. To make requests for alternative format, interpreters, listening devices, or other accommodations, please contact us at least 5 days in advance. All special requests should be directed to Karina Danek at (619) 236-6537 or email: kdanek@sandiego.gov).