

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
MEETING MINUTES OF THURSDAY, SEPTEMBER 23, 2004**

The members of the Crossroads Project Area Committee (PAC) held their meeting at College Avenue Baptist Church, 3rd Floor Meeting Room in Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:32 p.m. to 7:10 p.m.

Members present at Roll Call: David Nelson, Kevin Carter, Carl Davis, Alison Grant-Carlos, Abdi Mohamoud, Jody Talbott, Michael Trunzo, David Parson, and Daniele Laman and Christine Van Spornsen [10]. The following members arrived after Roll Call: none. Members not present: Jose Lopez, Harry Kattoula, (excused) Mason Youman, Alexei Ochola (excused) [04]. Staff in attendance: Tracy Reed.

CALL TO ORDER: Called to order at approximately 6:32 p.m. by Michael Trunzo.

1. **ROLL CALL:** A quorum was established when 10 of the 14 PAC members were present at roll call. 1 PAC position was vacant at the time of roll call.

2. **APPROVAL OF AGENDA:** for September 23, 2004.

MOTION – David P/Daniele: Approve agenda; passes (9-0-1c).

Mike : Acknowledged mix-up with agenda mailing but agenda was posted correctly.

3. **APPROVAL OF MINUTES:** for August 26, 2004

MOTION – Kevin/David N: Approve July 15, 2004 minutes with revisions; passes (8-0-1/1c).

4. **COMMITTEE MEMBER COMMENT ON NON-AGENDA ITEMS:** (synopsis of discussions)

Daniele: Barbara passed away, read obituary from Sunday's newspaper.

Daniele: Vista Colina proposal was recently at Eastern Area meeting. There is an ENA for South Chollas development, which is a 17-year proposal old RFP.

David P: CACC regarding the Mesa Commons development proposal. The proposal has not been revised to expand the size/area to include adjacent parcels.

PUBLIC COMMENT ON NON-AGENDA ITEMS: (synopsis of discussions)

Audience: What is the Mesa Commons proposal? Could someone please describe the proposal?

5. **OLD BUSINESS:** (synopsis of discussions)

▪ **Update:** Project Area – Tracy Reed, Redevelopment Agency.

Tracy: Mesa Commons, preparing feasibility analysis for bond issuance, ethic training video, revisions to disclosure categories, Walgreen's proposal, and B of A property.

▪ **Information/Action:** Revise PAC by-laws, regarding meeting location – Tracy Reed, Redevelopment Agency.

Tracy: I have checked with College Avenue Baptist Church and this meeting room is available for the PAC to meet the remainder of 2004 and through 2005. If the PAC wants to make this location official you need to amend your by-laws. The PAC's meeting schedule for 2005 is on the back side of the meeting agenda.

MOTION – **Jody/Christine:** Amend Crossroads PAC by-laws to indicate that College Avenue Baptist Church is meet location; passes (9-0-1c).

- **Discussion/Action:** Vision for El Cerritos.

Distributed: Central Urbanized Planned District (CU-PD); City of La Mesa Design Guidelines for Properties in the Mixed-Use Overlay Zone; College Community Redevelopment Project, Core Sub-Area Design Manual; Euclid Avenue Revitalization Action Program (RAP).

Tracy: Agency will work with the communities and neighborhoods to implement the community plans and zoning regulations.

Mike: Why don't we review these documents and discuss them a next months PAC meeting. Perhaps next months meeting could be a sub-committee meeting regarding the request from El Cerrito's.

PAC: General discussion followed.

Audience: Additional comments.

MOTION – **David P/Daniele:** Confirm October's meeting will be a sub-committee meeting and table El Cerritos action until the November PAC meeting; passes (9-0-1c).

6. NEW BUSINESS: (synopsis of discussions)

- **Update/Information:** Crossroads Housing Enhancement Loan Program (HELP).

Distributed: approved HELP guidelines. [Version 6 – 03/05/04]

Tracy: The Housing Commission will be administering the program. The Agency will have a formal agreement with the Commission within weeks. The tentative date for the kick-off of the program is November 2004.

MOTION – **Allison/Kevin:** Adjourn; passes (9-0-1c) @ 8:10 p.m.

This information will be made available in alternative formats upon request.

Prepared: 10/12/04 tr
Revised: 11/12/04 tr

Draft (Final) Approved: November 11, 2004
Motion was by: Daniele/Allison

Revisions are in Double Underlined and Italic
PAC vote was: 7-0-1/1