

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, NOVEMBER 9, 2006**

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 6:38 p.m. to 8:20 p.m.

Members present at Roll Call: Kevin Carter, Alison J. Grant-Carlos, Daniele Laman, Jose Lopez, Charles Maze, David Nelson, James Simon, Lani Stacks, Jody Talbott, and Michael Trunzo [10]

Arrived after Roll Call: Christine Van Spronsen (8:05) [1]

Not Present: Thomas Du, Harry Kattoula, Anthony Lovio and Erik A. Weichert [4]

Staff in attendance: James Davies, Melissa Garcia and Tracy Reed

Public in attendance: Sixteen people signed attendance sheet.

CALL TO ORDER: Called to order at approximately 6:38 p.m. by Charles Maze, Chair.

1. ROLL CALL: A quorum was established when 10 of the 15 PAC members were present.

2. APPROVAL OF AGENDA: for November 9, 2006.

Charles: I would like to move the discussion regarding next months meeting up the agenda prior to comments.

MOTION – Mike/Jose: Revise the agenda to have the discussion of next months meeting prior to comments; passes (9-0-1c).

3. APPROVAL OF MINUTES: for September 28, 2006.

MOTION – Mike/Daniele: Approve minutes, with two revisions: passes (8-0-1c).

(Moved)

**7. Next Meeting Dates and Preliminary Agenda Items
December 14, 2006:**

Charles: I suggest that we have our December Subcommittee meeting and the agenda be a workshop so that we can brainstorm regarding forming subcommittees. My suggestion would be to establish subcommittees; commercial, residential and transportation. We should be proactive and I suggest that we rough out our agenda for the next five years.

Jose: We could have the subcommittees do the bulk of the work.

Committee: Consensus on agenda for December subcommittee meeting.

4. COMMENTS ON NON-AGENDA ITEMS: (synopsis of discussions)

Jose: I want to thank everyone for electing me vice-chair

Charles: I have been in contact with Elyse, Erik and Harry regarding the formation of a BID, MAD or PBID for University Avenue. District 7 has allocated some CDBG funds to hire a consultant to assist with the formation.

Lani: The recent clean-up along University Avenue was just outside my window however trash will return in 90-days. The north side of UA has heavy pedestrian traffic and does not have any trash containers. The bus stops in the area are a trash problem and the bus stops should have trash containers.

Mike: College BID allocated \$45,000 to purchase trash containers for ECB.

Charles: We all should get involved in UA issues.

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

Marjorie VanNuis: Question about code compliance and signs and merchandise within public right-of-way.

Mike: BID will be issuing permits for A-frame sign. However, regular signs on buildings are regulated by the City. If you have any questions call the College BID offices.

Charles: CCAC has a code enforcement committee.

Jan Riley: I have an announcement regarding the ECC meeting on Thursday the 16th. The main agenda item will be the history of ECB.

5. OLD BUSINESS: (synopsis of discussions)

- **Update:** Project Area –

Tracy: Welcomed newest PAC member James Simon from the Darnall Community Council. Distributed PAC information binders to newest members. The City Attorney determined that all Planning Groups must comply with the Brown Act. PAC's have always complied with the Act. Email correspondence could violate the Act. The Governor announced that the SD was conditionally approved for a new 15 year Enterprise Zone. Village Investments has entered into escrow to purchase several parcels at the southeast corner of CA & UA to build a Walgreen's. They may be looking for Agency assistance. Crawford High's Law & Business students plan to prepare and administer a business survey for El Cajon Boulevard business owners.

- **Update:** Chollas Triangle –

Melissa: Staff reviewed the submittals, invited 4 teams to prepare RFP's, distributed new release, RFP's are due Jan. 22nd. The 4 teams are: Barratt American, DR Horton, Lennar and Great Northern Partners. The non-selected respondents and property owners indicated their willingness and desire to work with the selected development teams. Staff has provided contact information to all interested parties. We have a pre-submittal meeting with all teams next week.

- **Action:** Approve 2007 PAC meeting schedule

MOTION – Jose/Daniele: Approve 2007 PAC meeting schedule: passes (10-0-1c).

6. NEW BUSINESS: (synopsis of discussions)

- **Action:** El Cajon Blvd Median Project – bids & funding short-fall

Tracy: Engineering prepared an estimate for this project in June 2006. Bids received were significantly higher than the estimate. Installing the irrigation system and plant material was substantially higher. Re-advertising the project could increase the cost and delay project. The total gap is \$425,000; we need to allocate an additional \$340,000 from Crossroads TI. The College Heights MAD will contribution of \$45,000 for the two community signs. Engineering is seeking \$40,000 from TransNet funds for the signal at Dayton and ECB. The total Crossroads TI for the project will be \$2,090,000

MOTION – Jose/Mike: Approve the additional tax increment contribution of \$340,000 for the El Cajon Median Project; passes (6-2-2/1c).

- **Information: Housing Enhancement Loan Program (HELP)**

Lyle Knudson: Distributed latest quarterly update. The Housing Commission (HC) administers program for Agency. Summary of program: eligibility - low or moderate; single family homeowner occupants within the project area; program loans up to \$15,000; loan is forgiven over 12-years if residents still resides in home; loan is to address health a safety and exterior improvements. 13 loan improvements have been completed and 2 under construction. \$148,202 remains to be loaned. HC has recently made some modifications to City wide housing programs.

Committee: Provide annual report to committee members. Consider revising program 3 to 4 months into next year (March or April 2007) perhaps a subcommittee agenda item.

- **Information:** Subcommittee Mtg. – Commercial Renaissance Program

Tracy: Distributed revised draft of program guidelines. Revised guidelines are from the subcommittee meeting: RA program will be in addition to City program. All commercial zoned property within project area will be eligible. Purpose of loans will be to address health and safety and exterior improvements. The loan amount will be \$10,000 at a 1 to 1 match. Budget enough TI funds to perhaps provide 10 or 20 loans per year with additional funds for administration and marketing.

David: I think we should pick selected blocks for the commercial program similar to what City Heights has done.

Committee: Consensus to review program after one year or more to ensure appropriate distribution. Draft guidelines should be an action item for January meeting.

7. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS:

December 14, 2006: [addressed earlier in agenda]

January 25, 2007: Regular Meeting

February 22, 2007: Subcommittee Meeting (if necessary)

8. ADJOURNMENT

MOTION – Jose/Daniele: Adjourn; passes (10-0-1) @ 8:20 p.m.

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

Prepared: 12/18/06 twr

Revised: 01/29/07 twr

Draft (Final) Approved: January 25, 2007
Motion was by: Jose/Daniele

Revisions are in: *Double Underlined and Italic*
PAC vote was: 11-0-1c