

CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE (PAC) - REGULAR MEETING
FINAL - MINUTES OF THURSDAY, FEBRUARY 26, 2009

The members of the Crossroads Project Area Committee (PAC) held their regular meeting at the College Avenue Baptist Church, Visitor Center Building at 4747 College Avenue, San Diego, California, from 6:34 p.m. to 8:55 p.m.

Members present at Roll Call: John Mireles, Daniele Laman, Lina Dewey, Charles Maze, David Nelson, William Albrektsen, Anna Orzel-Arnita, Jody Talbot, Kasra Movahedi and David Zaloudek [10]
Arrived Members that arrived after Roll Call: None [0]

Members not present: Ali Binder, Anthony Lovio, Brian D'Emilio and Cynthia Lewis (e) [4]
Staff in Attendance: Ulysses Panganiban and Tracy Reed
Public in Attendance: Fifteen (15) signed registration) attendance sheet

Documents Distributed: 1) Crossroads 2009 Budget Presentation (PowerPoint), and 2) College Area Business District letter of January 22, 2009 regarding ECB sidewalk improvements.

CALL TO ORDER: Called to order at approximately 6:34 p.m. by Charles Maze, PAC Chair.

1. **ROLL CALL:** A quorum was established when 10 of the 14 PAC members were present. Currently one position is vacant (Residential Owner, College Area/ City Heights).
2. **APPROVAL OF AGENDA:** For February 23, 2009

MOTION – **David Z/David N:** Approve agenda as presented; passes (9-0-1c)

3. **APPROVAL OF MINUTES:** For October 23, 2008

MOTION – **Daniele/Anna:** Approve minutes with revisions as stated; passes (9-0-1c)

4. **COMMENTS ON NON-AGENDA ITEMS:** Committee & Public

Committee:

Daniele: There was a recent article in the U-T regarding CDBG funds and Redevelopment Project Areas (submitted articles). There was also an article in the U-T regarding Wakeland Housing and delays regarding affordable housing projects related to State tax credits. Can we get an update on the Village Green project.

Anna: Redwood Village will be sponsoring an Extreme Makeover on Saturday March 7th.

Judy: The monthly Rolando book sale is the first Sunday of each month from 8 am to 2 pm and the annual Rolando street fair is Sunday March 29th.

David N: City Heights has a farmers market on Saturdays from 9 am to 1 pm at 43rd and Wightman.

Public:

Robert Williams: I would like to introduce myself and like to know more about the communities home improvement program. I am a contractor and would like to volunteer to get involved and help improve my community.

5. REPORTS: (synopsis of discussion)**Elected Officials:**

Kimvan Nguyen: There is a budget hearing tonight and Lewis Middle School in Allied Garden. The Chair of the Budget committee is council member Young. The city has a budget crisis. We need community ideas. You can email me with your budget ideas. What can you not live without and what can you live without.

Agency Staff:

Tracy: It is time for all PAC members to complete a Statement of Economic Impact. You have until April 1st. You can file online. It is taking longer than expected to take ECB and SVD streetlight improvement project to Agency and Council for action, the tentative date is April 14th. CentrePoint LLC (Douglas Wilson Company) has requested to administratively extension on the demolition of the office building and the submittal of the letter of credit for replacement housing. Per the agreement we can grant and administrative extension of a total of 90-days. They have also requested a 4th Implementation Agreement to revise the Schedule of Performance citing current economic conditions. It appears that project may not commence for up to 2-years. The State has imposed a transfer of a portion of TI funds from all Project Areas. The transfer from Crossroads for 09 is \$284,000 (2.5% of TI). Wakeland Housing the developer for Village Green Apartments has requested an administrative relief on the Schedule of Performance regarding the Agency commitment of funds. They have requested to extend it from June 2009 to January 2011. They cite the current equity markets (tax credits) are extremely challenging. I am working with the College Grove project manager on a joint improvement to design and install streetlights along College Ave from State 94 to University Ave. The estimate is 52 lights at a cost of \$500,000. Currently the Divisions Assistant Deputy Director is not involved reorganization process therefore I do not have any information on status or direction of the reorganization of the redevelopment division.

Chair:

Charles: We have our annual PAC election in June and community organizations need to start the process of appointing a voter or a candidate prior to the election. We also have an opening on the PAC for a City Heights/College Area Homeowner position.

Subcommittee:

Jody: Prior to the PAC meeting tonight the Mobility Subcommittee met and Tracy presented us with the documents regarding the ongoing sidewalks study for University Avenue which documents the existing conditions for the street and the construction documents for the University Ave. streetlight project. The streetlight project is should be released for bid in March and the lights could be installed by the end of the year.

John: I think CentrePoint needs a new dance partner.

6. OLD BUSINESS: (synopsis of discussion)

- **Discussion:** Park Grove Apartments – 3605 to 3675 College Avenue

- City Drug Abatement Response Team (DART)

Tracy: I would like to introduce Ken So of City Attorney's office and DART.

Ken So: I have been in contact with the property owner of the apartments and we have been working with them to improve the security and appearance of the property. Most of the problems are related to security and management. Since October of last year things have been steadily improving. They owner is now screening perspective tenants, installed fencing, enforcing parking, controlling access, and installed cameras. We will keep working with the property owner and monitoring the property. If the property owner had not been responsive we would have take a formal legal action. The location of the manger unit is a problem.

Anna: There is always a lot of trash on the hillside along College Ave. Something needs to be done regarding this. There have been issues on the property regarding dog fights. Can the onsite manager monitor and record what is on the cameras?

Public: One onsite manager for that many units seems inadequate?

- **Discussion: Introduction** – Crossroads Land Development Investigator

- Neighborhood Code Compliance Division –

Tracy: I would like to introduce: Leslie Sennett she is the Investigator assigned to Crossroads Ida Ford is her supervisor and they are both with Neighborhood Code Compliance Division which is in the Development Services Department. The Agency has entered into a memorandum of understanding (MOU) for fiscal year 2009 and for FY10. Leslie will report to the PAC on a quarterly bases. At this time complaints and issues should be directed to me. The College BID is working with Leslie to establish some office hours each month at the BID offices. Code enforcement issues outside of the Project Area will be transferred to City-wide code enforcement staff.

Leslie Sennett: Introduced herself and her background. Briefly discussed how this code enforcement effort will work and benefit the project area and address problems and issues.

Ida Ford: Introduced herself and her background. Stated that she will be working closely with Leslie to make sure they comprehensively address all of their issues and concerns.

7. NEW BUSINESS: (synopsis of discussion)

- **Discussion & Possible Action:** Sidewalk Repair & Replacement

- El Cajon Blvd.

Tracy: The College Heights MAD has been working on a strategy to repair sidewalks along ECB from 54th St to 73rd St and they prepared a study. If city crews did the work the estimated cost is \$200k and the timeline could be 2 to 3 years. City Engineers have estimated the costs to repair and replace sidewalks are approximately \$406k if done by outside contractors and it could be done within 1 to 2 years. The MAD has requested (letter distributed) that the Agency and PAC consider taking on this sidewalk project. The MAD has allocated \$75k in their 2010 budget for this project. There is approximately \$256k remaining in the ECB medians improvement fund that could be re-appropriated towards this project. Approximately \$75k of additional funding is needed to proceed with this project. Please keep in mind the City has requested Federal earmarked funds for this project.

Jennifer Finnegan: Introduced herself and the Executive Director of the BID & MAD and discussed and her boards long and short term plans for improvement and enhancing the Boulevard.

Committee: Could we get a copy of the study that was prepared?

Charles: CACC had concerns about the PAC recommending the percentage of shared expenses for the ECB sidewalks because of lack of understanding of past shared projects with the MAD/BID. In his capacity as representative of the CCAC Board, he expressed surprise the MAD/BID was only recommend a small share for the sidewalks, as opposed to a large share from the PAC, when the MAD has funds for potential use. Because BID has not fulfilled their obligation of Code Compliance (per the BID PROW agreement with CACC and City council), the PAC has approved funding to cover code compliance for 2 years. The PAC has recommended funding for medians, and for street lights along El Cajon. The MAD/BID's report and recommendation on sidewalks was not distributed to the PAC before the meeting, and copies were not available during the meeting. The report, as discussed, didn't distinguish between new sidewalks and repair. Lastly as reported from the BID meeting, members of the BID board do not see improved sidewalks as a value to the business of the BID, the PAC should evaluate its recommendation of percentage funding for this sidewalk project. These issues had been raised for months with the BID designate to the PAC and she promised a response each month, but failed to provide any response.

David N: I believe maintenance and repair of sidewalks are the responsibly of the adjacent property owner. Therefore, why should the Agency or PAC fund these improvements? I will not support funding repairs because they are the responsibility of the property owners. I support installing sidewalks if they don't exist.

Tracy: Does the PAC want to recommend that the Agency re-appropriate the remaining median funds and provide an additional \$75k so that the Engineering will proceed with these improvements?

MOTION – **Daniele/David N**: Table discussion and action until next month's PAC meeting; passes (8-0-1(John) & 1c)

- **Discussion & Possible Action**: Sidewalk Repair & Replacement; Auburn & 52nd St.
David N: That should be Landis St & 52nd St.
Tracy: I have requested that City Engineers investigate and provide an estimate regarding the installation of sidewalks along 52nd street. As of this time I have not received any information. I will return to the PAC with information when I receive it. I was recently in this area and the curb and gutter existing and just the sidewalk is missing.
- **Update**: Project Area Budget; Fiscal Year 2009
Tracy: If you look at the PowerPoint slide handout you will see that the carryover from fiscal year 2008 was \$5,186,238 of which \$3,338,442 is for projects and \$1,847,796 is for low/mod housing. The estimated revenue for fiscal year 2009 was \$4,864,134 of which \$3,235,442 is for projects, \$816,000 is for low/mod housing, and \$780,000 is additional revenue from fiscal year 2008.
- **Information**: Crossroads Project Area Committee (PAC); Extension & Annual Election

Tracy: When Crossroads was adopted the resolution stated that the PAC would exist for 6-years. It is time for the City Council to authorize the PAC to exist for another year as prescribed in redevelopment law and that is tentatively for sometime in April. 6 positions are up for election:

1-Residential Owner Occupant, City Heights & College Area which is currently vacant; 1-Residential Owner Occupant, Eastern Area which is held by Cynthia Lewis; 1-Bussiness Tenant Property Owner, Northern Area which is held by John Mireles; 2-Bussiness Tenant Property Owner, Southern Area which are held by David Nelson & Anthony Lovio; 1-Communty Organization, At-Large which is held by Jody Talbot of the Rolando Community Council.

8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:

- **March 26, 2009:** Regular meeting; CentrePoint
Tracy: Information and discussion on applicants request for 4th Implementation Agreement in order to revise schedule of performance.
- **April 23, 2009:**

9. ADJOURNMENT:

MOTION – MOTION – David Z/Daniele: Passes (9-0-1c).

Prepared: 03-13-09 twr
Revisions: 04-10-09 twr

Draft (Final) Approved: 03-26-09
Motion was by: Daniele/William

Revisions are in: *Double Underlined and Italic*
PAC vote was: 6-0-1(Jennifer)/1c
