

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE (PAC)
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, JANUARY 27, 2011**

The members of the Crossroads Project Area Committee (PAC) held their regular meeting at the College Avenue Baptist Church, Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:30 p.m. to 7:35 p.m.

Members Present at Roll Call: Herlindo Salinas, Charles Maze, David Nelson, Jennifer Finnegan, Jose Lopez, Rebecca Lopez, and John Mireles [7].

Members Arriving after Roll Call: Mario Ingrasci (6:35) and Daniele Laman (6:37) [2].

Members Not Present: Anna Orzel-Arnita, Jeannette Maxwell, Cynthia Lewis, and Bryant Jackson [4]

Staff in Attendance: Tracy Reed and Ulysses Panganiban (RDA), and Chris Pearson (CD7).

Public in Attendance: Three signed attendance sheet.

Documents Distributed: 1) Crossroads Project Area Code Enforcement Report for January 2011; 2) Draft Crossroads PAC Meeting Minutes for December 9, 2010; 3) Revised Draft Crossroads Redevelopment Project Second 5-Year Implementation Plan Mid-Term Progress Report; 4) Redevelopment Agency Ad Hoc Committee January 31, 2011 Agenda; 5) Redevelopment Agency Board Resolution Opposing Governor Jerry Brown's Proposal to Disband Redevelopment Agencies; 6) The Emerald News; and 7) March 5, 2011 Free Community Cleanup & Recycling Event Flyer

CALL TO ORDER: Called to order at approximately 6:30 p.m. by Charles Maze, Chair.

1. ROLL CALL: A quorum was established at 6:30 p.m. when 7 of the 13 PAC members were present.

2. APPROVAL OF AGENDA: For January 27, 2011

MOTION – **Jose/John:** Approve agenda as proposed; passes (6-0-1c)

3. APPROVAL OF MINUTES: For December 9, 2010

MOTION – **Jose/David:** Approve minutes as presented; passes (6-0-1c)

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

Committee:

Jennifer: The College Area BID has \$75,000 available for sidewalks, which may not be needed by the Redevelopment Agency given its recent bond issuance. Where to allocate those funds should be discussed by the PAC at a future meeting. "Thursdays with Marti" will be held at the College Area BID office.

Rebecca: A car accident occurred at Winona Avenue and Wightman Street this past Monday night. How can a stop sign be installed there?

Public (audience): None

5. REPORTS: Elected Officials, Chair, Subcommittee(s) & Agency/City Staff (synopsis of comments)
Council District 7 Representative –

Chris Pearson: Council Member Emerald extends her thanks and appreciation to those who participated in the Martin Luther King Day cleanup, especially to Teen Challenge International. There will be a free community cleanup and recycling event on March 5 at Qualcomm

Stadium. Please participate in the community workshops to be held regarding the University Avenue Mobility Study. Council Member Emerald would like to explore having the bank-repossessed CentrePoint property donated to the City by the owner. Status of the sale of the property can be checked at <http://www.ncs.firstam.com/socal>.

PAC Chair –

Charles: Kasra Movahedi has resigned from the City Heights Area Planning Committee. Therefore, he is no longer that group's representative to the Crossroads PAC.

Agency –

Tracy: Crossroads PAC Extension and Election Authorization: On January 11, 2011, the City Council extended the PAC for one year and authorized staff to notice and conduct the election. **CentrePoint Property:** The auction to sell the property has been postponed until February 28, 2011. The asking price is \$13 million. The City's Development Services Department has been receiving inquiries about the status of the entitlements and questions on substantial conformance. **University Avenue Mobility Study:** The consultant is in the process of establishing a working group. The PAC has been invited to appoint a member to the working group. The PAC chair will represent the PAC until an appointment is made at the next PAC meeting. **Redevelopment Ad Hoc Committee:** The Redevelopment Agency has established an ad hoc committee to discuss the structure of the Redevelopment Agency. The chair is Todd Gloria, and the vice chair is Marti Emerald. The first meeting is January 31, 2011, at 9:00 a.m. The public is invited to attend. **Governor Jerry Brown's FY 2011 Budget:** The governor proposes to eliminate redevelopment agencies starting in Fiscal Year 2011. The Mayor and City Council have taken a position to oppose the proposal. The Redevelopment Agency Ad Hoc Committee will discuss the issue on January 31, 2011. Staff has been directed to proceed as usual. **Project Updates:** The streetlights along El Cajon Boulevard and Streamview Drive will be advertised soon to contractors. Design is ongoing for the College Avenue traffic signals at Adams Avenue and Arosa Street. Staff anticipates getting Agency approval to transfer \$565,000 for the El Cajon Boulevard sidewalks and \$655,000 for the College Avenue (south of University Avenue) streetlights to the City in the spring. **Code Enforcement Report:** Since the last PAC meeting, six (6) additional properties with potential code enforcement issues have been identified. **PAC Resignation:** Kasra Movahedi is has resigned from the City Heights Area Planning Committee (CHAPC) and, therefore, is no longer that group's PAC representative. Per the CHAPC chair, a new representative will be appointed in April 2011 after CHAPC's annual election.

6. OLD BUSINESS: (synopsis of discussions)

a. Discussion: Mid-Term Progress Report of Second 5-Year Implementation Plan

Ulysses reported that Agency staff has prepared a draft mid-term progress report on the Second Crossroads Redevelopment Project 5-Year Implementation Plan. Copies of the initial draft were distributed to PAC members in December 2010. Staff received minor comments from the PAC, and those comments have been incorporated into the draft provided at this meeting. The report outlines the accomplishments within Crossroads over the past two and half years and how these accomplishments relate to the stated goals and objectives in the Implementation Plan. The PAC may or may not decide to provide a recommendation to the Agency Board to accept or not accept the report. PAC members and the public are welcome to attend the noticed public hearing before the Agency Board to provide comments, which is scheduled for March 15. Written comments may also be provided prior to the hearing to the Agency Clerk.

MOTION – David/Daniele: Recommend to the Redevelopment Agency Board acceptance of the Mid-Term Progress Report for the Second Crossroads 5-Year Implementation Plan as presented by staff; passes (8-0-1)

b. Discussion: North Chollas Community Park, Multi-Purpose Building, I-Bank Loan Application, and CDBG Grant Application

Tracy explained that the Agency has been re-invited to apply for a loan from the State of California’s Infrastructure & Economic Bank (I-Bank) in December 2010. The Agency submitted a loan application to the I-Bank on December 29, 2010. The I-Bank has determined that the concession stand is a “private use” and, therefore, is not eligible for I-Bank loan funding. The Agency has submitted a CDBG grant application to the City in December 2010 for an allocation of \$287,000 in FY 2012. The CDBG funding would cover the concession stand expenditure that would not be covered by the I-Bank loan.

David: How will the I-Bank loan be paid?

Tracy: Tax increment funds would be used to pay the loan.

Daniele: Please be aware that North Chollas Community Park is a “regional asset” and not a “regional park”.

Tracy: CDBG funds (\$200,000) have already gone into the design of the multi-purpose building. Additional CDBG funds (\$287,000) are being sought for construction of the concession stand.

7. NEW BUSINESS: (synopsis of discussion)
None

8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:

a. February 24, 2011:

Possible Actions:

- 1) Repair and replace El Cajon Boulevard sidewalks
- 2) Install streetlights along College Avenue south of University Avenue
- 3) Fund 7-Eleven mural at Billman Street

Possible Presentations:

- 4) Swap meet proposal for CentrePoint site
- 5) Storefront improvement proposal along El Cajon Boulevard

b. March 24, 2011:

- 1) TBD, if necessary

9. ADJOURNMENT: at 7:35 p.m. (unanimous, passes)