

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE (PAC)
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, MAY 27, 2010**

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 6:34 p.m. to 8:08 p.m.

Members present at Roll Call: Cynthia Lewis, William Albrektsen, David Nelson, Jennifer Finnegan, Charles Maze, Daniele Laman, and Anna Orzel Arnita [7]

Members that arrived after Roll Call: John Mireles (6:38), Kasra Movahedi (6:40) and Mario Ingrasci (6:42) [3]

Members Not Present: Diane Manion [1]

Staff in Attendance: Leslie Sennett (NCCD), Ulysses Panganiban (RA) & Tracy Reed (RA)

Public in Attendance: Seven (7) signed attendance sheet.

Documents Distributed: 1) Crossroads Project Area Code Enforcement Report for May 27, 2010, 2) Crossroads/College Grove Proposed Merger Summary, 3) Summary regarding Low/Mod Housing and Non-Housing Bond, 4) Agency Staff Report for May 7, 2010 Budget and Finance Committee regarding 2011 Agency Budget, 5) Crossroads & College Grove Fiscal Year 2011 Expenditure Budget, 6) April 23, 2010 quarterly status memo from the San Diego Housing Commission regarding HELP, 7) Page from Walk San Diego's 2010 award brochure.

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

1. ROLL CALL: A quorum was established when 6 of the 11 PAC members were present. Currently four positions are vacant: 1) Residential Tenant, College Area/City Heights; 2) Residential Tenant, Eastern Area; and 3) Business/Property Owner, Southern Area (two positions)

2. APPROVAL OF AGENDA: For May 27, 2010

MOTION – Jennifer/Daniele: Approve agenda as proposed; passes (6-0-1c)

3. APPROVAL OF MINUTES: For April 22, 2010

MOTION – Daniele/Anna: Approve minutes as revised; passes (5-0-1(Jennifer)/1c)

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

Committee:

Jennifer: The board of the College BID just had a retreat and we adopted a 5-year plan and there will be a lot of committee work in the future.

Cindy: The Streamview Drive steering committee had a meeting on the evening of May 17th with interested residents and Tom from City Engineering. We are working with City Engineering to apply for grant funds of up to \$1 million to implement the future improvement proposals.

Anna: By working with the City and a traffic consultant early regarding the grant application and potential improvement concepts, we can ensure the concepts are consistent with the grant requirements.

Daniele: What is the status of the recent proposal for Mesa Commons?

Public (audience):

Jan Hintzman: The City is going to continue to maintain the Rolando triangle park; however, the grass will be removed and low maintenance plants will be planted. The funding will come from the City's general funds/park department. In the past, the park was maintained with gas tax funds. Rolando and the BID/MAD are going to install plants along the El Cajon Blvd side of CentrePoint to screen the site Saturday, June 6th.

David Nelson: I would like to know the status of the maintenance of the University Avenue median and slope near 58th Street. Has the City in the past also used gas tax funds to maintain that area?

5. **REPORTS:** Elected Officials, Chair, Subcommittee(s) & Agency/City Staff (synopsis of comments)
District 7 Representative: None

PAC Chair:

Charles: I recently received a call from Mario Turner from AMCAL regarding the Aztec Inn site/property. I told him that they need to address ongoing maintenance issues regarding the site prior to engaging the community. He told me they would look into to hiring Urban Corps of San Diego to maintain the site.

John: What are they looking into?

Charles: Senior housing is a type that he mentioned. He also stated they would need financial assistance from the Agency and PAC of around \$5 million.

Charles: I was recently invited by Community Planning to be a member and participate in the evaluation of consultant teams for the Chollas Triangle Master Plan per an RFP associated with the SANDAG smart growth grant the City received last year. The consultant team should be selected in the next 2 to 3 months, and a month or 2 afterwards, the community outreach and participation will begin.

Agency:

Tracy: This month, a judge has ruled that the State take (ERAF) of Redevelopment funds is constitutional. The Agency made the Crossroads payment of \$1,374,300 on May 10th. The Crossroads payment for next year is \$283,821. In order to establish the Project Area, the City loaned CDBG funds to the Agency. Crossroad will be repaying \$733,000 of this loan this year. As of yesterday, 90% of the rehabilitation work for the Village Green Apartments has been completed. The Agency provided \$5,865,000 for that project. Crossroads provided \$2,400,000, and \$3 million came for the Agency's Affordable Housing Opportunity Fund/Pool. The owners of Park Grove Apartments (3605 to 3675 College Ave) have indicated a desire to sell. Numerous affordable housing developers are inquiring about the Agency and Crossroad interest and resources that may be available to rehabilitate the property. I have indicated that the PAC recently indicated a desire to rehabilitate this property. The Agency and Council approved the funding for the College Avenue traffic signals on May 4th. The Agency can use future bond proceeds for this improvement. This week, the Agency tasked a Civil Engineering Consultant to prepare existing conditions, prepare potential improvements, and prepare a cost estimates for the south College Avenue. Walk San Diego held their annual awards banquet last month, and they awarded an honorable mention to the Crossroads PAC for allocating funds for sidewalk needs around Marshal Middle School.

Community Planning Groups:

Laura Riebau: The Eastern Area does not need or can take any additional affordable housing. The PAC should consider this if you move forward with rehabilitation of the Park Grove Apartments.

Charles: When the arena was built at SDSU, a \$1 ticket fee was established to mitigate for traffic impacts on the community. The College Area recently recommended using funds from this account to assist local high schools with holding graduations at the arena, and they asked the City to investigate if the funds could be used to re-establish a part-time code enforcement position for the College Area.

Code Enforcement:

Leslie Sennett: I have distributed this month's code enforcement report/memorandum. As you can see on the report, I am working on several Streamview Dr issues, which were identified by the residents. Also a majority of the cases involve signs, use of property, onsite storage, and change of use. I have recently been investigating medical marijuana dispensaries within Crossroads. Recently there were 11 dispensaries, but 4 have closed.

Board: Is the investigation of medical marijuana dispensaries the purpose and intent of our program or funding?

Tracy: The Agency's agreement with neighborhood code is to enforce the municipal code. I may be wrong, but currently these dispensaries are not a permitted use in any zone; therefore, they are not in compliance with the municipal code and come under the program.

6. OLD BUSINESS: (synopsis of discussions)

a. Information: Proposed Fiscal Year 2011 Budget

Tracy: The Agency and Council are scheduled to approve the Redevelopment Budget on June 22nd. The draft budget was presented to the Budget and Finance Committee on May 7th. The anticipated TI for Crossroads for 2011 is \$3,411,692. The Project Area's total budget is \$6,377,151, which includes expected carry-over funds from 2010. A summary of the Crossroads budget is: \$2,955,960 for projects; \$1,768,674 for affordable housing (this includes some remaining Village Green funds); \$1,119,537 for Tax Sharing & ERAF; and \$523,980 for Administration, which includes Code Enforcement. A summary of the College Grove budget is: \$1,668,781 for Projects; \$ 273,176 for Affordable Housing; \$295,891 for Tax Sharing & ERAF; and \$74,870 for City Administration.

b. Information: PAC Extension and Annual Election

Ulysses: PAC elections will be held on June 24, 2010. There are 7 seats up for election: 2 residential tenants, 1 residential owner-occupant, 3 business/property owners, and 1 community organization at large. More information is available from the Agency's website at www.sandiego.gov/redevelopment-agency/crossroads. The deadline to register as a candidate is June 21, 2010. Pre-election voter registration is encouraged. PAC members must register to vote; registration is not automatic. Remember that there are special requirements to represent a group as a candidate or voter. Staff would appreciate all the help they can get to notice the election. I have notices, registration forms, and posters available for pickup tonight. Approximately 7,400 notices were mailed out to all property owners, residents, and businesses within the project area on May 10, 2010. Included with the notice were registration forms and a 2-page fact sheet summarizing what's going on in Crossroads. I have copies of the fact sheet tonight.

c. Information: Status of Merger of Crossroads & College Grove.

Tracy: The tentative start date for the plan amendment is the July PAC meeting. The timeline is 9 to 15 months, which is dependent on the environmental document. The plan amendment consultant has been selected and tasked. The environmental consultant has not been selected. The Agency is establishing an agreement with a group of environmental consultants. I believe the Eastern Planning Group voted recently to support the merger with conditions.

John: Could the PAC vote to make the merger an action item?

Charles: It is on the agenda as an information item and not an action item.

Tracy: The Agency does not need a recommendation from the PAC or a planning group to proceed with the plan amendment. It is within the authority of the Executive Director of the Agency.

David: This seems completely different than how other funding or spending items have been treated.

Daniele: I support the merger because the property owners and businesses within College Grove currently don't have any representation.

Laura: Eastern heard this item this month and voted to recommend approval with a requirement that to transfer funds from the College Grove area to Crossroads would require a 2/3 vote of the PAC.

Charles: We can discuss the details of the merger when work on the plan amendment starts.

7. NEW BUSINESS: (synopsis of discussions)

a. Information: Potential Issuance of Debt (Bonds)

Tracy: The Agency anticipates issuing Tax Allocation Bonds (TABs) this summer for six Project Areas, including Crossroads. There will be two types of bonds issued; Non-Housing (80% funds) and Affordable Housing (20% funds). There will be one affordable housing bond because the funds will be pooled. The range estimate for the Crossroads Non-Housing bond is \$4 million due to anticipated project expenditures over the next 18 months. The funds from this bond could be used to fund previously approved public improvement projects, such as the North Chollas Park multi-purpose building & the College Ave traffic signals. The range estimate for the Crossroads pooled Housing bond is \$3 million.

David: I have an issue regarding the pooling of the housing funds. The project area in which the funds come from does not have any say in what project those funds are allocated.

Tracy: The Agency provided \$5,865,000 for the Village Green Apartments. \$3 million of those funds came for the Agency's Affordable Housing Opportunity Fund/Pool.

8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:

a. June 24, 2010:

Charles: Annual PAC election and future information regarding the issuance of bonds for housing and non-housing.

b. July 22, 2010:

Tracy: Kick-off of the merger (plan amendment) and start of the mid-term review of the second 5-year Implementation Plan.

9. ADJOURNMENT: at 8:08

Prepared: 06-05-10 twr
Revisions: 07-09-10 twr

Draft (Final) Approved: June 25, 2010
Motion was by: David/Daniele

Revisions are in: Double Underlined and Italic
Vote was: 7-0-1c