

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE (PAC)
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, APRIL 24, 2008**

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 6:35 p.m. to 8:35 p.m.

Members present at Roll Call: Ali Binder, Adam Futo, Jose Lopez, Charles Maze, Kasra Movahedi, David Nelson (7:20), and Jody Talbott [7]

Members that arrived after Roll Call: Christine Van Sorensen (6:38) [1]

Members Not Present: Daniele Laman (e), Anthony Lovio (e), John Mireles and James Simon [4]

Staff in Attendance: Janice Weinrick, Michele St. Bernard, James Davies, and Tracy Reed

Public in Attendance: Eight (8) signed attendance sheet

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

1. **ROLL CALL:** A quorum was established when 7 of the 12 PAC members were present, 5 1 member arrived after roll call, and 3 positions are vacant.

2. **APPROVAL OF AGENDA:** for April 24, 2008

MOTION – Jose/Adam: Approve Agenda as noticed; passes (6-0-1c)

3. **APPROVAL OF MINUTES:** for March 20, 2008.

MOTION – Jose/Ali: Approve minutes with revision; passes (-1 [Kasra] -1c).

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

Committee:

Jose: I distributed a flyer regarding a candidate's forum for mayor by Fox Canyon Neighborhood Association.

Charles: I distributed a flyer regarding a local community home tour for May 3rd and 8 homes are on the tour. CACC will have a District 7 candidate's forum on May 6th at SDSU.

Jody: There is an ongoing problem with semi trucks parking along University Avenue on weekends. Is this legal?

David: City Heights will be having a Roots festival on May 3rd and 4th.

Public: None

5. **REPORTS: Elected Officials, Chair, Subcommittee(s) & Agency Staff**

Jose: Housing subcommittee has been meeting monthly. Next months agenda is on the back of the PAC meeting agenda on the back table.

Jody: I have been trying to contact the city's forester to invite then to a University Avenue Subcommittee.

Ali: The BID will have a new graffiti contractor starting May 19th.

Tracy: Agency approved the 2nd Implementation Agreement for CentrePoint on April 15th. The Aztec Inn property owners have agreed to provide addition security for the loan. We are waiting for an appraisal prior to taking the request to the Agency. Several months ago I asked engineering to review streetlights standards regarding El Cajon Blvd. Engineering has prepared a preliminary report which indicates that 34 additional streetlights are required to meet city standards. The Agency will work with the College Heights EMAD to address this problem. I also asked Engineering to review El Cajon Blvd regarding sidewalks. I also received a letter from a resident on Amherst St. regarding the lack of sidewalks on Amherst St, and 67th St engineering is reviewing this area. A contractor will be replacing water lines along a segment 54th Street. As part of this pubic improvement t the contract will be setting up a lay down yard on city land south of the SDG&E transformers north of Chollas Parkway for approximately 1-year.

6. OLD BUSINESS: (synopsis of discussions)

- **DISCUSSION/UPDATE:** Agency Reorganization

Janice Weinrick: The Deputy Executive Director of the Redevelopment Agency attended the meeting to update the PAC and answer questions regarding the Agency's Reorganization. The reorganization recommended is a package it is not a menu. The housing commission went through a similar reorganization in the 1980's.

Charles: Last month the PAC recommended the Mayor's recommendation.

Janice: The Mayor's recommendation is an Agency Employee Model, Mayor and Agency appoint Executive Director, Executive Director will report to Mayor, Mayor will be an "Ex-Officio" to the Board, and establish a Technical Review Committee.

Jose: Could you explain the technical committee?

Janice: It would consist of five members from city departments that have special knowledge or skills such as real estate, architecture and development services.

David: I hope the technical committee will not morph or focus on PAC or community areas.

Jody: Would existing staff apply for their current jobs and how would tenure be addressed?

- **DISCUSSION/ACTION:** El Cajon Blvd Mobility Study & Subcommittee

Tracy: I have distributed an outline of tasks and steps regarding a community-based transportation planning study generally called a mobility study. Does the PAC want staff to proceed with an analysis of the procedures and tasks necessary to prepare a mobility study for El Cajon Boulevard? Does the PAC want to establish a subcommittee to work with staff?

Charles: I think we should form a subcommittee and if so when should the

subcommittee meet? We need to ensure the community is involved in the process prior to the consultant being selected. The committee can help in defining the tasks and the issues. I would suggest a meeting prior to the May and July regular PAC meetings.

Committee: Has a discussion regarding when to meet and how often.

Laura Riebau: 5:30 p.m. is too early for most people. You should have a separate meeting so that the community can attend.

Charles: We could assign this item to the standing budget/communication subcommittee.

MOTION – **Jose/Kasra:** Have a subcommittee meeting prior to the May and July meeting; passes (6-0-1c)

- **DISCUSSION/ACTION:** Revisions to Crossroads HELP (Housing) Program for FY09

Jose: The housing subcommittee has been reviewing the current guidelines and working with Lyle Knudson of the Housing Commission regarding how we can improve the program. We have been considering most of the items on Michele St. Bernard's memo of April 18, 2008.

Michele St. Bernard: I prepared a memo regarding the program and copies of that memo are on the back table. I am recommending that the program be revised to allow \$5,000 towards water and energy conservation, increase the maximum loan amount to \$25,000, include a provision regarding not increasing the value more than 25%, reduce the loan term to 10 years and reduce the cure period to 30-days.

Committee: Supports providing funding for water and energy conservation and increasing the maximum funding.

Kasra: I do not support or understand why we should reduce the cure period.

Adam: Doesn't the loan become due/ triggered when a sale occurs?

Michele: We are trying to have similar guidelines for all areas Crossroads has a different loan period and cure time. We can also look into expanding the area if the committee has that desire.

Jose: I recently was in contact with a city attorney who told me we could not expand the project area.

Tracy: We are not considering expanding the project area just the area eligible for the loans. Other programs provide loans outside the project area boundary special finding must be made.

Jose: We need to ensure that revised funding can be retroactive for current applicants.

MOTION – **Jose/Jody:** Increase the loan amount to \$25,000 and include \$5,000 for water and energy conservation; Passes (5-1 [Christine] -1c).

MOTION – **Jose/Adam:** Change loan term to 10 years from 12 years; Passes (6-0-1c).

MOTION – **Jose/Adam:** Change cure period to 30 days from 60 days; Fails (0-6-1c).

MOTION – **Jose/Christine:** Include 25% value restriction; Passes (6-0-1c).

MOTION – **Jose/Adam:** Include retroactive provision; Passes (5-1 [Christine] -1c).

Michele: Staff will return regarding the potential for expanding the program area.

7. NEW BUSINESS: (synopsis of discussions)

- **DISCUSSION/REVIEW:** PAC Election; Candidates, Voters, Procedures & Eligibility

Tracy: The notice and other documents regarding the election are on the back table.

The election is Thursday, June 26th from 6:30 p.m. to 8:30 p.m. You should review exhibit (project area map). Your residence, property or business must be within the Project Area. Your community organization must represent the residents or property/business owners within the Project Area and be in existence for 2-years. Nine of eleven elected PAC seats are open.

- 1 Residential Tenant, City Heights and College Area
- 1 Residential Tenant, Eastern Area
- 1 Residential Owner/Occupant, Eastern Area
- 2 Property/Business Owner North
- 3 Property/Business Owner South
- 1 Community Organization/Representative

Each category must provide the required documentation. Candidate must submit the form and provide the required documentation by June 19th. Voters must provide required documentation at the time of the election. This year voters can submit the voter form and required documentation prior to the election. To be eligible you must provide the required documents, which are indicated on the announcement and the reverse of the voter form.

Charles: May 22, 2008 – Project Area Budget for FY 2009 and June 26, 2008 – Annual Election, no business.

Prepared: 04-28-08 twr

Revised: none (05-23-08) twr

Draft (Final) Approved: May 22, 2008
Motion was by: Adam/David

Revisions are in: *Double Underlined and Italic*
PAC vote was: 5-0-1(Daniele)/1c