

NORTH BAY REDEVELOPMENT PROJECT
PROJECT AREA COMMITTEE

BYLAWS

ARTICLE I - THE COMMITTEE

Section 1. Name of Committee

The name of the Committee shall be the "North Bay Redevelopment Project Project Area Committee" (hereinafter referred to as the "PAC").

Section 2. Purpose

The PAC shall provide a means for private citizen-advice to the City Council of the City of San Diego ("City Council") and the Redevelopment Agency of the City of San Diego ("Agency") on matters relating to the preparation, adoption and implementation of the North Bay Redevelopment Project (the "Project") in the City of San Diego. In order to accomplish the purpose, the PAC shall:

(1) Gather information and serve as a communication link between the Agency and Project Area owners, residents, business owners and community organizations; keep residents, business owners and community organizations informed of the various elements included or to be included in the redevelopment plan for the Project Area; and transmit the concerns and suggestions of the residents, business owners and community organizations to the Agency.

(2) Identify community deficits in the areas of infrastructure, parks, schools, police and fire, and develop a coordinated plan to address community needs. Review and comment on the plans of the City of San Diego, school districts and other units of government to meet these.

(3) Participate in the Project decision-making process by reviewing and evaluating Project activities and making advisory recommendations as necessary and appropriate.

(4) Consult with the Agency on other policy matters which affect the residents of the Project Area.

(5) Consult with and advise the Agency on policy matters *which* deal with the planning and provision of residential facilities or replacement housing related to the Project.

(6) Prepare and submit to the City Council a report and recommendation on any proposed redevelopment plan for the Project.

Section 3. Membership

A. Composition

The PAC shall consist of members in the numbers and categories as established by Resolution No. R-289249 of the City Council.

B. Qualifications

Only those persons who meet the qualifications set forth in Resolution No. R-289249 of the City Council shall be eligible to be members of the PAC and only during the

time they so qualify. Any PAC member who is not or is no longer included in that category from which he or she was elected shall resign or be subject to removal from the PAC as provided in Section b of Article I of these Bylaws.

Section 4. Terms of Membership

The terms of members elected and eligible to vote shall be three years. Elections of members shall be held in the month of October. Such provisions notwithstanding, the terms of elected members shall continue until successors are elected and in office.

Section 5. Termination of Membership

Membership of a member shall be reviewed in the event that:

(1) The member does not meet the qualifications for candidacy in the category to which he or she was elected as established by Resolution No. R-289249 of the City Council; or

(2) The member has been absent from four (4) consecutive regularly scheduled meetings; or

(3) The member has engaged in conduct inconsistent with and counterproductive to the purposes and responsibilities of the Committee or his or her membership thereon.

Section 6. Removal of Members

A member may be removed by a vote of at least two-thirds (2/3) of the members eligible to vote if, after a public hearing, it is found and determined that any one of the conditions specified in Section 5 of Article I exists.

Section 7. Resignation

Any PAC member may resign at any time by giving written notice to the Chairperson. Any such resignation will take effect upon receipt or upon any date specified therein, The acceptance of such resignation shall not be necessary to make it effective.

Section 8. Filling of Vacancies

In the event any vacancy occurs on the PAC prior to the annual election, such vacancy shall be filled by appointment by the remaining PAC members, with new members so appointed having to meet the qualifications set forth in Article I, Section 3B. Persons appointed to fill vacancies shall serve until the next annual election.

ARTICLE II -OFFICERS

Section 1. Officers

The officers of the PAC shall consist of a Chairperson, a Vice Chairperson and a Secretary and shall be elected in the manner set forth in this Article II.

Section 2. Chairperson

The Chairperson shall preside at all meetings of the PAC and shall submit such

agenda, recommendations and information at such meetings that are reasonable and proper for the conduct of the business affairs and policies of the PAC. The Chairperson shall sign all resolutions, approved minutes, checks, contracts and other legal documents of the PAC.

Section 3. Vice Chairperson

The Vice Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson. In the event of the death, resignation or removal of the Chairperson, the Vice Chairperson shall assume the Chairperson's duties until such time as the PAC shall elect a new Chairperson.

Section 4. Secretary

The Secretary shall keep the records of the PAC, shall act as secretary of the meetings of the PAC, shall record all votes, and shall keep a record of the meetings in a journal of proceedings. The Secretary shall attest to and/or countersign all resolutions, approved minutes, contracts and other legal documents of the PAC.

Section 5. Additional Duties

The officers of the PAC shall perform such other duties and functions as may from time to time be required by the PAC, the Bylaws or other rules and regulations, or which duties and functions are incidental to the office held by such officers.

Section 6. Election

The Chairperson, Vice Chairperson and Secretary shall be elected by the PAC following adoption of these Bylaws but no later than 60 days thereafter, and at each annual meeting, from among the members of the PAC. Such officers of the PAC shall hold office for one year or until their successors are elected and qualified. Such officers shall not be prohibited from succeeding themselves.

Section 7. Vacancies

Should the offices of either the Chairperson, Vice Chairperson or Secretary become vacant, the PAC shall elect a successor from among the PAC members at the next regular or special meeting, and such office shall be held for the unexpired term of said office.

Section 8. Employees

If the Legislative Body shall allocate funds or equivalent resources to the PAC, the PAC may use such funds or equivalent resources for a PAC office, equipment, and supplies, legal counsel, and adequate staff for the purposes of the PAC. No funds allocated under this section shall be used for any litigation, other than litigation to enforce or defend the rights of the PAC under this part. The PAC may employ such other officers and agents as it deems appropriate, subject to the availability of funds. Employees of the PAC shall assist the PAC in the conduct of their duties and perform such other duties as determined by the PAC.

ARTICLE III -MEETINGS

Section 1. Annual Meetings

Annual meetings shall be held during the month of December. At annual meetings, officers shall be elected, reports of the affairs of the PAC shall be considered, and any other business may be transacted which is within the purposes of the PAC.

Section 2. Regular Meetings

The Committee shall conduct regular meetings on the first Wednesday of every third month (i.e. March, June, September and December) and special meetings on such additional dates and at locations as members agree to. These special meetings will be scheduled at 7:30 a.m. on the earliest Wednesday practicable to discuss any new projects ready to come from the project review subcommittee to the full committee. Agency staff shall notify the Committee Chair and the Chair of the project Review Subcommittee when there are redevelopment proposals underway that are deemed by Agency staff to be potentially feasible.

Section 3. Special Meetings

Special meetings may be held upon call of the Chairperson, or of the majority of the membership of the PAC, for the purpose of transacting any business designated in the call, after notification of all members of other PAC by written notice personally delivered or mailed at least five business days before the time specified in the notice for the special meeting. At such special meeting no business other than that designated in the call shall be considered.

Section 4. Adjourned Meetings

Any meeting of the PAC may be adjourned without the need for notice requirements of a special meeting providing the adjournment indicates the date, time and place of the adjourned meeting. PAC members absent from the meeting at which the adjournment decision is made shall be notified by the Chairperson of the adjourned meeting.

Section 5. All Meetings to be Open and Public

All meetings of the PAC shall be open and public to the extent required by law. All persons shall be permitted to attend any such meetings except as otherwise provided by law. Nothing contained in these Bylaws shall be construed to prevent the PAC from holding closed sessions during a meeting concerning any matter permitted by law to be considered in closed session provided the PAC complies with the conditions and procedures provided by law for closed sessions.

Section 6. Quorum

The powers of the PAC shall be vested in the members thereof in office from time to time. One-third of the PAC members eligible to vote shall constitute a quorum for the purpose of conducting the PAC's business, exercising its powers and for all other purposes, but less than a majority of the PAC membership may adjourn the meeting from time to time until a quorum is obtained. An affirmative vote by a majority of the PAC members in attendance at the meeting and eligible to vote shall be required for approval of any question brought before the PAC.

ARTICLE IV - SUBCOMMITTEES

Section 1. Establishment

The PAC shall have the authority to, and may, establish subcommittees as necessary to accomplish the purposes set forth in Section 2 of Article I of these Bylaws.

Section 2. Membership

Each subcommittee shall be composed of at least one member of the PAC.

Section 3. Appointment of Members

Members on a subcommittee shall be appointed by the Chairperson of the PAC with the approval of the PAC.

Section 4. Officers and Meetings

Subcommittee chairpersons shall be designated by the Chairperson of the PAC from among the PAC members appointed to the subcommittee. Each subcommittee shall elect a vice chairperson and such other officers as necessary, and shall establish the date, time and place for meetings to conduct the subcommittee's business.

Section 5. Subcommittee Reports

From time to time, the subcommittee shall submit reports to the PAC, which reports summarize the subcommittee's activities, findings and/or recommendations on matters for which the subcommittee was established.

ARTICLE V - AMENDMENTS

These ByLaws may be amended by a simple majority vote of members present at any regular or special meeting, provided, however, that no such amendment shall be adopted unless at least seven days written notice thereof has previously been given to all members, which notice shall identify the section or sections of the ByLaws proposed to be amended.

Adopted December 17, 1997

Amended February 18, 1998; March 25, 1998; June 3, 1998; December 2, 1998;

March 3, 1999; March 2, 2005

Joe Mannino
Chair

Keith Rhodes
Secretary